

## Reserve Study Transmittal Letter

Date: August 19, 2024  
To: Nicholas Saadi, Alpenhof Management  
From: Browning Reserve Group, LLC (BRG)

**Re: Carnelian Woods; Update w/ Site Visit Review**

Attached, please find the reserve study for Carnelian Woods. 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 2024/2025 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$186,500** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$131.71 /Unit/month @ 118.** 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, 2024/2025, the Association is **8.1%** funded.

Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements.

2024/25 reserve contribution and 15% reserve contribution increases in years 2025/26 - 2029/30 per client. Current funding plan results in lower than recommended ending balances through 2028/29.

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2023/2024) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Carnelian Woods on this study.



## **RESERVE STUDY**

Update w/ Site Visit Review

### **Carnelian Woods**

Third Draft

Published - August 19, 2024

Prepared for the 2024/2025 Fiscal Year

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## Carnelian Woods

Third Draft

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## Carnelian Woods

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### Member Distribution Materials

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

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## Carnelian Woods

Third Draft

Published - August 19, 2024

Prepared for the 2024/2025 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Carnelian Woods (the "**Association**") which is a Condominium with a total of 118 Units. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

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

### Physical Inspection

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

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

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

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

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

### Summary of Reserves

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

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

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
  - a. Its current estimated replacement cost;
  - b. Its estimated useful life; and
  - c. Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$3,695,579.
  - [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 September 30, 2025 is estimated to be \$300,713, constituting 8.1% 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 \$186,500 [*\$131.71 per Unit per month (average)*] for the fiscal year ending September 30, 2025 (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

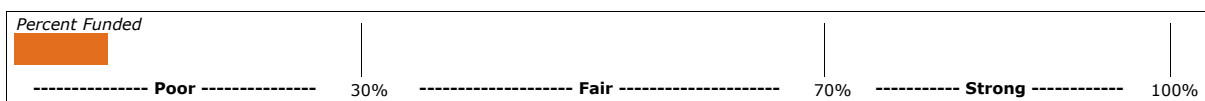
Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements.

2024/25 reserve contribution and 15% reserve contribution increases in years 2025/26 - 2029/30 per client. Current funding plan results in lower than recommended ending balances through 2028/29.

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 8.1% 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 Carnelian Woods 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*.

### Exterior Elevated Elements (Balconies, Landings, Stairs, Etc.)

California *Civil Code Section 5551* requires that exterior elevated wood structures be inspected by a licensed structural engineer or architect every nine years and that inspection results be incorporated within the Reserve Study. It is the Association's responsibility to have these inspections performed and to forward the inspection results to the reserve provider.

## 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		Life Useful /		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
	Cost	Remaining																	
01000 - Paving																			
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	60,000	5	1		20,500	21,013	21,538				23,194	23,774	24,368						
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	60,000	5	15																
200 - Asphalt: Ongoing Repairs 22,420 sf Walkways- Full Replacement	134,520	30	2			141,330													
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	15,000	2	0	15,000		15,759		16,557			17,395		18,276						
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	15,000	2	14																21,195
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)	142,714	25	10											182,686					
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)	142,714	25	11													187,253			
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)	142,714	25	12														191,934		
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)	142,714	25	13															196,732	
Total 01000 - Paving	855,375			15,000	20,500	178,102	21,538	16,557			40,589	23,774	42,644		182,686	187,253	191,934	196,732	21,195
02000 - Concrete																			
390 - Pavers Lodge Deck Pavers- Maintenance	7,000	5	1		7,175						8,118					9,185			
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	119,695	40	27																
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	3,000	5	0	3,000					3,394					3,840					
Total 02000 - Concrete	129,695			3,000	7,175				3,394	8,118				3,840	9,185				
04000 - Structural Repairs																			
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,303,950	40	30																
208 - Siding 6,500 sf Lodge Siding	71,500	40	30																
550 - Bridge Maintenance 290 lf Parcourse Bridges	29,000	20	2			30,468													
560 - Miscellaneous 30 Parcourse Signage	6,000	20	2			6,304													
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	141,600	30	30																
664 - Stairway 118 Unit Stairs	200,000	30	30																

See Section VI-b for Excluded Components

Carnelian Woods  
30 Year Expense Forecast - Detailed  
Third Draft  
Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
	Cost	Remaining																	
674 - Railings 222 If Lodge Walkway Railings- Replace	7,448	25	10												9,534				
678 - Railings 222 If Lodge Walkway Railings- Paint & Repair	1,110	5	0		1,110					1,256					1,421				
682 - Railings Sloped Walkway Railings- Replace	7,500	25	10												9,601				
686 - Railings Sloped Walkway Railings- Paint & Repair	1,100	5	1		1,128						1,276					1,443			
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	3,000	5	1		3,075						3,479					3,936			
910 - Building Maintenance Pavilion	23,950	20	4						26,436										
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	2	1		5,125		5,384		5,657			5,943		6,244		6,560		6,893	
Total 04000 - Structural Repairs	2,801,158				1,110	9,328	36,772	5,384	26,436	6,913	4,755	5,943		6,244	20,556	11,940		6,893	
<b>04500 - Decking/Balconies</b>																			
150 - Composite 3,900 sf Lodge Deck- Replace	136,500	25	9											170,470					
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0		4,500				5,091						5,760				
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	0		25,000										32,002				
510 - Railing: Metal 140 If Lodge Deck Railings- Replace	13,440	25	9											16,785					
514 - Railing: Metal 140 If Lodge Deck Railings- Paint & Repair	1,050	5	0		1,050				1,188						1,344				
530 - CA Mandated Inspections 118 Units	10,000	9	0		10,000									12,489					
Total 04500 - Decking/Balconies	190,490				40,550				6,279					199,743	39,107				
<b>05000 - Roofing</b>																			
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	2,027,830	40	13														931,795	955,090	
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	660,800	40	33																
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	5						22,628						25,602				
Total 05000 - Roofing	2,708,630								22,628						25,602			931,795	955,090
<b>08000 - Rehab</b>																			
100 - General Pavilion	11,975	20	27																
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	20,000	2	1		20,500														
102 - General Pavilion- (2025/2026 Only)[nr:1]	20,000	3	2				21,013												
220 - Bathrooms 2 Clubhouse Bathrooms	11,300	12	10												14,465				
230 - Kitchen Clubhouse Kitchen	38,925	30	21																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
	Cost	Remaining																	
Total 08000 - Rehab	102,200					20,500	21,013								14,465				
12000 - Pool																			
110 - Resurface 244 If Clubhouse Pool	42,700	25	13															58,862	
200 - Edge: Tile, Coping, Mastic 244 If Pool Perimeter- Replacement	13,176	25	13															18,163	
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	3,000	5	0		3,000				3,394						3,840				
230 - Drain Covers Pool Anti-Entrapment Devices	4,350	5	0		4,350				4,922						5,568				
720 - Heater 2 Pool Heaters	23,920	12	8										29,144						
730 - Filter 3 Pool Filters	16,710	12	9											20,869					
740 - Pumps 2 Pool Pumps (50%)	3,200	5	0		3,200				3,621						4,096				
750 - Cover Pool Cover/Reel (10%)	3,114	5	1		3,192						3,611						4,086		
914 - Furniture: Lounges 36 Chaise Lounges	6,719	5	5						7,602						8,601				
960 - Furniture: Misc 42 Metal Patio Furniture Items	11,319	10	5						12,806										
Total 12000 - Pool	128,208				10,550	3,192			32,345	3,611		29,144	20,869	22,106	4,086		77,026		
13000 - Spa																			
640 - Rehab 2 Hot Tubs- Replace/Replumb	35,088	20	7								41,709								
730 - Filter 2 Hot Tub Filters	3,500	12	11												4,592				
740 - Pumps 4 Hot Tub Pumps	9,600	10	6							11,133									
780 - Heater 2 Hot Tub Heaters	9,600	10	8										11,697						
800 - Cover 2 Hot Tub Covers	1,500	10	1		1,538												1,968		
Total 13000 - Spa	59,288				1,538					11,133	41,709	11,697			6,560				
14000 - Recreation																			
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters	2,800	10	7								3,328								
140 - Sauna: Wood Kit 2 Sauna Rooms	18,600	20	5						21,044										
Total 14000 - Recreation	21,400								21,044		3,328								
17000 - Tennis Court																			
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]	34,560	5	3				37,217					42,108						47,641	
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]	34,560	5	23																
560 - Fixtures 2 Tennis Court Nets	3,600	10	3				3,877											4,963	
560 - Fixtures Pickleball Court Net	1,800	10	1		1,845											2,362			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
	Cost	Remaining																	
700 - Screen 6,600 sf Tennis Court Perimeter Screen	19,800	20	5						22,402										
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace	162,000	40	18																
Total 17000 - Tennis Court	256,320				1,845		41,094		22,402				42,108			2,362		52,604	
18000 - Landscaping																			
450 - Drainage System Maint. Drainage System[se:4]	100,000	20	1		25,625	26,266	26,922	27,595											
460 - Defensible Space Common Area Brush Maintenance	5,000	3	1		5,125			5,519			5,943				6,400			6,893	
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	16,175	1	9											20,200	20,705	21,223	21,754	22,297	22,855
924 - Miscellaneous Forestry- Mastication Project	10,480	5	9											13,088					14,808
Total 18000 - Landscaping	131,655				30,750	26,266	26,922	33,114			5,943		33,288	27,106	21,223	21,754	29,190	37,663	
19000 - Fencing																			
130 - Chain Link: 10' 660 lf Tennis Court Perimeter	26,400	40	5						29,869										
200 - Wrought Iron 112 lf Wrought Iron Fencing- Replace	14,000	30	16																
204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	2,240	5	2			2,353					2,663					3,013			
300 - Wood 350 lf Wood Fencing- Pool Perimeter	26,250	15	10											33,602					
340 - Wood: 6' 264 lf Maintenance Yard Fence	11,880	15	10											15,207					
Total 19000 - Fencing	80,770					2,353			29,869		2,663		48,810			3,013			
20000 - Lighting																			
100 - Exterior: Misc. Fixtures 118 Porch Lights	20,000	20	20																
280 - Pole Lights 59 Grounds- Pole Lights (20%)	30,000	20	1		30,750														
Total 20000 - Lighting	50,000				30,750														
21000 - Signage																			
790 - Wood Monument Entry Monument Sign	4,500	12	10											5,760					
Total 21000 - Signage	4,500													5,760					
23000 - Mechanical Equipment																			
600 - Water Heater Lodge Water Heater	11,050	10	5						12,502										
710 - Furnace Furnace A	7,785	30	17																
714 - Furnace Furnace B	7,785	30	20																
Total 23000 - Mechanical Equipment	26,620								12,502										
24000 - Furnishings																			
900 - Miscellaneous 45 Lodge Furnishing Items (50%)	13,500	10	2			14,183											18,156		

See Section VI-b for Excluded Components

Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	Cost	Remaining	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
900 - Miscellaneous Periodic Upholstry Repairs	1,500	5	1			1,538					1,740					1,968			
Total 24000 - Furnishings	15,000					1,538	14,183				1,740					1,968	18,156		
24600 - Safety / Access																			
350 - Defibrillators Lodge AED- Outside Kitchen	2,500	5	3					2,692					3,046					3,446	
700 - Security System Security Access	50,000	10	1			51,250										65,604			
Total 24600 - Safety / Access	52,500					51,250		2,692					3,046			65,604		3,446	
25000 - Flooring																			
200 - Carpeting 226 Sq. Yds. Lodge	11,300	10	3					12,169										15,577	
990 - Miscellaneous 42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet	2,730	10	8										3,326						
Total 25000 - Flooring	14,030							12,169					3,326					15,577	
26000 - Outdoor Equipment																			
100 - Tot Lot: Play Equipment Play Equipment	9,700	20	13															13,372	
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing	2,000	10	3					2,154										2,757	
140 - Tot Lot: Safety Surface Tot-Lot- Fence & Play Surface	7,485	20	13															10,318	
302 - Bocce Ct. Resurface 1,183 sf Bocce Court	6,033	20	5							6,826									
310 - Wood Benches 4 Benches- Grounds	3,593	10	5							4,065									
Total 26000 - Outdoor Equipment	28,811							2,154		10,891								26,447	
27000 - Appliances																			
998 - Miscellaneous 8 Kitchen Appliances (50%)	6,000	6	8										7,310						8,478
Total 27000 - Appliances	6,000												7,310						8,478
29000 - Infrastructure																			
300 - Sewer Lodge Sewer System	30,000	50	0	30,000															
304 - Sewer Sewer System Repair/Replace	5,000	5	5							5,657						6,400			
330 - Plumbing Water Plumbing Repair/Replace	5,000	5	4						5,519					6,244					7,065
401 - Electric 6 Panel Boxes (2025 Only)[nr:1]	18,000	2	1			18,450													
Total 29000 - Infrastructure	58,000				30,000	18,450			5,519	5,657				6,244	6,400				7,065
30000 - Miscellaneous																			
810 - Maintenance Equipment Cat 924F Loader	59,878	20	12														80,529		
814 - Maintenance Equipment Snow Blower (2017)	4,192	5	4						4,627					5,235					5,922
818 - Maintenance Equipment Snow Blowers (2018)	4,192	5	6								4,861					5,500			

See Section VI-b for Excluded Components

Carnelian Woods  
30 Year Expense Forecast - Detailed  
Third Draft  
Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
822 - Maintenance Equipment 4 Snow Blowers (2019)	16,766	5 2			17,615					19,930					22,548		
830 - Maintenance Equipment Snow Plows	5,600	6 2			5,884						6,823						7,913
834 - Tractor Kubota B7800	43,350	12 7								51,530							
838 - Trailer Walton Trailer	5,240	15 10											6,708				
850 - Maintenance Truck Snow Plow/Work Truck- Primary	33,000	5 0	33,000					37,336					42,243				
858 - Maintenance Equipment 2 Storage Containers (2011)	8,511	20 7								10,117							
862 - Maintenance Equipment Storage Container (2017)	4,256	20 12													5,724		
Total 30000 - Miscellaneous	184,984		33,000		23,498		4,627	37,336	4,861	81,576	6,823	5,235	48,950	5,500	108,800		13,835
Total Expenditures Inflated @ 2.50%			133,210	196,814	302,187	111,954	86,254	211,261	74,807	164,937	146,099	271,623	445,388	315,681	343,657	1,339,710	1,043,326
Total Current Replacement Cost	7,905,634																

See Section VI-b for Excluded Components

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
01000 - Paving															
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]															
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	28,966	29,690	30,432			32,772	33,592	34,431			37,079	38,006	38,956		
200 - Asphalt: Ongoing Repairs 22,420 sf Walkways- Full Replacement															
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]															
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]		22,268		23,395		24,579		25,824		27,131		28,504		29,947	
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)															
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)															
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)															
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)															
Total 01000 - Paving	28,966	51,958	30,432	23,395		57,352	33,592	60,255		27,131	37,079	66,510	38,956	29,947	
02000 - Concrete															
390 - Pavers Lodge Deck Pavers- Maintenance		10,392					11,757					13,302			
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace													233,142		
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	4,345					4,916				5,562					
Total 02000 - Concrete	4,345	10,392				4,916	11,757			5,562		13,302	233,142		
04000 - Structural Repairs															
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding															
208 - Siding 6,500 sf Lodge Siding															
550 - Bridge Maintenance 290 lf Parcourse Bridges								49,926							
560 - Miscellaneous 30 Parcourse Signage								10,329							
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units															
664 - Stairway 118 Unit Stairs															
674 - Railings 222 lf Lodge Walkway Railings- Replace															
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	1,608					1,819				2,058					
682 - Railings Sloped Walkway Railings- Replace															



See Section VI-b for Excluded Components

Prepared for the 2024/2025 Fiscal Year

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
686 - Railings Sloped Walkway Railings- Paint & Repair		1,633					1,848					2,090			
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts		4,454					5,039					5,701			
910 - Building Maintenance Pavilion										43,319					
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	7,241		7,608		7,993		8,398		8,823		9,270		9,739		10,232
Total 04000 - Structural Repairs	8,849	6,086	7,608		7,993	1,819	15,284	60,255	8,823	43,319	11,328	7,791	9,739		10,232
04500 - Decking/Balconies															
150 - Composite 3,900 sf Lodge Deck- Replace															
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	6,517					7,374					8,343				
300 - Repairs 10,620 sf Unit Balconies- Repairs						40,965									
510 - Railing: Metal 140 lf Lodge Deck Railings- Replace															
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	1,521					1,721					1,947				
530 - CA Mandated Inspections 118 Units				15,597									19,478		
Total 04500 - Decking/Balconies	8,038			15,597		50,060					10,289		19,478		
05000 - Roofing															
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	978,967														
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating															
900 - Roofing: Inspections & Repairs Units & Lodge	28,966					32,772					37,079				
Total 05000 - Roofing	1,007,933					32,772					37,079				
08000 - Rehab															
100 - General Pavilion													23,325		
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]															
102 - General Pavilion- (2025/2026 Only)[nr:1]															
220 - Bathrooms 2 Clubhouse Bathrooms								19,454							
230 - Kitchen Clubhouse Kitchen							65,378								
Total 08000 - Rehab							65,378	19,454					23,325		
12000 - Pool															
110 - Resurface 244 lf Clubhouse Pool															
200 - Edge: Tile, Coping, Mastic 244 lf Pool Perimeter- Replacement															

See Section VI-b for Excluded Components

Prepared for the 2024/2025 Fiscal Year

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	4,345					4,916					5,562				
230 - Drain Covers Pool Anti-Entrapment Devices	6,300					7,128					8,065				
720 - Heater 2 Pool Heaters						39,196									
730 - Filter 3 Pool Filters							28,066								
740 - Pumps 2 Pool Pumps (50%)	4,635					5,244					5,933				
750 - Cover Pool Cover/Reel (10%)		4,623					5,230					5,918			
914 - Furniture: Lounges 36 Chaise Lounges	9,732					11,011					12,457				
960 - Furniture: Misc 42 Metal Patio Furniture Items	16,393										20,985				
Total 12000 - Pool	41,405	4,623				67,494	33,296				53,001	5,918			
13000 - Spa															
640 - Rehab 2 Hot Tubs- Replace/Replumb													68,345		
730 - Filter 2 Hot Tub Filters									6,176						
740 - Pumps 4 Hot Tub Pumps		14,251									18,243				
780 - Heater 2 Hot Tub Heaters				14,973										19,166	
800 - Cover 2 Hot Tub Covers						2,519									
Total 13000 - Spa		14,251		14,973		2,519		6,176			18,243	68,345	19,166		
14000 - Recreation															
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters			4,261										5,454		
140 - Sauna: Wood Kit 2 Sauna Rooms											34,483				
Total 14000 - Recreation			4,261								34,483		5,454		
17000 - Tennis Court															
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]															
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]									60,985					68,999	
560 - Fixtures 2 Tennis Court Nets									6,353						
560 - Fixtures Pickleball Court Net							3,023								
700 - Screen 6,600 sf Tennis Court Perimeter Screen											36,708				
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace				252,665											
Total 17000 - Tennis Court				252,665			3,023	67,338			36,708			68,999	

See Section VI-b for Excluded Components

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
<b>18000 - Landscaping</b>															
450 - Drainage System Maint. Drainage System[se:4]							41,990	43,039	44,115	45,218					
460 - Defensible Space Common Area Brush Maintenance		7,423			7,993			8,608			9,270			9,982	
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	23,426	24,012	24,612	25,227	25,858	26,505	27,167	27,846	28,543	29,256	29,988	30,737	31,506	32,293	33,101
924 - Miscellaneous Forestry- Mastication Project					16,754					18,955					21,446
Total 18000 - Landscaping	23,426	31,434	24,612	25,227	50,605	26,505	69,157	79,494	72,658	93,430	39,257	30,737	31,506	42,276	54,547
<b>19000 - Fencing</b>															
130 - Chain Link: 10' 660 If Tennis Court Perimeter															
200 - Wrought Iron 112 If Wrought Iron Fencing- Replace		20,783													
204 - Wrought Iron 112 If Wrought Iron Fencing- Paint/Repair			3,408					3,856					4,363		
300 - Wood 350 If Wood Fencing- Pool Perimeter											48,666				
340 - Wood: 6' 264 If Maintenance Yard Fence											22,025				
Total 19000 - Fencing		20,783	3,408					3,856			70,691		4,363		
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures 118 Porch Lights						32,772									
280 - Pole Lights 59 Grounds- Pole Lights (20%)								50,387							
Total 20000 - Lighting						32,772	50,387								
<b>21000 - Signage</b>															
790 - Wood Monument Entry Monument Sign								7,747							
Total 21000 - Signage								7,747							
<b>23000 - Mechanical Equipment</b>															
600 - Water Heater Lodge Water Heater	16,004										20,486				
710 - Furnace Furnace A			11,846												
714 - Furnace Furnace B						12,757									
Total 23000 - Mechanical Equipment	16,004		11,846			12,757					20,486				
<b>24000 - Furnishings</b>															
900 - Miscellaneous 45 Lodge Furnishing Items (50%)								23,241							
900 - Miscellaneous Periodic Upholstry Repairs		2,227					2,519					2,850			
Total 24000 - Furnishings		2,227					2,519	23,241				2,850			
<b>24600 - Safety / Access</b>															

See Section VI-b for Excluded Components

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
350 - Defibrillators				3,899					4,412					4,991	
Lodge AED- Outside Kitchen															
700 - Security System							83,979								
Security Access															
Total 24600 - Safety / Access				3,899			83,979		4,412					4,991	
25000 - Flooring															
200 - Carpeting									19,940						
226 Sq. Yds. Lodge															
990 - Miscellaneous				4,258										5,450	
42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet															
Total 25000 - Flooring				4,258					19,940					5,450	
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment															
Play Equipment															
104 - Tot Lot: Play Equipment									3,529						
Play Equipment- Slide Resurfacing															
140 - Tot Lot: Safety Surface															
Tot-Lot- Fence & Play Surface															
302 - Bocce Ct. Resurface											11,185				
1,183 sf Bocce Court															
310 - Wood Benches		5,203									6,661				
4 Benches- Grounds															
Total 26000 - Outdoor Equipment		5,203							3,529		17,846				
27000 - Appliances															
998 - Miscellaneous						9,832						11,402			
8 Kitchen Appliances (50%)															
Total 27000 - Appliances						9,832						11,402			
29000 - Infrastructure															
300 - Sewer															
Lodge Sewer System															
304 - Sewer		7,241				8,193					9,270				
Sewer System Repair/Replace															
330 - Plumbing					7,993					9,044					10,232
Water Plumbing Repair/Replace															
401 - Electric															
6 Panel Boxes (2025 Only)[nr:1]															
Total 29000 - Infrastructure		7,241			7,993	8,193				9,044	9,270				10,232
30000 - Miscellaneous															
810 - Maintenance Equipment															
Cat 924F Loader															
814 - Maintenance Equipment					6,701					7,581					8,578
Snow Blower (2017)															
818 - Maintenance Equipment		6,222					7,040					7,965			
Snow Blowers (2018)															
822 - Maintenance Equipment			25,511					28,864					32,657		
4 Snow Blowers (2019)															
830 - Maintenance Equipment						9,176						10,642			
Snow Plows															
834 - Tractor					69,301										
Kubota B7800															

See Section VI-b for Excluded Components

Reserve Component	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
838 - Trailer											9,715				
Walton Trailer															
850 - Maintenance Truck	47,794					54,074					61,180				
Snow Plow/Work Truck- Primary															
858 - Maintenance Equipment													16,579		
2 Storage Containers (2011)															
862 - Maintenance Equipment															
Storage Container (2017)															
Total 30000 - Miscellaneous	47,794	6,222	25,511		76,002	63,251	7,040	28,864		7,581	70,895	18,607	49,235		8,578
Total Expenditures Inflated @ 2.50%	1,199,204	147,976	107,679	340,013	142,594	367,721	377,932	283,166	182,875	180,505	453,974	175,360	483,542	170,830	83,589

**30 Year Reserve Funding Plan Cash Flow Method**

Third Draft

Prepared for the 2024/2025 Fiscal Year

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Beginning Balance</b>	204,505	303,567	300,713	219,423	361,284	570,173	700,792	1,022,376	1,285,431	1,600,428
<b>Inflated Expenditures @ 2.5%</b>	133,210	196,814	302,187	111,954	86,254	211,261	74,807	164,937	146,099	271,623
<b>Reserve Contribution <sup>1</sup></b>	226,000	186,500	214,475	246,646	283,643	326,189	375,117	399,500	425,468	453,123
<i>Units/month @ 118</i>	159.60	131.71	151.47	174.19	200.31	230.36	264.91	282.13	300.47	320.00
<i>Percentage Increase</i>		-17.5%	15.0%	15.0%	15.0%	15.0%	15.0%	6.5%	6.5%	6.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	6,273	7,460	6,421	7,169	11,499	15,691	21,274	28,491	35,628	42,279
<b>Ending Balance</b>	303,567	300,713	219,423	361,284	570,173	700,792	1,022,376	1,285,431	1,600,428	1,824,207

<sup>1</sup>) 2024/25 reserve contribution and 15% reserve contribution increases in years 2025/26 - 2029/30 per client. Current funding plan results in lower than recommended ending balances through 2028/29.

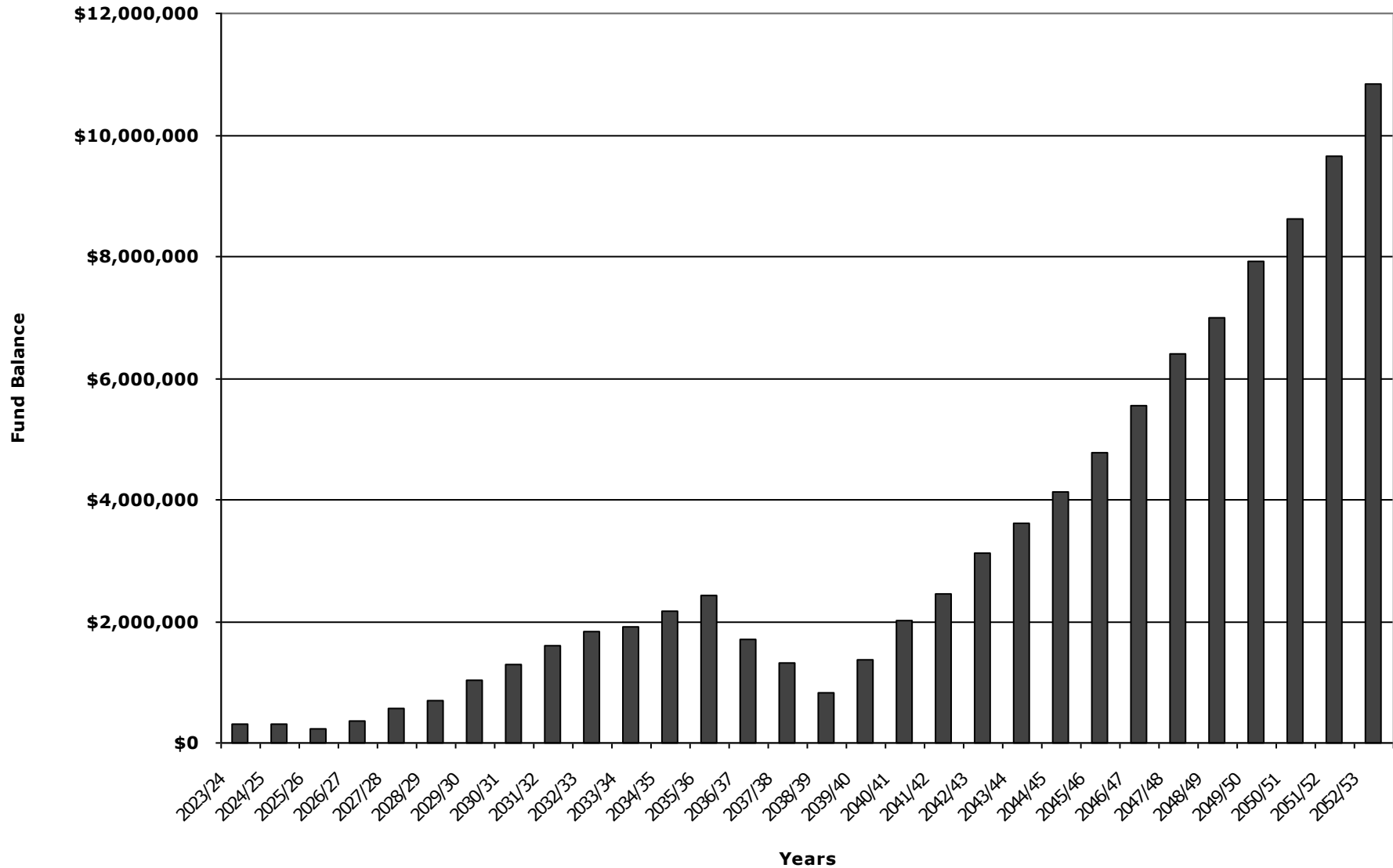
	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
<b>Beginning Balance</b>	1,824,207	1,907,465	2,155,893	2,416,028	1,710,186	1,325,151	813,520	1,374,218	2,011,132	2,450,789
<b>Inflated Expenditures @ 2.5%</b>	445,388	315,681	343,657	1,339,710	1,043,326	1,199,204	147,976	107,679	340,013	142,594
<b>Reserve Contribution</b>	482,576	513,943	547,349	582,927	620,817	661,170	681,666	702,798	724,585	747,047
<i>Units/month @ 118</i>	340.80	362.95	386.55	411.67	438.43	466.93	481.40	496.33	511.71	527.58
<i>Percentage Increase</i>	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	3.1%	3.1%	3.1%	3.1%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	46,070	50,165	56,443	50,941	37,473	26,403	27,009	41,794	55,085	68,825
<b>Ending Balance</b>	1,907,465	2,155,893	2,416,028	1,710,186	1,325,151	813,520	1,374,218	2,011,132	2,450,789	3,124,067

	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
<b>Beginning Balance</b>	3,124,067	3,609,684	4,121,277	4,766,536	5,555,167	6,392,407	7,001,006	7,935,078	8,609,501	9,647,342
<b>Inflated Expenditures @ 2.5%</b>	367,721	377,932	283,166	182,875	180,505	453,974	175,360	483,542	170,830	83,589
<b>Reserve Contribution</b>	770,205	794,081	818,698	844,078	870,244	897,222	925,036	953,712	983,277	1,013,759
<i>Units/month @ 118</i>	543.93	560.79	578.18	596.10	614.58	633.63	653.27	673.53	694.40	715.93
<i>Percentage Increase</i>	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	83,133	95,444	109,726	127,428	147,501	165,351	184,396	204,254	225,393	252,811
<b>Ending Balance</b>	3,609,684	4,121,277	4,766,536	5,555,167	6,392,407	7,001,006	7,935,078	8,609,501	9,647,342	10,830,323

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

Third Draft

Prepared for the 2024/2025 Fiscal Year



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

Third Draft

Prepared for the 2024/2025 Fiscal Year

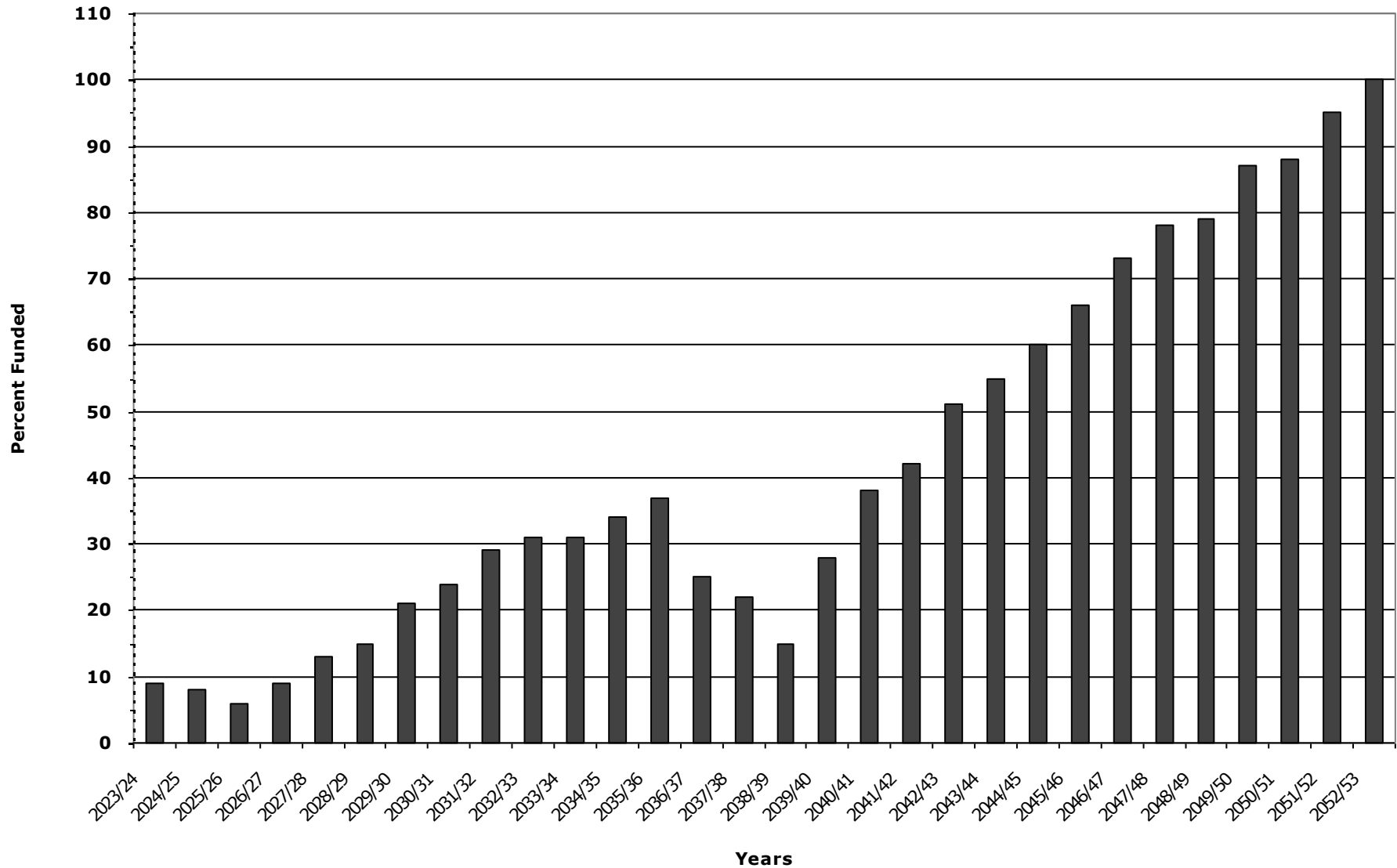
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023/24	204,505	3,439,426	8.8%	133,210	226,000	0	6,273	303,567
2024/25	303,567	3,695,579	8.1%	196,814	186,500	0	7,460	300,713
2025/26	300,713	3,898,973	5.6%	302,187	214,475	0	6,421	219,423
2026/27	219,423	4,001,052	9.0%	111,954	246,646	0	7,169	361,284
2027/28	361,284	4,309,730	13.2%	86,254	283,643	0	11,499	570,173
2028/29	570,173	4,660,942	15.0%	211,261	326,189	0	15,691	700,792
2029/30	700,792	4,903,568	20.8%	74,807	375,117	0	21,274	1,022,376
2030/31	1,022,376	5,296,757	24.3%	164,937	399,500	0	28,491	1,285,431
2031/32	1,285,431	5,613,089	28.5%	146,099	425,468	0	35,628	1,600,428
2032/33	1,600,428	5,958,898	30.6%	271,623	453,123	0	42,279	1,824,207
2033/34	1,824,207	6,204,458	30.7%	445,388	482,576	0	46,070	1,907,465
2034/35	1,907,465	6,288,294	34.3%	315,681	513,943	0	50,165	2,155,893
2035/36	2,155,893	6,518,388	37.1%	343,657	547,349	0	56,443	2,416,028
2036/37	2,416,028	6,738,889	25.4%	1,339,710	582,927	0	50,941	1,710,186
2037/38	1,710,186	5,955,333	22.3%	1,043,326	620,817	0	37,473	1,325,151
2038/39	1,325,151	5,479,647	14.8%	1,199,204	661,170	0	26,403	813,520
2039/40	813,520	4,847,021	28.4%	147,976	681,666	0	27,009	1,374,218
2040/41	1,374,218	5,288,800	38.0%	107,679	702,798	0	41,794	2,011,132
2041/42	2,011,132	5,785,698	42.4%	340,013	724,585	0	55,085	2,450,789
2042/43	2,450,789	6,069,279	51.5%	142,594	747,047	0	68,825	3,124,067
2043/44	3,124,067	6,583,928	54.8%	367,721	770,205	0	83,133	3,609,684
2044/45	3,609,684	6,893,416	59.8%	377,932	794,081	0	95,444	4,121,277
2045/46	4,121,277	7,213,219	66.1%	283,166	818,698	0	109,726	4,766,536
2046/47	4,766,536	7,651,525	72.6%	182,875	844,078	0	127,428	5,555,167
2047/48	5,555,167	8,217,290	77.8%	180,505	870,244	0	147,501	6,392,407
2048/49	6,392,407	8,813,679	79.4%	453,974	897,222	0	165,351	7,001,006
2049/50	7,001,006	9,151,469	86.7%	175,360	925,036	0	184,396	7,935,078
2050/51	7,935,078	9,790,061	87.9%	483,542	953,712	0	204,254	8,609,501
2051/52	8,609,501	10,135,484	95.2%	170,830	983,277	0	225,393	9,647,342
2052/53	9,647,342	10,809,632	100.2%	83,589	1,013,759	0	252,811	10,830,323



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

Third Draft

Prepared for the 2024/2025 Fiscal Year



## Reserve Fund Balance Forecast Component Method

Third Draft

Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	60,000	5	1	63,050	12,610	36,000	49,200	4.42%	8,235
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	60,000	5	15	89,088	5,568	3,538	3,854	1.95%	3,636
200 - Asphalt: Ongoing Repairs 22,420 sf Walkways- Full Replacement	134,520	30	2	141,330	4,711	125,552	133,287	1.65%	3,076
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	15,000	2	0	15,000	7,500	15,000	7,688	2.63%	4,898
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	15,000	2	14	21,195	1,413	1,000	1,098	0.49%	923
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)	142,714	25	10	182,686	7,307	85,628	93,620	2.56%	4,772
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)	142,714	25	11	187,253	7,490	79,920	87,769	2.62%	4,891
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)	142,714	25	12	191,934	7,677	74,211	81,918	2.69%	5,014
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)	142,714	25	13	196,732	7,869	68,503	76,066	2.76%	5,139
Sub-total [01000 - Paving]	855,375			1,088,269	62,146	489,351	534,500	21.76%	40,584
<b>02000 - Concrete</b>									
390 - Pavers Lodge Deck Pavers- Maintenance	7,000	5	1	7,175	1,435	5,600	7,175	0.50%	937
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	119,695	40	27	233,142	5,829	38,901	42,941	2.04%	3,806
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	3,000	5	0	3,000	600	3,000	615	0.21%	392
Sub-total [02000 - Concrete]	129,695			243,317	7,864	47,501	50,731	2.75%	5,135

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>04000 - Structural Repairs</b>									
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,303,950	40	30	0	0	575,988	649,426	0.00%	0
208 - Siding 6,500 sf Lodge Siding	71,500	40	30	0	0	17,875	20,154	0.00%	0
550 - Bridge Maintenance 290 lf Parcourse Bridges	29,000	20	2	30,468	1,523	26,100	28,239	0.53%	995
560 - Miscellaneous 30 Parcourse Signage	6,000	20	2	6,304	315	5,400	5,843	0.11%	206
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	141,600	30	30	0	0	4,568	4,838	0.00%	0
664 - Stairway 118 Unit Stairs	200,000	30	30	0	0	6,452	6,833	0.00%	0
674 - Railings 222 lf Lodge Walkway Railings- Replace	7,448	25	10	9,534	381	4,469	4,886	0.13%	249
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	1,110	5	0	1,110	222	1,110	228	0.08%	145
682 - Railings Sloped Walkway Railings- Replace	7,500	25	10	9,601	384	4,500	4,920	0.13%	251
686 - Railings Sloped Walkway Railings- Paint & Repair	1,100	5	1	1,128	226	880	1,128	0.08%	147
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	3,000	5	1	3,075	615	2,400	3,075	0.22%	402
910 - Building Maintenance Pavilion	23,950	20	4	26,436	1,322	19,160	20,866	0.46%	863
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	2	1	5,125	2,563	2,500	5,125	0.90%	1,673
Sub-total [04000 - Structural Repairs]	2,801,158			92,781	7,551	671,401	755,560	2.64%	4,931
<b>04500 - Decking/Balconies</b>									
150 - Composite 3,900 sf Lodge Deck- Replace	136,500	25	9	170,470	6,819	87,360	95,141	2.39%	4,453
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0	4,500	900	4,500	923	0.32%	588
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	0	25,000	2,500	25,000	2,563	0.88%	1,633
510 - Railing: Metal 140 lf Lodge Deck Railings- Replace	13,440	25	9	16,785	671	8,602	9,368	0.24%	438
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	1,050	5	0	1,050	210	1,050	215	0.07%	137
530 - CA Mandated Inspections 118 Units	10,000	9	0	10,000	1,111	10,000	1,139	0.39%	726
Sub-total [04500 - Decking/Balconies]	190,490			227,805	12,211	136,512	109,347	4.28%	7,974

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>05000 - Roofing</b>									
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	2,027,830	40	13	2,865,853	71,646	1,318,090	1,403,005	25.09%	46,788
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	660,800	40	33	0	0	115,640	135,464	0.00%	0
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	5	22,628	3,771	3,333	4,100	1.32%	2,463
Sub-total [05000 - Roofing]	2,708,630			2,888,481	75,418	1,437,063	1,542,569	26.41%	49,251
<b>08000 - Rehab</b>									
100 - General Pavilion	11,975	20	27	23,325	833	428	455	0.29%	544
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	20,000	2	1	10,250	5,125	10,000	20,500	1.79%	3,347
102 - General Pavilion- (2025/2026 Only)[nr:1]	20,000	3	2	21,013	7,004	6,667	13,667	2.45%	4,574
220 - Bathrooms 2 Clubhouse Bathrooms	11,300	12	10	14,465	1,205	1,883	2,896	0.42%	787
230 - Kitchen Clubhouse Kitchen	38,925	30	21	65,378	2,179	11,678	13,299	0.76%	1,423
Sub-total [08000 - Rehab]	102,200			134,430	16,347	30,655	50,816	5.72%	10,675

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>12000 - Pool</b>									
110 - Resurface 244 If Clubhouse Pool	42,700	25	13	58,862	2,354	20,496	22,759	0.82%	1,538
200 - Edge: Tile, Coping, Mastic 244 If Pool Perimeter- Replacement	13,176	25	13	18,163	727	6,324	7,023	0.25%	474
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	3,000	5	0	3,000	600	3,000	615	0.21%	392
230 - Drain Covers Pool Anti-Entrapment Devices	4,350	5	0	4,350	870	4,350	892	0.30%	568
720 - Heater 2 Pool Heaters	23,920	12	8	29,144	2,429	7,973	10,216	0.85%	1,586
730 - Filter 3 Pool Filters	16,710	12	9	20,869	1,739	4,178	5,709	0.61%	1,136
740 - Pumps 2 Pool Pumps (50%)	3,200	5	0	3,200	640	3,200	656	0.22%	418
750 - Cover Pool Cover/Reel (10%)	3,114	5	1	3,192	638	2,491	3,192	0.22%	417
914 - Furniture: Lounges 36 Chaise Lounges	6,719	5	5	7,602	1,267	1,120	1,377	0.44%	827
960 - Furniture: Misc 42 Metal Patio Furniture Items	11,319	10	5	12,806	1,281	5,660	6,961	0.45%	836
Sub-total [12000 - Pool]	128,208			161,189	12,545	58,792	59,400	4.39%	8,192
<b>13000 - Spa</b>									
640 - Rehab 2 Hot Tubs- Replace/Replumb	35,088	20	7	41,709	2,085	22,807	25,176	0.73%	1,362
730 - Filter 2 Hot Tub Filters	3,500	12	11	4,592	383	292	598	0.13%	250
740 - Pumps 4 Hot Tub Pumps	9,600	10	6	11,133	1,113	3,840	4,920	0.39%	727
780 - Heater 2 Hot Tub Heaters	9,600	10	8	11,697	1,170	1,920	2,952	0.41%	764
800 - Cover 2 Hot Tub Covers	1,500	10	1	1,538	154	1,350	1,538	0.05%	100
Sub-total [13000 - Spa]	59,288			70,668	4,905	30,209	35,183	1.72%	3,203
<b>14000 - Recreation</b>									
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters	2,800	10	7	3,328	333	840	1,148	0.12%	217
140 - Sauna: Wood Kit 2 Sauna Rooms	18,600	20	5	21,044	1,052	13,950	15,252	0.37%	687
Sub-total [14000 - Recreation]	21,400			24,373	1,385	14,790	16,400	0.48%	904

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>17000 - Tennis Court</b>									
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]	34,560	5	3	37,217	7,443	13,824	21,254	2.61%	4,861
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]	34,560	5	23	60,985	2,541	1,440	1,540	0.89%	1,659
560 - Fixtures Pickleball Court Net	1,800	10	1	1,845	185	1,620	1,845	0.06%	120
560 - Fixtures 2 Tennis Court Nets	3,600	10	3	3,877	388	2,520	2,952	0.14%	253
700 - Screen 6,600 sf Tennis Court Perimeter Screen	19,800	20	5	22,402	1,120	14,850	16,236	0.39%	731
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace	162,000	40	18	252,665	6,317	89,100	95,479	2.21%	4,125
Sub-total [17000 - Tennis Court]	256,320			378,991	17,993	123,354	139,306	6.30%	11,750
<b>18000 - Landscaping</b>									
450 - Drainage System Maint. Drainage System[se:4]	100,000	20	1	106,408	5,320	87,500	94,813	1.86%	3,474
460 - Defensible Space Common Area Brush Maintenance	5,000	3	1	5,125	1,708	3,333	5,125	0.60%	1,116
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	16,175	1	9	20,200	2,020	1,618	1,842	0.71%	1,319
924 - Miscellaneous Forestry- Mastication Project	10,480	5	9	13,088	1,309	1,048	1,194	0.46%	855
Sub-total [18000 - Landscaping]	131,655			144,822	10,358	93,499	102,973	3.63%	6,764
<b>19000 - Fencing</b>									
130 - Chain Link: 10' 660 lf Tennis Court Perimeter	26,400	40	5	29,869	747	23,100	24,354	0.26%	488
200 - Wrought Iron 112 lf Wrought Iron Fencing- Replace	14,000	30	16	20,783	693	6,533	7,175	0.24%	452
204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	2,240	5	2	2,353	471	1,344	1,837	0.16%	307
300 - Wood 350 lf Wood Fencing- Pool Perimeter	26,250	15	10	33,602	2,240	8,750	10,763	0.78%	1,463
340 - Wood: 6' 264 lf Maintenance Yard Fence	11,880	15	10	15,207	1,014	3,960	4,871	0.35%	662
Sub-total [19000 - Fencing]	80,770			101,815	5,164	43,687	48,999	1.81%	3,372

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures 118 Porch Lights	20,000	20	20	32,772	1,561	952	1,025	0.55%	1,019
280 - Pole Lights 59 Grounds- Pole Lights (20%)	30,000	20	1	30,750	1,538	28,500	30,750	0.54%	1,004
Sub-total [20000 - Lighting]	50,000			63,522	3,098	29,452	31,775	1.08%	2,023
<b>21000 - Signage</b>									
790 - Wood Monument Entry Monument Sign	4,500	12	10	5,760	480	750	1,153	0.17%	313
<b>23000 - Mechanical Equipment</b>									
600 - Water Heater Lodge Water Heater	11,050	10	5	12,502	1,250	5,525	6,796	0.44%	816
710 - Furnace Furnace A	7,785	30	17	11,846	395	3,374	3,724	0.14%	258
714 - Furnace Furnace B	7,785	30	20	12,757	425	2,595	2,926	0.15%	278
Sub-total [23000 - Mechanical Equipment]	26,620			37,104	2,070	11,494	13,445	0.72%	1,352
<b>24000 - Furnishings</b>									
900 - Miscellaneous 45 Lodge Furnishing Items (50%)	13,500	10	2	14,183	1,418	10,800	12,454	0.50%	926
900 - Miscellaneous Periodic Upholstry Repairs	1,500	5	1	1,538	308	1,200	1,538	0.11%	201
Sub-total [24000 - Furnishings]	15,000			15,721	1,726	12,000	13,991	0.60%	1,127
<b>24600 - Safety / Access</b>									
350 - Defibrillators Lodge AED- Outside Kitchen	2,500	5	3	2,692	538	1,000	1,538	0.19%	352
700 - Security System Security Access	50,000	10	1	51,250	5,125	45,000	51,250	1.79%	3,347
Sub-total [24600 - Safety / Access]	52,500			53,942	5,663	46,000	52,788	1.98%	3,698
<b>25000 - Flooring</b>									
200 - Carpeting 226 Sq. Yds. Lodge	11,300	10	3	12,169	1,217	7,910	9,266	0.43%	795
990 - Miscellaneous 42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet	2,730	10	8	3,326	333	546	839	0.12%	217
Sub-total [25000 - Flooring]	14,030			15,495	1,550	8,456	10,105	0.54%	1,012

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Play Equipment	9,700	20	13	13,372	669	3,395	3,977	0.23%	437
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing	2,000	10	3	2,154	215	1,400	1,640	0.08%	141
140 - Tot Lot: Safety Surface Tot-Lot- Fence & Play Surface	7,485	20	13	10,318	516	2,620	3,069	0.18%	337
302 - Bocce Ct. Resurface 1,183 sf Bocce Court	6,033	20	5	6,826	341	4,525	4,947	0.12%	223
310 - Wood Benches 4 Benches- Grounds	3,593	10	5	4,065	406	1,796	2,209	0.14%	265
Sub-total [26000 - Outdoor Equipment]	28,811			36,734	2,148	13,736	15,843	0.75%	1,402
<b>27000 - Appliances</b>									
998 - Miscellaneous 8 Kitchen Appliances (50%)	6,000	6	8	7,310	812	667	769	0.28%	530
<b>29000 - Infrastructure</b>									
300 - Sewer Lodge Sewer System	30,000	50	0	30,000	600	30,000	615	0.21%	392
304 - Sewer Sewer System Repair/Replace	5,000	5	5	5,657	943	833	1,025	0.33%	616
330 - Plumbing Water Plumbing Repair/Replace	5,000	5	4	5,519	1,104	1,000	2,050	0.39%	721
401 - Electric 6 Panel Boxes (2025 Only)[nr:1]	18,000	2	1	18,450	9,225	9,000	18,450	3.23%	6,024
Sub-total [29000 - Infrastructure]	58,000			59,626	11,872	40,833	22,140	4.16%	7,753



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	% Per Year Straight Line	2024/2025 Line Item Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>									
810 - Maintenance Equipment Cat 924F Loader	59,878	20	12	80,529	4,026	23,951	27,619	1.41%	2,629
814 - Maintenance Equipment Snow Blower (2017)	4,192	5	4	4,627	925	838	1,719	0.32%	604
818 - Maintenance Equipment Snow Blowers (2018)	4,192	5	6	4,861	694	599	716	0.24%	453
822 - Maintenance Equipment 4 Snow Blowers (2019)	16,766	5	2	17,615	3,523	10,060	13,748	1.23%	2,301
830 - Maintenance Equipment Snow Plows	5,600	6	2	5,884	981	3,733	4,783	0.34%	640
834 - Tractor Kubota B7800	43,350	12	7	51,530	4,294	18,063	22,217	1.50%	2,804
838 - Trailer Walton Trailer	5,240	15	10	6,708	447	1,747	2,148	0.16%	292
850 - Maintenance Truck Snow Plow/Work Truck- Primary	33,000	5	0	33,000	6,600	33,000	6,765	2.31%	4,310
858 - Maintenance Equipment 2 Storage Containers (2011)	8,511	20	7	10,117	506	5,532	6,107	0.18%	330
862 - Maintenance Equipment Storage Container (2017)	4,256	20	12	5,724	286	1,702	1,963	0.10%	187
Sub-total [30000 - Miscellaneous]	184,984			220,592	22,283	99,225	87,785	7.80%	14,552
<b>Totals</b>	<b>7,905,634</b>			<b>6,072,748</b>	<b>285,588</b>	<b>3,439,426</b>	<b>3,695,579</b>	<b>100.00%</b>	<b>186,500</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>8.83%</b>	<b>8.14%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	Treatment [nr:2/se:3]
190,285 sf Sealing & Repair- Pre Overlay	Quantity 190,285	Unit of Measure	Square Feet
	Cost /SqFt \$0.315		
	% Included 100.00%	Total Cost/Study	\$60,000
Summary	Replacement Year 2024/2025	Future Cost	\$63,051

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2023/2024- Cost and schedule per client, this component provides for sealing and repairs prior to the anticipated asphalt overlay years in 2033/34 through 2036/37. Sealing and repairs after said overlays are provided for in another component.

2021/2022- \$29,400 expended.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, for asphalt seal/repair, parking lots and roadways: \$18,000 anticipated in 2019/2020, \$30,000 anticipated in 2021/2022 and 2023/2024.

Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Every other year cycle with remaining life set for 2026/2027 established by BRG pending additional client input.



101 - Asphalt: Sealing	Useful Life 5	Remaining Life 15	Treatment [nr:3/se:3]
190,285 sf Sealing & Repair- Post Overlay	Quantity 190,285	Unit of Measure	Square Feet
	Cost /SqFt \$0.315		
	% Included 100.00%	Total Cost/Study	\$60,000
Summary	Replacement Year 2038/2039	Future Cost	\$89,088

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2023/2024- Cost and schedule per client, this component provides for sealing and repairs after to the anticipated asphalt overlay years in 2033/34 through 2036/37. Sealing and repairs before said overlays are provided for in another component.

2021/2022- \$29,400 expended.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, for asphalt seal/repair, parking lots and roadways: \$18,000 anticipated in 2019/2020, \$30,000 anticipated in 2021/2022 and 2023/2024.

Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Every other year cycle with remaining life set for 2026/2027 established by BRG pending additional client input.

## 01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 30	Remaining Life 2	
22,420 sf Walkways- Full Replacement	Quantity 22,420	Unit of Measure Square Feet	
	Cost /SqFt \$6.00		
	% Included 100.00%	Total Cost/Study \$134,520	
Summary	Replacement Year 2025/2026	Future Cost \$141,330	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, for asphalt seal/repair, walkways, common area's, seal/repair/crackfill throughout: \$30,000 anticipated in 2020/2021, 2022/2023 and 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Every other year cycle with remaining life set for 2027/2028 established by BRG pending additional client input.



280 - Asphalt: Crackfill	Useful Life 2	Remaining Life 0	Treatment [nr:5]
Asphalt- Crackfill (2023/24-2031/32) Pre Overlay	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2023/2024	Future Cost \$15,000	

This is to clean cracks and fill with a premium hot rubberized crack filler. Cracks 1/4" or wider should be filled when observed.

284 - Asphalt: Crackfill	Useful Life 2	Remaining Life 14	Treatment [nr:8]
Asphalt- Crackfill (2037/38-2051/52) Post Overlay	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2037/2038	Future Cost \$21,195	

This is for the \$137,000 anticipated in 2023/2024 for capital fund expenditures per client provided 2019/2020 information.

Asphalt seal/repair, parking lots and roadways- \$30,000  
 Tennis courts maintenance- \$2,000  
 Forestry- \$20,000  
 Work truck replacement- \$40,000  
 Drainage/BMP's- \$25,000  
 Under soffit repairs- \$2,500  
 Unit entry stairs and landing- \$10,000  
 Snow plow truck replacement- \$7,500

## 01000 - Paving

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 10
190,285 sf Asphalt- Phase 1 (25%)	Quantity 190,285	Unit of Measure Square Feet
	Cost /SqFt \$3.00	Qty * \$/SqFt \$570,855
	% Included 25.00%	Total Cost/Study \$142,714
Summary	Replacement Year 2033/2034	Future Cost \$182,686

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.



304 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 11
190,285 sf Asphalt- Phase 2 (25%)	Quantity 190,285	Unit of Measure Square Feet
	Cost /SqFt \$3.00	Qty * \$/SqFt \$570,855
	% Included 25.00%	Total Cost/Study \$142,714
Summary	Replacement Year 2034/2035	Future Cost \$187,253

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

308 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 12
190,285 sf Asphalt- Phase 3 (25%)	Quantity 190,285	Unit of Measure Square Feet
	Cost /SqFt \$3.00	Qty * \$/SqFt \$570,855
	% Included 25.00%	Total Cost/Study \$142,714
Summary	Replacement Year 2035/2036	Future Cost \$191,934

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

312 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 13
190,285 sf Asphalt- Phase 4 (25%)	Quantity 190,285	Unit of Measure Square Feet
	Cost /SqFt \$3.00	Qty * \$/SqFt \$570,855
	% Included 25.00%	Total Cost/Study \$142,714
Summary	Replacement Year 2036/2037	Future Cost \$196,732

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.

**02000 - Concrete**

390 - Pavers	Useful Life 5	Remaining Life 1	
Lodge Deck Pavers- Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,000	
	% Included	100.00%	Total Cost/Study \$7,000
Summary	Replacement Year	2024/2025	Future Cost \$7,175
This is to repair and replace the concrete pavers.			

400 - Pool Deck	Useful Life 40	Remaining Life 27	
3,700 sf Pool Deck Pavers- Replace	Quantity 3,700	Unit of Measure	Square Feet
	Cost /SqFt	\$32.35	
	% Included	100.00%	Total Cost/Study \$119,695
Summary	Replacement Year	2050/2051	Future Cost \$233,142
This is to replace the concrete pool deck.			

2023/2024- Per client, replaced caulking around edge, settling pavers may need repair- \$3,000.



404 - Pool Deck	Useful Life 5	Remaining Life 0	
3,700 sf Pool Deck Pavers- Repairs (3%)	Quantity 3,700	Unit of Measure	Square Feet
	Cost /SqFt	\$32.43	Qty * \$/SqFt \$120,000
	% Included	2.50%	Total Cost/Study \$3,000
Summary	Replacement Year	2023/2024	Future Cost \$3,000
This is to repair the concrete pool deck.			
2023/2024- Per client, replaced caulking around edge, settling pavers may need repair- \$3,000.			

#### 04000 - Structural Repairs

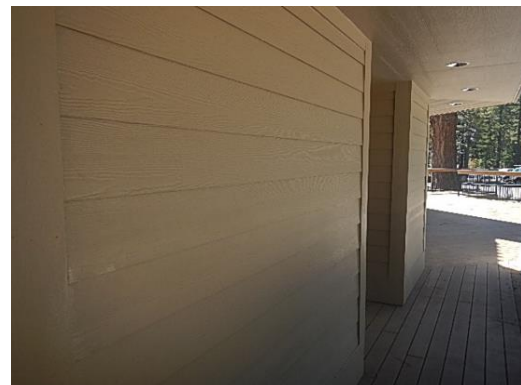
204 - Siding	Useful Life 40	Remaining Life 30
209,450 sf [118] Unit- Fiber Cement Siding	Quantity 209,450	Unit of Measure Square Feet
	Cost /SqFt \$11.00	
	% Included 100.00%	Total Cost/Study \$2,303,950
Summary	Replacement Year 2053/2054	Future Cost \$4,832,691

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.



208 - Siding	Useful Life 40	Remaining Life 30
6,500 sf Lodge Siding	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$11.00	
	% Included 100.00%	Total Cost/Study \$71,500
Summary	Replacement Year 2053/2054	Future Cost \$149,976

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.





#### 04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 20	Remaining Life 2
290 If Parcourse Bridges	Quantity 290	Unit of Measure Linear Feet
	Cost /l.f. \$100	
	% Included 100.00%	Total Cost/Study \$29,000
Summary	Replacement Year 2025/2026	Future Cost \$30,468

This is to maintain the parcourse bridges.

Parcourse Stations:  
1-2: 20' + 130' (to Lodge)  
8-9: 45' (plank bridge)  
10-11: 15' (at pull-up bars)  
11-12: 30' + 50' (displaced bridge)

560 - Miscellaneous	Useful Life 20	Remaining Life 2
30 Parcourse Signage	Quantity 30	Unit of Measure Items
	Cost /Itm \$200	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2025/2026	Future Cost \$6,304

This is to replace parcourse signage.

30- 1.5'x2' metal signs on 4x4 posts.

600 - Decking: Trex or Equiv.	Useful Life 30	Remaining Life 30
7,080 sf Porch Decking, 118 Units	Quantity 7,080	Unit of Measure Square Feet
	Cost /SqFt \$20.00	
	% Included 100.00%	Total Cost/Study \$141,600
Summary	Replacement Year 2053/2054	Future Cost \$297,016

This is to replace the decking with a wood alternative such as Trex or other composite material.

2023/2024- Per client, assume this component will be 100% funded by individual assessment at the time the work is done. BRG extended the remaining life to match the useful life pending further client input.

664 - Stairway	Useful Life 30	Remaining Life 30
118 Unit Stairs	Quantity 118	Unit of Measure Unit
	Cost /Ut \$1,695	
	% Included 100.00%	Total Cost/Study \$200,000
Summary	Replacement Year 2053/2054	Future Cost \$419,514

This is to repair, replace and maintain the unit entry stairs.

2023/2024- Per client, assume this component will be 100% funded by individual assessment at the time the work is done. BRG extended the remaining life to match the useful life pending further client input.

2023/2024- Component added to study, cost and schedule per client.

2021/2022- \$42,332 expended.

#### 04000 - Structural Repairs

674 - Railings	Useful Life 25	Remaining Life 10
222 If Lodge Walkway Railings- Replace	Quantity 222	Unit of Measure Linear Feet
	Cost /l.f. \$33.55	
	% Included 100.00%	Total Cost/Study \$7,448
Summary	Replacement Year 2033/2034	Future Cost \$9,534
This is to repair and replace the railings.		



678 - Railings	Useful Life 5	Remaining Life 0
222 If Lodge Walkway Railings- Paint & Repair	Quantity 222	Unit of Measure Linear Feet
	Cost /l.f. \$5.00	
	% Included 100.00%	Total Cost/Study \$1,110
Summary	Replacement Year 2023/2024	Future Cost \$1,110
This is to repair and replace the railings.		

682 - Railings	Useful Life 25	Remaining Life 10
Sloped Walkway Railings- Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,500	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2033/2034	Future Cost \$9,601
This is to replace the sloped walkway railings.		

686 - Railings	Useful Life 5	Remaining Life 1
Sloped Walkway Railings- Paint & Repair	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,100	
	% Included 100.00%	Total Cost/Study \$1,100
Summary	Replacement Year 2024/2025	Future Cost \$1,128
This is to paint and repair the sloped walkway railings.		



#### 04000 - Structural Repairs

906 - Building Maintenance	Useful Life 5	Remaining Life 1	
Out Buildings Near Lodge & Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$3,000
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2024/2025	Future Cost \$3,075

This is for periodic general building repairs providing for repair, maintenance, and replacement on the out buildings near the lodge and by the tennis courts.

2024- Component added to reserve study. Association input may further define this component. Client indicates, some maintenance is needed soon.

910 - Building Maintenance	Useful Life 20	Remaining Life 4	
Pavilion	Quantity 1	Unit of Measure	Building
	Cost /Bldg		\$23,950
	% Included	100.00%	Total Cost/Study \$23,950
Summary	Replacement Year	2027/2028	Future Cost \$26,436

This is for general building repairs.

2023/2024- Client anticipates \$20,000 in 2024/2025 for development/assessment, \$30,000 in 2026/2027 for redesign, and \$250,000 in 2030/2031 for renovation. BRG extended this component's remaining life to one full cycle following the renovation. Client later directed remaining life set to 2027/2028.



#### 04000 - Structural Repairs

914 - Building Maintenance	Useful Life 2	Remaining Life 1	
118 Units- Under Unit Repairs (10%)	Quantity 118	Unit of Measure Unit	
	Cost /Ut \$424	Qty * \$/Ut \$50,000	
	% Included 10.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2024/2025	Future Cost \$5,125	

This is for under unit repairs.

2023/2024- Per client, \$5,000 every other year anticipated. Component description changed from soffit repairs to under unit repairs.

2021/2022- \$189 expended.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, under soffit's repair: \$2,500 anticipated in 2020/2021 through 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

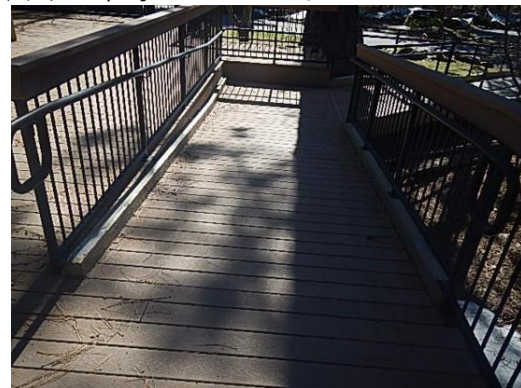


#### 04500 - Decking/Balconies

150 - Composite	Useful Life 25	Remaining Life 9	
3,900 sf Lodge Deck- Replace	Quantity 3,900	Unit of Measure Square Feet	
	Cost /SqFt \$35.00		
	% Included 100.00%	Total Cost/Study \$136,500	
Summary	Replacement Year 2032/2033	Future Cost \$170,470	

This is to replace the decking with a composite material.

2023/2024- Per client, perimeter boards need replacement, \$4,500 projected for 2024/2025.



#### 04500 - Decking/Balconies

154 - Composite	Useful Life 5	Remaining Life 0	
3,900 sf Lodge Deck- Repairs (3%)	Quantity 3,900	Unit of Measure	Square Feet
	Cost /SqFt \$35.00	Qty * \$/SqFt	\$136,500
	% Included 3.30%	Total Cost/Study	\$4,500
Summary	Replacement Year 2023/2024	Future Cost	\$4,500

This is to repair the decking.

2023/2024- Per client, perimeter boards need replacement, \$4,500 projected for 2024/2025.



300 - Repairs	Useful Life 10	Remaining Life 0	
10,620 sf Unit Balconies- Repairs	Quantity 10,620	Unit of Measure	Square Feet
	Cost /SqFt \$2.35		
	% Included 100.00%	Total Cost/Study	\$25,000
Summary	Replacement Year 2023/2024	Future Cost	\$25,000

This is for general decking/balcony repairs and replacements.

2023/2024- Per client, balconies now contain no wood. Comprised of composite decking and metal railings. Client anticipates \$25,000 in 2023/2024.  
2021/2022- \$7,925 expended.  
2020/2021- \$71,924 expended.  
2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, unit balconies: \$40,000 anticipated in 2019/2020 and 2020/2021; for unit entry stairs and landings, \$40,000 anticipated for 2021/2022 and \$10,000 in 2022/2023 and 2023/2024, and \$20,000 in 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



#### 04500 - Decking/Balconies

510 - Railing: Metal	Useful Life 25	Remaining Life 9
140 If Lodge Deck Railings- Replace	Quantity 140	Unit of Measure Linear Feet
	Cost /l.f. \$96.00	
	% Included 100.00%	Total Cost/Study \$13,440
Summary	Replacement Year 2032/2033	Future Cost \$16,785
This is to repair and replace the railings.		



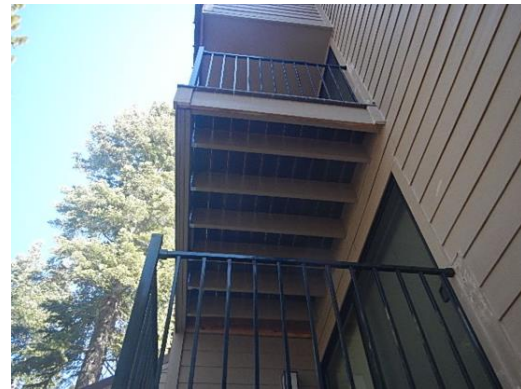
514 - Railing: Metal	Useful Life 5	Remaining Life 0
140 If Lodge Deck Railings- Paint & Repair	Quantity 140	Unit of Measure Linear Feet
	Cost /l.f. \$7.50	
	% Included 100.00%	Total Cost/Study \$1,050
Summary	Replacement Year 2023/2024	Future Cost \$1,050
This is to paint and repair the lodge deck railings.		

#### 04500 - Decking/Balconies

530 - CA Mandated Inspections	Useful Life 9	Remaining Life 0	
118 Units	Quantity 118	Unit of Measure Unit	
	Cost /Ut \$84.75		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2023/2024	Future Cost \$10,000	

Per Civil Code §5551, this is to have a licensed structural engineer or architect inspect exterior elevated elements prior to 2025 and then every nine years. It is the Association's responsibility to have these inspections performed and to forward inspection results to the reserve study provider in coordination with the reserve site visit. Therefore, the inspection should be completed six months prior to the reserve site visit. This component doesn't include work resulting from the inspection.

2023/2024- \$10,000 expended for spring 2024 inspections.



#### 05000 - Roofing

680 - Pitched: Metal	Useful Life 40	Remaining Life 13	Treatment [se:3]
1,652 Squares- Metal Roofs- Replace	Quantity 1,652	Unit of Measure Squares	
	Cost /Sqrs \$1,228		
	% Included 100.00%	Total Cost/Study \$2,027,830	
Summary	Replacement Year 2036/2037	Future Cost \$2,865,852	

This is to replace the metal roofing system. With proper maintenance, this component's life may be extended.

2023/2024- Per client, inspection report pending from association contractor. Client reports original roof installed in 1984. Additionally, client directed anticipated roof replacements done over 3 years.  
2019/2020- Client reports a possible 20 years of remaining life. Previous reserve study listed a 40-year useful life and a remaining life set for 2026/2027. BRG extended remaining life to 2036/2037.





### 05000 - Roofing

684 - Pitched: Metal	Useful Life 40	Remaining Life 33	
165,200 sf Metal Roofs- Coating	Quantity 165,200	Unit of Measure Square Feet	
	Cost /SqFt \$4.00		
	% Included 100.00%	Total Cost/Study \$660,800	
Summary	Replacement Year 2056/2057	Future Cost \$1,492,649	

This is to coat the metal roofing system.

2023/2024- Reroofing is currently anticipated for 2036/2037. This component is set to occur 20-years after reroofing.

900 - Roofing: Inspections & Repairs	Useful Life 5	Remaining Life 5	
Units & Lodge	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2028/2029	Future Cost \$22,628	

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

### 08000 - Rehab

100 - General	Useful Life 20	Remaining Life 27	
Pavilion	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$11,975		
	% Included 100.00%	Total Cost/Study \$11,975	
Summary	Replacement Year 2050/2051	Future Cost \$23,325	

This is for a general rehab of the Pavilion interiors.

2023/2024- Client anticipates \$20,000 in 2024/2025 for development/assessment, \$30,000 in 2026/2027 for redesign, and \$250,000 in 2030/2031 for renovation. BRG extended this component's remaining life to one full cycle following the renovation. Later, per client, an additional \$20,000 anticipated in 2025/2026 and renovation moved to 2027/2028.



101 - General	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Pavilion- Development/Assessment (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2024/2025	Future Cost \$20,500	

This is for the \$20,000 anticipated in 2024/2025 for Pavilion development/assessment. Ongoing building exterior maintenance and interior rehab are provided for in other components.

## 08000 - Rehab

102 - General	Useful Life 3	Remaining Life 2	Treatment [nr:1]
Pavilion- (2025/2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2025/2026	Future Cost	\$21,013
This is for an additional \$20,000 anticipated in 2025/2026 per client.			

220 - Bathrooms	Useful Life 12	Remaining Life 10	
2 Clubhouse Bathrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$5,650		
	% Included 100.00%	Total Cost/Study	\$11,300
Summary	Replacement Year 2033/2034	Future Cost	\$14,465

This is to rehab the bathrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

**Men's:** sauna, 2 urinals, 1 toilet, partitions, 3 sinks, 2 benches, 8 recessed can lights, 2 wall sconces, 1 sauna light, 1 overhead florescent box light, 2 showers in one large stall.

**Women's:** sauna, 3 toilets, partitions, 3 sinks, 2 benches, 11 recessed can lights, 4 wall sconces, 1 sauna light, 2 showers.

2023/2024- Per client, remaining life extended to 2033/2034.



## 08000 - Rehab

230 - Kitchen	Useful Life 30	Remaining Life 21
Clubhouse Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$38,925	
	% Included 100.00%	Total Cost/Study \$38,925
Summary	Replacement Year 2044/2045	Future Cost \$65,378

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.



## 12000 - Pool

110 - Resurface	Useful Life 25	Remaining Life 13
244 If Clubhouse Pool	Quantity 244	Unit of Measure Linear Feet
	Cost /l.f. \$175	
	% Included 100.00%	Total Cost/Study \$42,700
Summary	Replacement Year 2036/2037	Future Cost \$58,862

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





## 12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 25	Remaining Life 13
244 If Pool Perimeter- Replacement	Quantity 244	Unit of Measure Linear Feet
	Cost /l.f. \$54.00	
	% Included 100.00%	Total Cost/Study \$13,176
Summary	Replacement Year 2036/2037	Future Cost \$18,163

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

2023/2024- Client reports, mastic and coping replaced.

2019/2020- Per client, \$11,000 expended to replace pool water line tile and skimmer. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



204 - Edge: Tile, Coping, Mastic	Useful Life 5	Remaining Life 0
Pool Perimeter- Ongoing Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,000	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2023/2024	Future Cost \$3,000

This is for ongoing repairs to the tile, coping and mastic.

2023/2024- Cost and schedule per client. Component added to study. Per client, they seem to have significant repairs every 5-years.

230 - Drain Covers	Useful Life 5	Remaining Life 0
Pool Anti-Entrapment Devices	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,350	
	% Included 100.00%	Total Cost/Study \$4,350
Summary	Replacement Year 2023/2024	Future Cost \$4,350

This is to replace VGB compliant drain covers per manufacturer life displayed on each cover.

2023/2024- \$4,350 anticipated for replacement.

## 12000 - Pool

720 - Heater	Useful Life 12	Remaining Life 8	
2 Pool Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$11,960		
	% Included 100.00%	Total Cost/Study	\$23,920
Summary	Replacement Year 2031/2032	Future Cost	\$29,144

This is to replace the Raypak pool water heaters.

M/N's- C-R406A-EN-X ASME, C-R406A-EN-X ASME  
S/N's- 1404376497, 1805466261  
Item #'s- 01025, 01025

2023/2024- Per client, heaters in good shape, remaining life extended to 2031/2032.



730 - Filter	Useful Life 12	Remaining Life 9	
3 Pool Filters	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,570		
	% Included 100.00%	Total Cost/Study	\$16,710
Summary	Replacement Year 2032/2033	Future Cost	\$20,869

This is to replace the pool filters.

Pentair Tagelus Sand Filters: dated 11/29/2011, 4/18/2012, 4/18/2012  
P/N's- 145241, 145241, 145241  
S/N's- 0105333110042Z, 0105109120019Q, 0105109120017V

2023/2024- Client advises sand filters replaced in 2021.  
2021/2022- \$1,959 expended



## 12000 - Pool

740 - Pumps	Useful Life 5	Remaining Life 0
2 Pool Pumps (50%)	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,200	Qty * \$/Itm \$6,400
	% Included 50.00%	Total Cost/Study \$3,200
Summary	Replacement Year 2023/2024	Future Cost \$3,200

This is to replace the Pentair Intelliflo variable speed (VS) pumps.

2023/2024- BRG deleted the pool chlorinators component from the reserve study. Per client, the association no longer uses chlorinators. Sensor probes on new equipment funded through operating. \$3,200 expended.  
2019/2020- Per client, \$5,100 expended for pool and spa pumps. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



750 - Cover	Useful Life 5	Remaining Life 1
Pool Cover/Reel (10%)	Quantity 1	Unit of Measure Items
	Cost /Itm \$31,140	Qty * \$/Itm \$31,140
	% Included 10.00%	Total Cost/Study \$3,114
Summary	Replacement Year 2024/2025	Future Cost \$3,192

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2023/2024- Per client, needs replacement in 2024/2025.  
2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, 10% pool cover replacement: \$3,200 anticipated in 2019/2020 and \$2,000 in 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



### 12000 - Pool

914 - Furniture: Lounges	Useful Life 5	Remaining Life 5	
36 Chaise Lounges	Quantity 36	Unit of Measure Items	
	Cost /Itm \$187		
	% Included 100.00%	Total Cost/Study	\$6,719
Summary	Replacement Year 2028/2029	Future Cost	\$7,602

This is to re-strap the chaise lounges.

2023/2024- Replaced with new lounges, 5-year life expected.

960 - Furniture: Misc	Useful Life 10	Remaining Life 5	
42 Metal Patio Furniture Items	Quantity 42	Unit of Measure Items	
	Cost /Itm \$270		
	% Included 100.00%	Total Cost/Study	\$11,319
Summary	Replacement Year 2028/2029	Future Cost	\$12,806

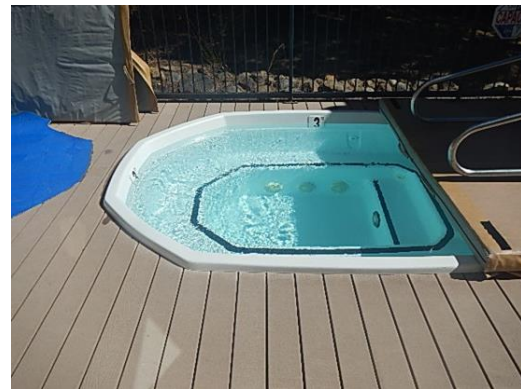
This is to replace miscellaneous pool and patio area furniture.

20- lounges  
48- chairs  
12- tables  
4- umbrellas  
4- umbrella stands

### 13000 - Spa

640 - Rehab	Useful Life 20	Remaining Life 7	
2 Hot Tubs- Replace/Replumb	Quantity 2	Unit of Measure Items	
	Cost /Itm \$17,544		
	% Included 100.00%	Total Cost/Study	\$35,088
Summary	Replacement Year 2030/2031	Future Cost	\$41,709

This is to replace/replumb the acrylic hot tubs.



### 13000 - Spa

730 - Filter	Useful Life 12	Remaining Life 11
2 Hot Tub Filters	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,750	
	% Included 100.00%	Total Cost/Study \$3,500
Summary	Replacement Year 2034/2035	Future Cost \$4,592

This is to replace the Jandy CS hot tub filters.

2022/2023- \$3,433 expended for new filter elements.



740 - Pumps	Useful Life 10	Remaining Life 6
4 Hot Tub Pumps	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,400	
	% Included 100.00%	Total Cost/Study \$9,600
Summary	Replacement Year 2029/2030	Future Cost \$11,133

This is to replace the Pentair Intelliflo variable speed (VS) pumps.

2019/2020- Per client, \$5,100 expended for pool and hot tub pumps. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



### 13000 - Spa

780 - Heater	Useful Life 10	Remaining Life 8	
2 Hot Tub Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,800		
	% Included 100.00%	Total Cost/Study	\$9,600
Summary	Replacement Year 2031/2032	Future Cost	\$11,697

This is to replace the Raypak hot tub water heaters.

2021/2022- \$8,840 expended.  
4/19/2017 install date.



800 - Cover	Useful Life 10	Remaining Life 1	
2 Hot Tub Covers	Quantity 2	Unit of Measure	Items
	Cost /Itm \$750		
	% Included 100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year 2024/2025	Future Cost	\$1,538

This is to replace the insulated hot tub covers.



## 14000 - Recreation

100 - Sauna: Heaters	Useful Life 10	Remaining Life 7	
2 Men's & Women's Sauna Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,400		
	% Included 100.00%	Total Cost/Study	\$2,800
Summary	Replacement Year 2030/2031	Future Cost	\$3,328

This is to replace the sauna heaters.

2020/2021- Heating element replaced.

2019/2020- Saunas locked and not being used, remaining life based on previous reserve study information. Client input may further define this component.



140 - Sauna: Wood Kit	Useful Life 20	Remaining Life 5	
2 Sauna Rooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$9,300		
	% Included 100.00%	Total Cost/Study	\$18,600
Summary	Replacement Year 2028/2029	Future Cost	\$21,044

This is to recover and replace the sauna room wood kit.

2019/2020- Saunas locked and not being used, remaining life based on previous reserve study information. Client input may further define this component.



### 17000 - Tennis Court

500 - Resurface	Useful Life 5	Remaining Life 3	Treatment [nr:3]
21,600 sf [3] Tennis Courts- Pre Replacement	Quantity 21,600	Unit of Measure	Square Feet
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study	\$34,560
Summary	Replacement Year 2026/2027	Future Cost	\$37,217

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2019/2020- Per client, \$2,000 anticipated in 2020/2021 through 2024/25 for tennis court maintenance. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



504 - Resurface	Useful Life 5	Remaining Life 23	Treatment [nr:7]
21,600 sf [3] Tennis Courts- Post Replacement	Quantity 21,600	Unit of Measure	Square Feet
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study	\$34,560
Summary	Replacement Year 2046/2047	Future Cost	\$60,985

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2019/2020- Per client, \$2,000 anticipated in 2020/2021 through 2024/25 for tennis court maintenance. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

560 - Fixtures	Useful Life 10	Remaining Life 3	
2 Tennis Court Nets	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,800		
	% Included 100.00%	Total Cost/Study	\$3,600
Summary	Replacement Year 2026/2027	Future Cost	\$3,877

This is for nets, posts and miscellaneous tennis court amenities.

560 - Fixtures	Useful Life 10	Remaining Life 1	
Pickleball Court Net	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,800		
	% Included 100.00%	Total Cost/Study	\$1,800
Summary	Replacement Year 2024/2025	Future Cost	\$1,845

This is for nets, posts and miscellaneous pickleball court amenities.



**17000 - Tennis Court**

700 - Screen	Useful Life 20	Remaining Life 5
6,600 sf Tennis Court Perimeter Screen	Quantity 6,600	Unit of Measure Square Feet
	Cost /SqFt \$3.00	
	% Included 100.00%	Total Cost/Study \$19,800
Summary	Replacement Year 2028/2029	Future Cost \$22,402

This is to replace the court perimeter windscreen.

2023/2024- No windscreens noted during reserve study site visit. BRG added component to study, useful and remaining lives per client.

900 - Miscellaneous	Useful Life 40	Remaining Life 18
21,600 sf [3] Tennis Courts- Remove/Replace	Quantity 21,600	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$162,000
Summary	Replacement Year 2041/2042	Future Cost \$252,665

This is remove and replace the tennis courts.



## 18000 - Landscaping

450 - Drainage System Maint.	Useful Life 20	Remaining Life 1	Treatment [se:4]
Drainage System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$100,000	
	% Included	100.00%	Total Cost/Study \$100,000
Summary	Replacement Year	2024/2025	Future Cost \$106,408

This is to repair and maintain the drainage system.

2023/2024- Per client, change component to \$25,000 each year for 4 years starting next year.  
2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, Drainage/BMP's: \$25,000 anticipated in 2020/2021 through 2023/2024 and \$2,500 in 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



460 - Defensible Space	Useful Life 3	Remaining Life 1	
Common Area Brush Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,000	
	% Included	100.00%	Total Cost/Study \$5,000
Summary	Replacement Year	2024/2025	Future Cost \$5,125

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

920 - Miscellaneous	Useful Life 1	Remaining Life 9	
68.5 Acre Forestry- Logging Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,175	
	% Included	100.00%	Total Cost/Study \$16,175
Summary	Replacement Year	2032/2033	Future Cost \$20,200

This is for the forestry logging project.

2023/2024- Per client, remaining life extended to 2032/2033.  
2022/2023- \$10,950 expended.  
2021/2022- \$18,640 expended.  
2020/2021- \$33,715 expended.  
2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, forestry: \$25,000 anticipated in 2019/2020, 2020/2021 and 2021/2022; \$20,000 anticipated in 2022/2023, 2023/2024 and 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

### 18000 - Landscaping

924 - Miscellaneous	Useful Life 5	Remaining Life 9	
Forestry- Mastication Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,480	
	% Included	100.00%	Total Cost/Study \$10,480
Summary	Replacement Year	2032/2033	Future Cost \$13,088

This is for the forestry mastication project.

2023/2024- Full property fuel reduction done by grant. Remaining life extended to 2032/2033.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, forestry: \$25,000 anticipated in 2019/2020, 2020/2021 and 2021/2022; \$20,000 anticipated in 2022/2023, 2023/2024 and 2024/2025. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

### 19000 - Fencing

130 - Chain Link: 10'	Useful Life 40	Remaining Life 5	
660 lf Tennis Court Perimeter	Quantity 660	Unit of Measure	Linear Feet
	Cost /l.f.	\$40.00	
	% Included	100.00%	Total Cost/Study \$26,400
Summary	Replacement Year	2028/2029	Future Cost \$29,869

This is to replace the 10' chain link fencing.

2023/2024- Bent posts noted, aged appearance. BRG added to reserve study.



### 19000 - Fencing

200 - Wrought Iron	Useful Life 30	Remaining Life 16
112 lf Wrought Iron Fencing- Replace	Quantity 112	Unit of Measure Linear Feet
	Cost /l.f. \$125	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2039/2040	Future Cost \$20,783

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.

40 lf- pool perimeter  
72 lf- spa perimeter



204 - Wrought Iron	Useful Life 5	Remaining Life 2
112 lf Wrought Iron Fencing- Paint/Repair	Quantity 112	Unit of Measure Linear Feet
	Cost /l.f. \$20.00	
	% Included 100.00%	Total Cost/Study \$2,240
Summary	Replacement Year 2025/2026	Future Cost \$2,353

This is to paint and repair the wrought iron fencing.

40 lf- pool perimeter  
72 lf- spa perimeter

## 19000 - Fencing

300 - Wood	Useful Life 15	Remaining Life 10
350 lf Wood Fencing- Pool Perimeter	Quantity 350	Unit of Measure Linear Feet
	Cost /l.f. \$75.00	
	% Included 100.00%	Total Cost/Study \$26,250
Summary	Replacement Year 2033/2034	Future Cost \$33,602

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

2023/2024- Client anticipates approximate 10-year remaining life.



340 - Wood: 6'	Useful Life 15	Remaining Life 10
264 lf Maintenance Yard Fence	Quantity 264	Unit of Measure Linear Feet
	Cost /l.f. \$45.00	
	% Included 100.00%	Total Cost/Study \$11,880
Summary	Replacement Year 2033/2034	Future Cost \$15,207

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

2023/2024- Client anticipates approximate 10-year remaining life.

2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, wood fence/replace: \$6,300 anticipated in 2019/2020. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.





## 20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 20	Remaining Life 20	
118 Porch Lights	Quantity 118	Unit of Measure Unit	
	Cost /Ut \$169		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2043/2044	Future Cost	\$32,772

This is to replace unit porch lights.

2023/2024- Per client, assume this component will be 100% funded by individual assessment at the time the work is done. BRG extended the remaining life to match the useful life pending further client input.  
2023/2024- Per client, \$20,000 anticipated in 2024/2025.

280 - Pole Lights	Useful Life 20	Remaining Life 1	
59 Grounds- Pole Lights (20%)	Quantity 59	Unit of Measure Items	
	Cost /Itm \$2,542	Qty * \$/Itm	\$150,000
	% Included 20.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2024/2025	Future Cost	\$30,750

This is to replace the pole lights reusing the existing wiring and conduits.

2023/2024- Client advises ongoing as needed replacement. Entire replacement not expected. BRG changed component from 100% replacement every 20-years to 20% replacement every 4-years. Client later changed to \$30,000 anticipated in 2024/2025.



## 21000 - Signage

790 - Wood Monument	Useful Life 12	Remaining Life 10
Entry Monument Sign	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,500	
	% Included 100.00%	Total Cost/Study \$4,500
Summary	Replacement Year 2033/2034	Future Cost \$5,760

This is to replace the custom identity wood monument sign.

2023/2024- Client anticipates approximate 10-year remaining life.



## 23000 - Mechanical Equipment

600 - Water Heater	Useful Life 10	Remaining Life 5
Lodge Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,050	
	% Included 100.00%	Total Cost/Study \$11,050
Summary	Replacement Year 2028/2029	Future Cost \$12,502

This is to replace the Noritz Always Hot water heater including discarded unit disposal.



## 23000 - Mechanical Equipment

710 - Furnace	Useful Life 30	Remaining Life 17
Furnace A	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,785	
	% Included 100.00%	Total Cost/Study \$7,785
Summary	Replacement Year 2040/2041	Future Cost \$11,846

This is to replace the Payne furnace. Dated 1/22/2011.

2023/2024- Duct work needed.



714 - Furnace	Useful Life 30	Remaining Life 20
Furnace B	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,785	
	% Included 100.00%	Total Cost/Study \$7,785
Summary	Replacement Year 2043/2044	Future Cost \$12,757

This is to replace the Payne furnace. Dated 1/15/2014.

2023/2024- Duct work needed.





## 24000 - Furnishings

900 - Miscellaneous	Useful Life 10	Remaining Life 2
45 Lodge Furnishing Items (50%)	Quantity 45	Unit of Measure Items
	Cost /Itm \$600	Qty * \$/Itm \$27,000
	% Included 50.00%	Total Cost/Study \$13,500
Summary	Replacement Year 2025/2026	Future Cost \$14,183

This is to replace miscellaneous furnishings.

Men's Bath- 2 wood benches

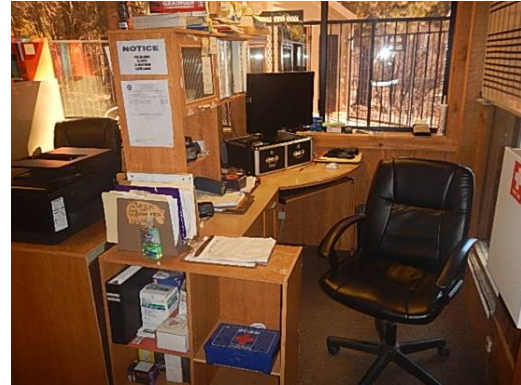
Women's Bath- 2 wood benches

Main Room- 2 wood tables, 8 chairs, 2 easy chairs, 2 couches, 1 coffee table, 2 stackable chairs, 5 potted plants

Kitchen- 2 high chairs

Entry- 1 desk, 1 chair, 2 arm chairs, 1 end table, 2 lamps, 1 wood table, 2 wood chairs, 1 bookshelf

Office- 3 workstation areas (desk/chair/hutch), 3 miscellaneous filing cabinets



900 - Miscellaneous	Useful Life 5	Remaining Life 1
Periodic Upholstry Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2024/2025	Future Cost \$1,538

This is for periodic upholstery repairs. Includes pool table felt.

## 24600 - Safety / Access

350 - Defibrillators	Useful Life 5	Remaining Life 3
Lodge AED- Outside Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2026/2027	Future Cost \$2,692

This is to replace the (AED) automated external defibrillator unit.



700 - Security System	Useful Life 10	Remaining Life 1
Security Access	Quantity 1	Unit of Measure System
	Cost /Sys \$50,000	
	% Included 100.00%	Total Cost/Study \$50,000
Summary	Replacement Year 2024/2025	Future Cost \$51,250

This is to replace the security system.

2023/2024- Per client, \$50,000 anticipated in 2024/2025.



**25000 - Flooring**

200 - Carpeting	Useful Life 10	Remaining Life 3	
226 Sq. Yds. Lodge	Quantity 226	Unit of Measure	Square Yard
	Cost /SqYd \$50.00		
	% Included 100.00%	Total Cost/Study	\$11,300
Summary	Replacement Year 2026/2027	Future Cost	\$12,169

This is to replace the carpeting.

Main Room- 103 sy  
 Entry- 80 sy  
 Office- 22 sy  
 Arcade- 21 sy

2019/2020- Per client, \$11,000 anticipated for lodge/office carpet replacement in 2021/2022. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



## 25000 - Flooring

990 - Miscellaneous	Useful Life 10	Remaining Life 8
42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet	Quantity 42	Unit of Measure Square Yard
	Cost /SqYd \$65.00	
	% Included 100.00%	Total Cost/Study \$2,730
Summary	Replacement Year 2031/2032	Future Cost \$3,326

This is to replace the carpeting.

Men's Bath Sauna Hall- 21 sy  
Women's Bath Sauna Hall- 21 sy

2019/2020- Per client, \$11,000 anticipated for lodge/office carpet replacement in 2021/2022. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



## 26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 13
Play Equipment	Quantity 1	Unit of Measure Set
	Cost /Set \$9,700	
	% Included 100.00%	Total Cost/Study \$9,700
Summary	Replacement Year 2036/2037	Future Cost \$13,372

This is to replace the tot lot play equipment.

2023/2024- Client added slide resurfacing.

2019/2020- Per client, \$5,100 expended for tot land/refurbish. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components.



## 26000 - Outdoor Equipment

104 - Tot Lot: Play Equipment	Useful Life 10	Remaining Life 3	
Play Equipment- Slide Resurfacing	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study	\$2,000
Summary	Replacement Year 2026/2027	Future Cost	\$2,154
This is to resurface the play equipment slide.			

140 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 13	
Tot-Lot- Fence & Play Surface	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,485		
	% Included 100.00%	Total Cost/Study	\$7,485
Summary	Replacement Year 2036/2037	Future Cost	\$10,318
This is to repair and replace the tot lot fence and play surface.			

2019/2020- Per client, \$5,100 expended for tot land/refurbish. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components.



302 - Bocce Ct. Resurface	Useful Life 20	Remaining Life 5	
1,183 sf Bocce Court	Quantity 1,183	Unit of Measure	Square Feet
	Cost /SqFt \$5.10		
	% Included 100.00%	Total Cost/Study	\$6,033
Summary	Replacement Year 2028/2029	Future Cost	\$6,826
This is to resurface the bocce court.			





## 26000 - Outdoor Equipment

310 - Wood Benches	Useful Life 10	Remaining Life 5	
4 Benches- Grounds	Quantity 4	Unit of Measure	Items
	Cost /Itm \$898		
	% Included 100.00%	Total Cost/Study	\$3,593
Summary	Replacement Year 2028/2029	Future Cost	\$4,065
This is to replace the wood benches.			



## 27000 - Appliances

998 - Miscellaneous	Useful Life 6	Remaining Life 8	
8 Kitchen Appliances (50%)	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,500	Qty * \$/Itm	\$12,000
	% Included 50.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2031/2032	Future Cost	\$7,310
This is to repair or replace miscellaneous appliances.			

- 1- Panasonic Microwave
- 1- Koch Refrigerator- large commercial
- 1- Whirlpool Refrigerator- standard
- 1- GE Warming Drawer
- 1- Thermador Exhaust Hood
- 1- GE 4-Burner Stove/Oven
- 1- Delfield Counter Reefer
- 1- Frigidaire Dishwasher

2023/2024- Per client, remaining life extended to 2031/2032.



## 29000 - Infrastructure

300 - Sewer	Useful Life 50	Remaining Life 0
Lodge Sewer System	Quantity 1	Unit of Measure System
	Cost /Sys \$30,000	
	% Included 100.00%	Total Cost/Study \$30,000
Summary	Replacement Year 2023/2024	Future Cost \$30,000

This is for the lodge sewer system.

2023/2024- \$30,000 expended. Component added to reserve study per client information.



304 - Sewer	Useful Life 5	Remaining Life 5
Sewer System Repair/Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2028/2029	Future Cost \$5,657

This is to replace sewer service lines. Since sewer system life exceeds the scope of this study, this component does not provide for total system replacement.

330 - Plumbing	Useful Life 5	Remaining Life 4
Water Plumbing Repair/Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2027/2028	Future Cost \$5,519

This is to replace plumbing infrastructure. Since plumbing system life exceeds the scope of this study, this component does not provide for total system replacement.

401 - Electric	Useful Life 2	Remaining Life 1	Treatment [nr:1]
6 Panel Boxes (2025 Only)	Quantity 6	Unit of Measure Items	
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study \$18,000	
Summary	Replacement Year 2024/2025	Future Cost \$18,450	

This is to replace the Pacific Federal Electric main circuit panels used on units 120-155 (6 panel boxes covering 36 units). These panel boxes are no longer manufactured and, per client, need replacement in 2024 or 2025. As a cost and scope of work becomes known, BRG can adjust this component.

### 30000 - Miscellaneous

810 - Maintenance Equipment	Useful Life 20	Remaining Life 12
Cat 924F Loader	Quantity 1	Unit of Measure Items
	Cost /Itm \$59,878	
	% Included 100.00%	Total Cost/Study \$59,878
Summary	Replacement Year 2035/2036	Future Cost \$80,529
This is for the Cat 924F loader.		



814 - Maintenance Equipment	Useful Life 5	Remaining Life 4
Snow Blower (2017)	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,192	
	% Included 100.00%	Total Cost/Study \$4,192
Summary	Replacement Year 2027/2028	Future Cost \$4,627
This is to replace the snow blower.		

2019/2020- Per client, \$3,500 anticipated in 2022/2023 for snow blower replacement. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

818 - Maintenance Equipment	Useful Life 5	Remaining Life 6
Snow Blowers (2018)	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,192	
	% Included 100.00%	Total Cost/Study \$4,192
Summary	Replacement Year 2029/2030	Future Cost \$4,861
This is to replace the snow blowers.		

2019/2020- Per client, \$3,500 anticipated in 2024/2025 for snow blower replacement. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.

822 - Maintenance Equipment	Useful Life 5	Remaining Life 2
4 Snow Blowers (2019)	Quantity 4	Unit of Measure Items
	Cost /Itm \$4,192	
	% Included 100.00%	Total Cost/Study \$16,766
Summary	Replacement Year 2025/2026	Future Cost \$17,615
This is to replace the snow blowers.		



### 30000 - Miscellaneous

830 - Maintenance Equipment	Useful Life 6	Remaining Life 2	
Snow Plows	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,600		
	% Included 100.00%	Total Cost/Study	\$5,600
Summary	Replacement Year 2025/2026	Future Cost	\$5,884

This is to replace the snow plows.

2023/2024- Per client, quantity reduced to 1. Association retiring one snowplow truck when it fails.



834 - Tractor	Useful Life 12	Remaining Life 7	
Kubota B7800	Quantity 1	Unit of Measure	Items
	Cost /Itm \$43,350		
	% Included 100.00%	Total Cost/Study	\$43,350
Summary	Replacement Year 2030/2031	Future Cost	\$51,530

This is to replace the tractor.

2023/2024- Per client, no longer used for snow, only backhoe. Remaining life extended to 2030/2031.



### 30000 - Miscellaneous

838 - Trailer	Useful Life 15	Remaining Life 10
Walton Trailer	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,240	
	% Included 100.00%	Total Cost/Study \$5,240
Summary	Replacement Year 2033/2034	Future Cost \$6,708

This is to replace the trailer.

2023/2024- Per client, trailer received new tires. Remaining life extended to 2033/2034.



850 - Maintenance Truck	Useful Life 5	Remaining Life 0
Snow Plow/Work Truck- Primary	Quantity 1	Unit of Measure Items
	Cost /Itm \$33,000	
	% Included 100.00%	Total Cost/Study \$33,000
Summary	Replacement Year 2023/2024	Future Cost \$33,000

This is to replace the maintenance truck.

2023/2024- Per client the association owns multiple trucks. The primary truck for snow plow and other work is a 2015 Dodge Ram, purchased used in 2023/2024. The backup truck is a 2013 GMC. Upon failure of the Primary, the backup truck will be rotated in and a replacement for the primary will be purchased.

2019/2020- Per client, \$60,000 anticipated in 2022/2023 for work truck replacement. Reserve expenditures in years 2019/2020 through 2024/2025 are provided for in other one-time non-recurring components. Component remaining life set to start one cycle following completion of client directed work.



**30000 - Miscellaneous**

858 - Maintenance Equipment	Useful Life 20	Remaining Life 7	
2 Storage Containers (2011)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,256		
	% Included 100.00%	Total Cost/Study	\$8,511
Summary	Replacement Year 2030/2031	Future Cost	\$10,117
This is to replace the storage containers.			



862 - Maintenance Equipment	Useful Life 20	Remaining Life 12	
Storage Container (2017)	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,256		
	% Included 100.00%	Total Cost/Study	\$4,256
Summary	Replacement Year 2035/2036	Future Cost	\$5,724
This is to replace the storage container.			

## Component Listing Excluded Components

Third Draft

Prepared for the 2024/2025 Fiscal Year

### 08000 - Rehab

103 - General	Useful Life 4	Remaining Life 3	Treatment [nr:1]
Pavilion- Redesign (2026/2027 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year N/A	Future Cost	N/A
This is for the \$30,000 anticipated in 2026/2027 for Pavilion redesign. Ongoing building exterior maintenance and interior rehab are provided for in other components.			
2023/2024- Component excluded per client.			

105 - General	Useful Life 5	Remaining Life 4	Treatment [nr:1]
Pavilion- Renovation (2027/2028 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$250,000		
	% Included 100.00%	Total Cost/Study	\$250,000
Summary	Replacement Year N/A	Future Cost	N/A
This is for the \$250,000 anticipated in 2027/2028 for Pavilion renovation. Ongoing building exterior maintenance and interior rehab are provided for in other components.			
2023/2024- Component excluded per client.			

231 - General	Useful Life 4	Remaining Life 3	Treatment [nr:1]
Lodge- Redesign (2026/2027 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year N/A	Future Cost	N/A
This is for the \$50,000 anticipated in 2026/2027 for Lodge redesign.			
2023/2024- Component excluded per client.			

233 - General	Useful Life 7	Remaining Life 6	Treatment [nr:1]
Lodge- Renovation (2030/2031 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$500,000		
	% Included 100.00%	Total Cost/Study	\$500,000
Summary	Replacement Year N/A	Future Cost	N/A
This is for the \$500,000 anticipated in 2029/2030 for Lodge renovation.			
2023/2024- Component excluded per client.			

**Component Tabular Listing**

Third Draft

Prepared for the 2024/2025 Fiscal Year

**Included Components**

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$60,000	5	1	190,285	\$.32/SqFt [nr:2/se:3]		Sealing & Repair- Pre Overlay
101 - Asphalt: Sealing	\$60,000	5	15	190,285	\$.32/SqFt [nr:3/se:3]		Sealing & Repair- Post Overlay
200 - Asphalt: Ongoing Repairs	\$134,520	30	2	22,420	\$6.00/SqFt		Walkways- Full Replacement
280 - Asphalt: Crackfill	\$15,000	2	0	1	\$15,000/LS [nr:5]		Asphalt- Crackfill (2023/24-2031/32) Pre Overlay
284 - Asphalt: Crackfill	\$15,000	2	14	1	\$15,000/LS [nr:8]		Asphalt- Crackfill (2037/38-2051/52) Post Overlay
300 - Asphalt: Overlay w/ Interlayer	\$142,714	25	10	190,285	\$3.00/SqFt (25%)		Asphalt- Phase 1
304 - Asphalt: Overlay w/ Interlayer	\$142,714	25	11	190,285	\$3.00/SqFt (25%)		Asphalt- Phase 2
308 - Asphalt: Overlay w/ Interlayer	\$142,714	25	12	190,285	\$3.00/SqFt (25%)		Asphalt- Phase 3
312 - Asphalt: Overlay w/ Interlayer	\$142,714	25	13	190,285	\$3.00/SqFt (25%)		Asphalt- Phase 4
<b>02000 - Concrete</b>							
390 - Pavers	\$7,000	5	1	1	\$7,000/LS		Lodge Deck Pavers- Maintenance
400 - Pool Deck	\$119,695	40	27	3,700	\$32.35/SqFt		Pool Deck Pavers- Replace
404 - Pool Deck	\$3,000	5	0	3,700	\$32.43/SqFt (3%)		Pool Deck Pavers- Repairs
<b>04000 - Structural Repairs</b>							
204 - Siding	\$2,303,950	40	30	209,450	\$11.00/SqFt		[118] Unit- Fiber Cement Siding
208 - Siding	\$71,500	40	30	6,500	\$11.00/SqFt		Lodge Siding
550 - Bridge Maintenance	\$29,000	20	2	290	\$100/l.f.		Parcourse Bridges
560 - Miscellaneous	\$6,000	20	2	30	\$200/Itm		Parcourse Signage
600 - Decking: Trex or Equiv.	\$141,600	30	30	7,080	\$20.00/SqFt		Porch Decking, 118 Units
664 - Stairway	\$200,000	30	30	118	\$1,695/Ut		Unit Stairs
674 - Railings	\$7,448	25	10	222	\$33.55/l.f.		Lodge Walkway Railings- Replace
678 - Railings	\$1,110	5	0	222	\$5.00/l.f.		Lodge Walkway Railings- Paint & Repair
682 - Railings	\$7,500	25	10	1	\$7,500/LS		Sloped Walkway Railings- Replace
686 - Railings	\$1,100	5	1	1	\$1,100/LS		Sloped Walkway Railings- Paint & Repair
906 - Building Maintenance	\$3,000	5	1	1	\$3,000/LS		Out Buildings Near Lodge & Tennis Courts
910 - Building Maintenance	\$23,950	20	4	1	\$23,950/Bldg		Pavilion
914 - Building Maintenance	\$5,000	2	1	118	\$424/Ut (10%)		Units- Under Unit Repairs

**Included Components**

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04500 - Decking/Balconies</b>							
150 - Composite	\$136,500	25	9	3,900	\$35.00/SqFt		Lodge Deck- Replace
154 - Composite	\$4,500	5	0	3,900	\$35.00/SqFt (3%)		Lodge Deck- Repairs
300 - Repairs	\$25,000	10	0	10,620	\$2.35/SqFt		Unit Balconies- Repairs
510 - Railing: Metal	\$13,440	25	9	140	\$96.00/l.f.		Lodge Deck Railings- Replace
514 - Railing: Metal	\$1,050	5	0	140	\$7.50/l.f.		Lodge Deck Railings- Paint & Repair
530 - CA Mandated Inspections	\$10,000	9	0	118	\$84.75/Ut		Units
<b>05000 - Roofing</b>							
680 - Pitched: Metal	\$2,027,830	40	13	1,652	\$1,228/Sqrs [se:3]		Metal Roofs- Replace
684 - Pitched: Metal	\$660,800	40	33	165,200	\$4.00/SqFt		Metal Roofs- Coating
900 - Roofing: Inspections & Repairs	\$20,000	5	5	1	\$20,000/LS		Units & Lodge
<b>08000 - Rehab</b>							
100 - General	\$11,975	20	27	1	\$11,975/Bldg		Pavilion
101 - General	\$20,000	2	1	1	\$20,000/LS [nr:1]		Pavilion- Development/Assessment (2024/2025 Only)
102 - General	\$20,000	3	2	1	\$20,000/LS [nr:1]		Pavilion- (2025/2026 Only)
220 - Bathrooms	\$11,300	12	10	2	\$5,650/Rm		Clubhouse Bathrooms
230 - Kitchen	\$38,925	30	21	1	\$38,925/Rm		Clubhouse Kitchen
<b>12000 - Pool</b>							
110 - Resurface	\$42,700	25	13	244	\$175/l.f.		Clubhouse Pool
200 - Edge: Tile, Coping, Mastic	\$13,176	25	13	244	\$54.00/l.f.		Pool Perimeter- Replacement
204 - Edge: Tile, Coping, Mastic	\$3,000	5	0	1	\$3,000/LS		Pool Perimeter- Ongoing Repairs
230 - Drain Covers	\$4,350	5	0	1	\$4,350/LS		Pool Anti-Entrapment Devices
720 - Heater	\$23,920	12	8	2	\$11,960/Itm		Pool Heaters
730 - Filter	\$16,710	12	9	3	\$5,570/Itm		Pool Filters
740 - Pumps	\$3,200	5	0	2	\$3,200/Itm (50%)		Pool Pumps
750 - Cover	\$3,114	5	1	1	\$31,140/Itm (10%)		Pool Cover/Reel
914 - Furniture: Lounges	\$6,719	5	5	36	\$187/Itm		Chaise Lounges
960 - Furniture: Misc	\$11,319	10	5	42	\$270/Itm		Metal Patio Furniture Items
<b>13000 - Spa</b>							
640 - Rehab	\$35,088	20	7	2	\$17,544/Itm		Hot Tubs- Replace/Replumb
730 - Filter	\$3,500	12	11	2	\$1,750/Itm		Hot Tub Filters
740 - Pumps	\$9,600	10	6	4	\$2,400/Itm		Hot Tub Pumps
780 - Heater	\$9,600	10	8	2	\$4,800/Itm		Hot Tub Heaters
800 - Cover	\$1,500	10	1	2	\$750/Itm		Hot Tub Covers



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>14000 - Recreation</b>							
100 - Sauna: Heaters	\$2,800	10	7	2	\$1,400/Itm		Men's & Women's Sauna Heaters
140 - Sauna: Wood Kit	\$18,600	20	5	2	\$9,300/Rm		Sauna Rooms
<b>17000 - Tennis Court</b>							
500 - Resurface	\$34,560	5	3	21,600	\$1.60/SqFt [nr:3]		[3] Tennis Courts- Pre Replacement
504 - Resurface	\$34,560	5	23	21,600	\$1.60/SqFt [nr:7]		[3] Tennis Courts- Post Replacement
560 - Fixtures	\$1,800	10	1	1	\$1,800/Itm		Pickleball Court Net
560 - Fixtures	\$3,600	10	3	2	\$1,800/Itm		Tennis Court Nets
700 - Screen	\$19,800	20	5	6,600	\$3.00/SqFt		Tennis Court Perimeter Screen
900 - Miscellaneous	\$162,000	40	18	21,600	\$7.50/SqFt		[3] Tennis Courts- Remove/Replace
<b>18000 - Landscaping</b>							
450 - Drainage System Maint.	\$100,000	20	1	1	\$100,000/LS [se:4]		Drainage System
460 - Defensible Space	\$5,000	3	1	1	\$5,000/LS		Common Area Brush Maintenance
920 - Miscellaneous	\$16,175	1	9	1	\$16,175/LS		68.5 Acre Forestry- Logging Project
924 - Miscellaneous	\$10,480	5	9	1	\$10,480/LS		Forestry- Mastication Project
<b>19000 - Fencing</b>							
130 - Chain Link: 10'	\$26,400	40	5	660	\$40.00/l.f.		Tennis Court Perimeter
200 - Wrought Iron	\$14,000	30	16	112	\$125/l.f.		Wrought Iron Fencing- Replace
204 - Wrought Iron	\$2,240	5	2	112	\$20.00/l.f.		Wrought Iron Fencing- Paint/Repair
300 - Wood	\$26,250	15	10	350	\$75.00/l.f.		Wood Fencing- Pool Perimeter
340 - Wood: 6'	\$11,880	15	10	264	\$45.00/l.f.		Maintenance Yard Fence
<b>20000 - Lighting</b>							
100 - Exterior: Misc. Fixtures	\$20,000	20	20	118	\$169/Ut		Porch Lights
280 - Pole Lights	\$30,000	20	1	59	\$2,542/Itm (20%)		Grounds- Pole Lights
<b>21000 - Signage</b>							
790 - Wood Monument	\$4,500	12	10	1	\$4,500/Itm		Entry Monument Sign
<b>23000 - Mechanical Equipment</b>							
600 - Water Heater	\$11,050	10	5	1	\$11,050/Itm		Lodge Water Heater
710 - Furnace	\$7,785	30	17	1	\$7,785/Itm		Furnace A
714 - Furnace	\$7,785	30	20	1	\$7,785/Itm		Furnace B
<b>24000 - Furnishings</b>							
900 - Miscellaneous	\$13,500	10	2	45	\$600/Itm (50%)		Lodge Furnishing Items
900 - Miscellaneous	\$1,500	5	1	1	\$1,500/LS		Periodic Upholstry Repairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>24600 - Safety / Access</b>							
350 - Defibrillators	\$2,500	5	3	1	\$2,500/Itm		Lodge AED- Outside Kitchen
700 - Security System	\$50,000	10	1	1	\$50,000/Sys		Security Access
<b>25000 - Flooring</b>							
200 - Carpeting	\$11,300	10	3	226	\$50.00/SqYd		Lodge
990 - Miscellaneous	\$2,730	10	8	42	\$65.00/SqYd		Lodge Bathrooms- Tile/Vinyl/Carpet
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$9,700	20	13	1	\$9,700/Set		Play Equipment
104 - Tot Lot: Play Equipment	\$2,000	10	3	1	\$2,000/LS		Play Equipment- Slide Resurfacing
140 - Tot Lot: Safety Surface	\$7,485	20	13	1	\$7,485/LS		Tot-Lot- Fence & Play Surface
302 - Bocce Ct. Resurface	\$6,033	20	5	1,183	\$5.10/SqFt		Bocce Court
310 - Wood Benches	\$3,593	10	5	4	\$898/Itm		Benches- Grounds
<b>27000 - Appliances</b>							
998 - Miscellaneous	\$6,000	6	8	8	\$1,500/Itm (50%)		Kitchen Appliances
<b>29000 - Infrastructure</b>							
300 - Sewer	\$30,000	50	0	1	\$30,000/Sys		Lodge Sewer System
304 - Sewer	\$5,000	5	5	1	\$5,000/LS		Sewer System Repair/Replace
330 - Plumbing	\$5,000	5	4	1	\$5,000/LS		Water Plumbing Repair/Replace
401 - Electric	\$18,000	2	1	6	\$3,000/Itm [nr:1]		Panel Boxes (2025 Only)
<b>30000 - Miscellaneous</b>							
810 - Maintenance Equipment	\$59,878	20	12	1	\$59,878/Itm		Cat 924F Loader
814 - Maintenance Equipment	\$4,192	5	4	1	\$4,192/Itm		Snow Blower (2017)
818 - Maintenance Equipment	\$4,192	5	6	1	\$4,192/Itm		Snow Blowers (2018)
822 - Maintenance Equipment	\$16,766	5	2	4	\$4,192/Itm		Snow Blowers (2019)
830 - Maintenance Equipment	\$5,600	6	2	1	\$5,600/Itm		Snow Plows
834 - Tractor	\$43,350	12	7	1	\$43,350/Itm		Kubota B7800
838 - Trailer	\$5,240	15	10	1	\$5,240/Itm		Walton Trailer
850 - Maintenance Truck	\$33,000	5	0	1	\$33,000/Itm		Snow Plow/Work Truck- Primary
858 - Maintenance Equipment	\$8,511	20	7	2	\$4,256/Itm		Storage Containers (2011)
862 - Maintenance Equipment	\$4,256	20	12	1	\$4,256/Itm		Storage Container (2017)



**Excluded Components**

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>08000 - Rehab</b>							
103 - General	\$30,000	4	3	1	\$30,000/LS [nr:1]		Pavilion- Redesign (2026/2027 Only)
105 - General	\$250,000	5	4	1	\$250,000/LS [nr:1]		Pavilion- Renovation (2027/2028 Only)
231 - General	\$50,000	4	3	1	\$50,000/LS [nr:1]		Lodge- Redesign (2026/2027 Only)
233 - General	\$500,000	7	6	1	\$500,000/LS [nr:1]		Lodge- Renovation (2030/2031 Only)

**Expenditures by Year - Next 5 Years**

Third Draft

Prepared for the 2024/2025 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023/24</b>			
<b>01000 - Paving</b>			
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	2	15,000	
<b>02000 - Concrete</b>			
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	5	3,000	
<b>04000 - Structural Repairs</b>			
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	5	1,110	
<b>04500 - Decking/Balconies</b>			
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	5	4,500	
300 - Repairs 10,620 sf Unit Balconies- Repairs	10	25,000	
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	5	1,050	
530 - CA Mandated Inspections 118 Units	9	10,000	
Total 04500 - Decking/Balconies:		40,550	40,550
<b>12000 - Pool</b>			
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	5	3,000	
230 - Drain Covers Pool Anti-Entrapment Devices	5	4,350	
740 - Pumps 2 Pool Pumps (50%)	5	3,200	
Total 12000 - Pool:		10,550	10,550
<b>29000 - Infrastructure</b>			
300 - Sewer Lodge Sewer System	50	30,000	
<b>30000 - Miscellaneous</b>			
850 - Maintenance Truck Snow Plow/Work Truck- Primary	5	33,000	
Total 2023/24:		133,210	
<b>2024/25</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	5	60,000	20,500
<b>02000 - Concrete</b>			
390 - Pavers Lodge Deck Pavers- Maintenance	5	7,000	7,175
<b>04000 - Structural Repairs</b>			
686 - Railings Sloped Walkway Railings- Paint & Repair	5	1,100	1,128

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2024/25</b>			
<b>04000 - Structural Repairs</b>			
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	5	3,000	3,075
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	2	5,000	5,125
Total 04000 - Structural Repairs:		9,100	9,328
<b>08000 - Rehab</b>			
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	2	20,000	20,500
<b>12000 - Pool</b>			
750 - Cover Pool Cover/Reel (10%)	5	3,114	3,192
<b>13000 - Spa</b>			
800 - Cover 2 Hot Tub Covers	10	1,500	1,538
<b>17000 - Tennis Court</b>			
560 - Fixtures Pickleball Court Net	10	1,800	1,845
<b>18000 - Landscaping</b>			
450 - Drainage System Maint. Drainage System[se:4]	20	100,000	25,625
460 - Defensible Space Common Area Brush Maintenance	3	5,000	5,125
Total 18000 - Landscaping:		105,000	30,750
<b>20000 - Lighting</b>			
280 - Pole Lights 59 Grounds- Pole Lights (20%)	20	30,000	30,750
<b>24000 - Furnishings</b>			
900 - Miscellaneous Periodic Upholstry Repairs	5	1,500	1,538
<b>24600 - Safety / Access</b>			
700 - Security System Security Access	10	50,000	51,250
<b>29000 - Infrastructure</b>			
401 - Electric 6 Panel Boxes (2025 Only)[nr:1]	2	18,000	18,450
Total 2024/25:		307,014	196,816
<b>2025/26</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	5	60,000	21,013
200 - Asphalt: Ongoing Repairs 22,420 sf Walkways- Full Replacement	30	134,520	141,330
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	2	15,000	15,759
Total 01000 - Paving:		209,520	178,102
<b>04000 - Structural Repairs</b>			
550 - Bridge Maintenance 290 If Parcourse Bridges	20	29,000	30,468

Reserve Component

## 2025/26

### 04000 - Structural Repairs

560 - Miscellaneous 30 Parcourse Signage	20	6,000	6,304
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Total	04000 - Structural Repairs:	35,000	36,772
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### 08000 - Rehab

102 - General Pavilion- (2025/2026 Only)[nr:1]	3	20,000	21,013
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### 18000 - Landscaping

450 - Drainage System Maint. Drainage System[se:4]	20	100,000	26,266
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### 19000 - Fencing

204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	5	2,240	2,353
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### 24000 - Furnishings

900 - Miscellaneous 45 Lodge Furnishing Items (50%)	10	13,500	14,183
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### 30000 - Miscellaneous

822 - Maintenance Equipment 4 Snow Blowers (2019)	5	16,766	17,615
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830 - Maintenance Equipment Snow Plows	6	5,600	5,884
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Total	30000 - Miscellaneous:	22,366	23,499
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Total	2025/26:	402,626	302,188
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## 2026/27

### 01000 - Paving

100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	5	60,000	21,538
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### 04000 - Structural Repairs

914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	2	5,000	5,384
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### 17000 - Tennis Court

500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]	5	34,560	37,217
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560 - Fixtures 2 Tennis Court Nets	10	3,600	3,877
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Total	17000 - Tennis Court:	38,160	41,094
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### 18000 - Landscaping

450 - Drainage System Maint. Drainage System[se:4]	20	100,000	26,922
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### 24600 - Safety / Access

350 - Defibrillators Lodge AED- Outside Kitchen	5	2,500	2,692
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### 25000 - Flooring

200 - Carpeting 226 Sq. Yds. Lodge	10	11,300	12,169
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### 26000 - Outdoor Equipment

104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing	10	2,000	2,154
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Total	2026/27:	218,960	111,953
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027/28			
01000 - Paving			
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	2	15,000	16,557
04000 - Structural Repairs			
910 - Building Maintenance Pavilion	20	23,950	26,436
18000 - Landscaping			
450 - Drainage System Maint. Drainage System[se:4]	20	100,000	27,595
460 - Defensible Space Common Area Brush Maintenance	3	5,000	5,519
Total 18000 - Landscaping:		105,000	33,114
29000 - Infrastructure			
330 - Plumbing Water Plumbing Repair/Replace	5	5,000	5,519
30000 - Miscellaneous			
814 - Maintenance Equipment Snow Blower (2017)	5	4,192	4,627

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

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2023/2024 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2024/2025) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Carnelian Woods.

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 2023/2024 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, September 30, 2023. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$204,505 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 2023/2024, and estimates an ending reserve fund balance. Again, see Section III and the 2023/2024 ending reserve balance estimate of \$303,567.

"Re-building" the first year of the study as mentioned above simply means using the 2023/2024 adopted budget for the 2023/2024 reserve contribution. Finally, the 2023/2024 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:

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

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group, LLC*

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	20,000	5	1	16,000	20,500	2,745
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	20,000	5	2	12,000	16,400	2,745
100 - Asphalt: Sealing 190,285 sf Sealing & Repair- Pre Overlay[nr:2/se:3]	20,000	5	3	8,000	12,300	2,745
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	20,000	5	15	1,250	1,367	1,212
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	20,000	5	16	1,176	1,281	1,212
101 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:3/se:3]	20,000	5	17	1,111	1,206	1,212
200 - Asphalt: Ongoing Repairs 22,420 sf Walkways- Full Replacement	134,520	30	2	125,552	133,287	3,076
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:5]	15,000	2	0	15,000	7,688	4,898
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	15,000	2	14	1,000	1,098	923
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)	142,714	25	10	85,628	93,620	4,772
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)	142,714	25	11	79,920	87,769	4,891
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)	142,714	25	12	74,211	81,918	5,014
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)	142,714	25	13	68,503	76,066	5,139
<b>02000 - Concrete</b>						
390 - Pavers Lodge Deck Pavers- Maintenance	7,000	5	1	5,600	7,175	937
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	119,695	40	27	38,901	42,941	3,806
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	3,000	5	0	3,000	615	392
<b>04000 - Structural Repairs</b>						
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,303,950	40	30	575,988	649,426	0
208 - Siding 6,500 sf Lodge Siding	71,500	40	30	17,875	20,154	0
550 - Bridge Maintenance 290 lf Parcourse Bridges	29,000	20	2	26,100	28,239	995
560 - Miscellaneous 30 Parcourse Signage	6,000	20	2	5,400	5,843	206
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	141,600	30	30	4,568	4,838	0
664 - Stairway 118 Unit Stairs	200,000	30	30	6,452	6,833	0
674 - Railings 222 lf Lodge Walkway Railings- Replace	7,448	25	10	4,469	4,886	249
678 - Railings	1,110	5	0	1,110	228	145



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>04000 - Structural Repairs</b>						
222 If Lodge Walkway Railings- Paint & Repair						
682 - Railings Sloped Walkway Railings- Replace	7,500	25	10	4,500	4,920	251
686 - Railings Sloped Walkway Railings- Paint & Repair	1,100	5	1	880	1,128	147
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	3,000	5	1	2,400	3,075	402
910 - Building Maintenance Pavilion	23,950	20	4	19,160	20,866	863
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	2	1	2,500	5,125	1,673
<b>04500 - Decking/Balconies</b>						
150 - Composite 3,900 sf Lodge Deck- Replace	136,500	25	9	87,360	95,141	4,453
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0	4,500	923	588
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	0	25,000	2,563	1,633
510 - Railing: Metal 140 If Lodge Deck Railings- Replace	13,440	25	9	8,602	9,368	438
514 - Railing: Metal 140 If Lodge Deck Railings- Paint & Repair	1,050	5	0	1,050	215	137
530 - CA Mandated Inspections 118 Units	10,000	9	0	10,000	1,139	726
<b>05000 - Roofing</b>						
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	675,943	40	13	456,262	484,989	15,596
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	675,943	40	14	439,363	467,668	15,596
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	675,943	40	15	422,465	450,347	15,596
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	660,800	40	33	115,640	135,464	0
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	5	3,333	4,100	2,463
<b>08000 - Rehab</b>						
100 - General Pavilion	11,975	20	27	428	455	544
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	20,000	2	1	10,000	20,500	3,347
102 - General Pavilion- (2025/2026 Only)[nr:1]	20,000	3	2	6,667	13,667	4,574
220 - Bathrooms 2 Clubhouse Bathrooms	11,300	12	10	1,883	2,896	787
230 - Kitchen Clubhouse Kitchen	38,925	30	21	11,678	13,299	1,423
<b>12000 - Pool</b>						
110 - Resurface 244 If Clubhouse Pool	42,700	25	13	20,496	22,759	1,538
200 - Edge: Tile, Coping, Mastic 244 If Pool Perimeter- Replacement	13,176	25	13	6,324	7,023	474
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	3,000	5	0	3,000	615	392
230 - Drain Covers Pool Anti-Entrapment Devices	4,350	5	0	4,350	892	568
720 - Heater 2 Pool Heaters	23,920	12	8	7,973	10,216	1,586
730 - Filter 3 Pool Filters	16,710	12	9	4,178	5,709	1,136
740 - Pumps 2 Pool Pumps (50%)	3,200	5	0	3,200	656	418

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>12000 - Pool</b>						
750 - Cover	3,114	5	1	2,491	3,192	417
Pool Cover/Reel (10%)						
914 - Furniture: Lounges	6,719	5	5	1,120	1,377	827
36 Chaise Lounges						
960 - Furniture: Misc	11,319	10	5	5,660	6,961	836
42 Metal Patio Furniture Items						
<b>13000 - Spa</b>						
640 - Rehab	35,088	20	7	22,807	25,176	1,362
2 Hot Tubs- Replace/Replumb						
730 - Filter	3,500	12	11	292	598	250
2 Hot Tub Filters						
740 - Pumps	9,600	10	6	3,840	4,920	727
4 Hot Tub Pumps						
780 - Heater	9,600	10	8	1,920	2,952	764
2 Hot Tub Heaters						
800 - Cover	1,500	10	1	1,350	1,538	100
2 Hot Tub Covers						
<b>14000 - Recreation</b>						
100 - Sauna: Heaters	2,800	10	7	840	1,148	217
2 Men's & Women's Sauna Heaters						
140 - Sauna: Wood Kit	18,600	20	5	13,950	15,252	687
2 Sauna Rooms						
<b>17000 - Tennis Court</b>						
500 - Resurface	34,560	5	3	13,824	21,254	4,861
21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]						
504 - Resurface	34,560	5	23	1,440	1,540	1,659
21,600 sf [3] Tennis Courts- Post Replacement[nr:7]						
560 - Fixtures	3,600	10	3	2,520	2,952	253
2 Tennis Court Nets						
560 - Fixtures	1,800	10	1	1,620	1,845	120
Pickleball Court Net						
700 - Screen	19,800	20	5	14,850	16,236	731
6,600 sf Tennis Court Perimeter Screen						
900 - Miscellaneous	162,000	40	18	89,100	95,479	4,125
21,600 sf [3] Tennis Courts- Remove/Replace						
<b>18000 - Landscaping</b>						
450 - Drainage System Maint.	25,000	20	1	23,750	25,625	869
Drainage System[se:4]						
450 - Drainage System Maint.	25,000	20	2	22,500	24,344	869
Drainage System[se:4]						
450 - Drainage System Maint.	25,000	20	3	21,250	23,063	869
Drainage System[se:4]						
450 - Drainage System Maint.	25,000	20	4	20,000	21,781	869
Drainage System[se:4]						
460 - Defensible Space	5,000	3	1	3,333	5,125	1,116
Common Area Brush Maintenance						
920 - Miscellaneous	16,175	1	9	1,618	1,842	1,319
68.5 Acre Forestry- Logging Project						
924 - Miscellaneous	10,480	5	9	1,048	1,194	855
Forestry- Mastication Project						
<b>19000 - Fencing</b>						
130 - Chain Link: 10'	26,400	40	5	23,100	24,354	488
660 lf Tennis Court Perimeter						
200 - Wrought Iron	14,000	30	16	6,533	7,175	452
112 lf Wrought Iron Fencing- Replace						
204 - Wrought Iron	2,240	5	2	1,344	1,837	307
112 lf Wrought Iron Fencing- Paint/Repair						
300 - Wood	26,250	15	10	8,750	10,763	1,463
350 lf Wood Fencing- Pool Perimeter						
340 - Wood: 6'	11,880	15	10	3,960	4,871	662
264 lf Maintenance Yard Fence						

## Schedule of Supplementary Information for AuditorComponent Method

Third Draft

Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures	20,000	20	20	952	1,025	1,019
118 Porch Lights						
280 - Pole Lights	30,000	20	1	28,500	30,750	1,004
59 Grounds- Pole Lights (20%)						
<b>21000 - Signage</b>						
790 - Wood Monument	4,500	12	10	750	1,153	313
Entry Monument Sign						
<b>23000 - Mechanical Equipment</b>						
600 - Water Heater	11,050	10	5	5,525	6,796	816
Lodge Water Heater						
710 - Furnace	7,785	30	17	3,374	3,724	258
Furnace A						
714 - Furnace	7,785	30	20	2,595	2,926	278
Furnace B						
<b>24000 - Furnishings</b>						
900 - Miscellaneous	13,500	10	2	10,800	12,454	926
45 Lodge Furnishing Items (50%)						
900 - Miscellaneous	1,500	5	1	1,200	1,538	201
Periodic Upholstry Repairs						
<b>24600 - Safety / Access</b>						
350 - Defibrillators	2,500	5	3	1,000	1,538	352
Lodge AED- Outside Kitchen						
700 - Security System	50,000	10	1	45,000	51,250	3,347
Security Access						
<b>25000 - Flooring</b>						
200 - Carpeting	11,300	10	3	7,910	9,266	795
226 Sq. Yds. Lodge						
990 - Miscellaneous	2,730	10	8	546	839	217
42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet						
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment	9,700	20	13	3,395	3,977	437
Play Equipment						
104 - Tot Lot: Play Equipment	2,000	10	3	1,400	1,640	141
Play Equipment- Slide Resurfacing						
140 - Tot Lot: Safety Surface	7,485	20	13	2,620	3,069	337
Tot-Lot- Fence & Play Surface						
302 - Bocce Ct. Resurface	6,033	20	5	4,525	4,947	223
1,183 sf Bocce Court						
310 - Wood Benches	3,593	10	5	1,796	2,209	265
4 Benches- Grounds						
<b>27000 - Appliances</b>						
998 - Miscellaneous	6,000	6	8	667	769	530
8 Kitchen Appliances (50%)						
<b>29000 - Infrastructure</b>						
300 - Sewer	30,000	50	0	30,000	615	392
Lodge Sewer System						
304 - Sewer	5,000	5	5	833	1,025	616
Sewer System Repair/Replace						
330 - Plumbing	5,000	5	4	1,000	2,050	721
Water Plumbing Repair/Replace						
401 - Electric	18,000	2	1	9,000	18,450	6,024
6 Panel Boxes (2025 Only)[nr:1]						
<b>30000 - Miscellaneous</b>						
810 - Maintenance Equipment	59,878	20	12	23,951	27,619	2,629
Cat 924F Loader						
814 - Maintenance Equipment	4,192	5	4	838	1,719	604
Snow Blower (2017)						
818 - Maintenance Equipment	4,192	5	6	599	716	453
Snow Blowers (2018)						
822 - Maintenance Equipment	16,766	5	2	10,060	13,748	2,301
4 Snow Blowers (2019)						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>						
830 - Maintenance Equipment Snow Plows	5,600	6	2	3,733	4,783	640
834 - Tractor Kubota B7800	43,350	12	7	18,063	22,217	2,804
838 - Trailer Walton Trailer	5,240	15	10	1,747	2,148	292
850 - Maintenance Truck Snow Plow/Work Truck- Primary	33,000	5	0	33,000	6,765	4,310
858 - Maintenance Equipment 2 Storage Containers (2011)	8,511	20	7	5,532	6,107	330
862 - Maintenance Equipment Storage Container (2017)	4,256	20	12	1,702	1,963	187
				[A]	[B]	
Totals	7,905,634			3,439,426	3,695,579	186,500
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				8.83%	8.14%	

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## Terms & Definitions CAI

**Adequate Reserves:** A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

**Capital Improvements:** Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

**Cash Flow Method** (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

*To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*

**Common Area:** The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

**Community Association:** A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

**Components:** The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

**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, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

**Component Method** (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

**Condition Assessment:** The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

**Effective Age:** The difference between [useful life](#) and estimated [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 in which the current status of the reserves (measured as cash or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

**Fully Funded:** 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

**Fully Funded Balance (FFB):** An indicator against which the 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, and then summed for an association total.

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

*Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.*

**Fund Status:** The status of the reserve fund reported in terms of cash or [percent funded](#).

## **Funding Goals:**

The three funding goals listed below range from the most aggressive to most conservative:

### **Baseline Funding**

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

### **Threshold Funding**

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

### **Full Funding**

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

*It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.*

**Funding Plan:** An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

**Funding Principles:** A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

**Initial Year:** The first fiscal year in the financial analysis or funding plan.

**Life Estimates:** The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

**Life Cycle Cost:** The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.



**Maintenance:** Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

**Preventive Maintenance:** Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

**Deferred Maintenance:** Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

*This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.*

**Corrective Maintenance:** Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

*Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.*

**Percent Funded:** The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

*While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”*

**Periodic Structural Inspection:** [Structural system](#) inspections aimed at identifying issues when they become evident.

*Additional information and recommendations are included within the Condominium Safety Public Policy Report. [www.condosafety.com](http://www.condosafety.com)*

**Physical Evaluation:** 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.

**Preventive Maintenance Schedule:** A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

**Remaining Useful Life (RUL):** Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

**Replacement Cost:** The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

**Reserve Balance:** Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

*Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.*

**Reserve Study:** A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

**Reserve Study Provider:** An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

**Reserve Study Provider Firm:** A company that prepares reserve studies as one of its primary business activities.

**Responsible Charge:** A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals' performing services that directly and materially affect the quality and competence of services 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 or she 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; and
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.

**Site Visit:** A visual assessment of the accessible areas of the components included within the reserve study.

*The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.*

**Special Assessment:** A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

*Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.*

**Structural System:** The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

*It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.*

**Useful Life (UL):** The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

*Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).*

**Valuation Estimates:** The task of estimating the current repair or [replacement costs](#) for the reserve components.

*The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).*

## 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):** NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

**SE-2 Spread Evenly (2 Years):** SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

**NSE-2 Spread Non-Evenly (2 Years):** NSE (Not Spread Even) spreads the total replacement over several consecutive years like [spread evenly](#), but unlike [spread evenly](#), NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

**Percent to Include (%):** Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

**Remaining Life Greater than Useful Life (Delayed Start):** [Remaining life](#) greater than [useful life](#) signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the [remaining life](#) greater than the [useful life](#). An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year [remaining life](#) and 6 year [useful life](#).

**Zero Remaining Life:** Zero [remaining life](#) signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.