



## Reserve Study Transmittal Letter

Date: August 05, 2025  
To: Nicholas Saadi, Alpenhof Management  
From: Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)

**Re: Carnelian Woods; Update w/o Site Visit Review**  
2024/2025 Update- 3

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 2025/2026 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$372,103** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$262.78 /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, 2025/2026, the Association is **8.4%** funded.

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

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

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

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

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2024/2025) 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/o Site Visit Review

### **Carnelian Woods**

2024/2025 Update- 3

Published - August 05, 2025

Prepared for the 2025/2026 Fiscal Year

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## Carnelian Woods

2024/2025 Update- 3

### Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Association Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	20
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	21
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	22
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	23
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	24
<i>Section VI:</i>	Component Listing <i>Included Components</i>	35
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	68
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	69
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 5 Years</i>	76
<i>Section X:</i>	Auditor Notes	83
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	85
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	91



## **Carnelian Woods**

2024/2025 Update- 3

### **Member Distribution Materials**

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	<b>Member Summary</b>	<b>99</b>
	<b>Assessment and Reserve Funding</b> <i>[Civil Code §5570]</i>	<b>101</b>
	<b>Disclosure Summary</b>	
<i>Section III:</i>	<b>30 Year Reserve Funding Plan</b> <i>Cash Flow Method {c}</i>	<b>103</b>

## Carnelian Woods

2024/2025 Update- 3

Published - August 05, 2025

Prepared for the 2025/2026 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 Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

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

### Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. Its current estimated replacement cost;**
  - b. Its estimated useful life; and**
  - c. Its estimated remaining useful life.**
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$4,626,899.**
  - [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, 2026 is estimated to be \$387,574, constituting 8.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$372,103 [*\$262.78 per Unit per month (average)*] for the fiscal year ending September 30, 2026 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

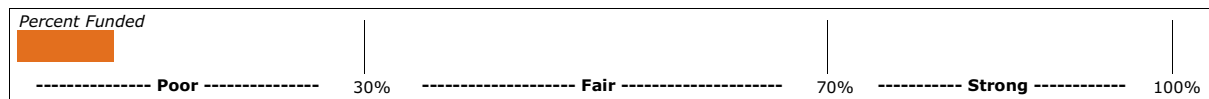
### Funding Assessment

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

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 8.4% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



### Methodology

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

### Funding Goals

The funding goal employed for 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 BRG's founder, Robert 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, a division of Reserve Advisors, LLC*



**30 Year Expense Forecast - Detailed**

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

[See Section VI-b for Excluded Components](#)

Reserve Component	Current		Life		Replacement Useful /												
	Cost	Remaining	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	2038/39
<b>01000 - Paving</b>																	
100 - Asphalt: Sealing	39,960	4	16														
190,285 sf Sealing/Repair On-Going																	
101 - Asphalt: Sealing	17,335	1	0	17,335													
Sealing/Repair-Pre Overlay (2024/25 Only)[nr:1]																	
103 - Asphalt: Sealing	16,280	2	1	16,687													
Sealing/Repair-Pre Overlay (2025/26 Only)[nr:1]																	
104 - Asphalt: Sealing	21,400	3	2	22,483													
Sealing/Repair-Pre Overlay (2026/27 Only)[nr:1]																	
120 - Asphalt: Sealing	60,000	4	10														
190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]																	
196 - Asphalt: Sealing	7,425	5	5		8,401												
Asphalt Walkways																	
200 - Asphalt: Ongoing Repairs	138,556	30	5		156,763												
22,420 sf Asphalt Walkways Replacement																	
280 - Asphalt: Crackfill	12,880	2	3	13,870													
Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:3]																	
281 - Asphalt: Crackfill	12,880	2	1	13,202													
Asphalt- Crackfill (2025/26) Pre Overlay[nr:1]																	
283 - Asphalt: Crackfill	3,050	5	5		3,451												
Asphalt- Crackfill Walkways																	
284 - Asphalt: Crackfill	15,450	2	13														
Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]																	
300 - Asphalt: Overlay w/ Interlayer	146,995	25	9														
190,285 sf Asphalt- Phase 1 (25%)																	
304 - Asphalt: Overlay w/ Interlayer	146,995	25	10														
190,285 sf Asphalt- Phase 2 (25%)																	
308 - Asphalt: Overlay w/ Interlayer	146,995	25	11														
190,285 sf Asphalt- Phase 3 (25%)																	
312 - Asphalt: Overlay w/ Interlayer	146,995	25	12														
190,285 sf Asphalt- Phase 4 (25%)																	
314 - Asphalt: Major Repairs	5,000	2	0	5,000	5,253	5,519	5,798	6,092	6,400	6,724	7,065						
Various Locations																	
315 - Asphalt: Major Repairs	11,085	2	1	11,362													
Various Locations (2025/2026 Only)[nr:1]																	
800 - Striping	1,200	4	4		1,325												
Community Striping																	

See Section VI-b for Excluded Components

Current Life  
Replacement Useful /

Reserve Component	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	2038/39			
	865	1	0	865														
801 - Striping Community Striping (2024/2025 Only)[nr:1]																		
803 - Striping Community Striping (2025/2026 Only)[nr:1]	1,055	2	1	1,081														
805 - Striping Community Striping (2026/2027 Only)[nr:1]	555	3	2	583														
Total 01000 - Paving	952,956			23,200	42,333	28,320	13,870	6,844	183,187	5,798	15,310	7,554	183,577	227,177	212,552	226,204	41,976	7,065
<b>02000 - Concrete</b>																		
390 - Pavers Lodge Deck Pavers- Maintenance	7,175	5	0	7,175					8,118									9,185
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	123,286	40	26															
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	3,000	5	0	3,000					3,394									3,840
Total 02000 - Concrete	133,461			10,175					11,512									13,025
<b>04000 - Structural Repairs</b>																		
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,373,068	40	29															
208 - Siding 6,500 sf Lodge Siding	73,645	40	29															
550 - Bridge Maintenance 290 lf Parcourse Bridges/Bd Walk Replace/maintain	29,870	20	1	30,617														
560 - Miscellaneous 30 Parcourse Signage	6,180	20	3	6,655														
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	145,848	30	29															
601 - Decking: Trex or Equiv. Porch Decking, 118 Units- (2025/2026 Only)[nr:1]	10,000	2	1	10,250														
664 - Stairway 118 Unit Stairs	206,000	30	29															
665 - Stairway Unit Stairs Planning (2025/2026 Only)[nr:1]	10,000	2	1	10,250														
674 - Railings 222 lf Lodge Walkway Railings- Replace	7,672	25	9										9,581					
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	1,110	5	0	1,110					1,256									1,421
682 - Railings Sloped Walkway Railings- Replace	7,725	25	9										9,647					
686 - Railings Sloped Walkway Railings- Paint & Repair	1,128	5	0	1,128					1,276									1,444
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	3,075	5	0	3,075					3,479									3,936
910 - Building Maintenance Pavilion	24,668	20	3	26,565														
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	1	1	5,125	5,253	5,384	5,519	5,657	5,798	5,943	6,092	6,244	6,400	6,560	6,724	6,893	7,065	

See Section VI-b for Excluded Components

Current Life  
Replacement Useful /

Reserve Component	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	2038/39
Cost Remaining	2	1													
996 - Miscellaneous Rebuild Chimneys (2025/2026 Only)[nr:1]	50,000		51,250												
<b>Total 04000 - Structural Repairs</b>	<b>2,954,989</b>	<b>5,313</b>	<b>107,492</b>	<b>5,253</b>	<b>38,605</b>	<b>11,668</b>	<b>5,798</b>	<b>5,943</b>	<b>6,092</b>	<b>25,472</b>	<b>13,202</b>	<b>6,560</b>	<b>6,724</b>	<b>6,893</b>	<b>7,065</b>
<b>04500 - Decking/Balconies</b>								171,301							
150 - Composite 3,900 sf Lodge Deck- Replace	140,595	25	8												
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0	4,500		5,091									
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	5			28,285									
301 - Repairs Unit Balconies- Repairs[nr:1]	15,000	2	0	15,000											
510 - Railing: Metal 140 lf Lodge Deck Railings- Replace	13,843	25	8					16,867							
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	1,050	5	0	1,050		1,188					1,344				
530 - CA Mandated Inspections 118 Units	10,300	9	8					12,550							
<b>Total 04500 - Decking/Balconies</b>	<b>210,288</b>			<b>20,550</b>		<b>34,565</b>		<b>200,717</b>			<b>7,104</b>				
<b>05000 - Roofing</b>															
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	2,088,665	40	12									936,341	959,749	983,743	
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	680,624	40	32												
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	0	20,000		22,628					25,602				
<b>Total 05000 - Roofing</b>	<b>2,789,289</b>			<b>20,000</b>		<b>22,628</b>					<b>25,602</b>				<b>983,743</b>
<b>08000 - Rehab</b>															
100 - General Pavilion	12,334	20	26												
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	50,000	2	0	50,000											
102 - General Pavilion- (2025/2026 Only)[nr:1]	50,000	3	1	51,250											
103 - General Pavilion- Redesign (2026/2027 Only)[nr:1]	50,000	4	2	52,531											
220 - Bathrooms 2 Clubhouse Bathrooms	11,639	12	9								14,536				
230 - Kitchen Clubhouse Kitchen	40,093	30	20												
<b>Total 08000 - Rehab</b>	<b>214,066</b>			<b>50,000</b>		<b>52,531</b>					<b>14,536</b>				<b>14,536</b>
<b>12000 - Pool</b>															
110 - Resurface 244 lf Clubhouse Pool	43,981	25	12												59,150
140 - Structural Replacement of Pool Pool Replacement	412,500	40	20												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /				Cost Remaining												
			25	12	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	2038/39
200 - Edge: Tile, Coping, Mastic 244 lf Pool Perimeter- Replacement			13,571															18,252	
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			3,624	5	4		4,000											4,526	5,121
720 - Heater 2 Pool Heaters			24,638	12	7							29,286							
730 - Filter 3 Pool Filters			17,211	12	8							20,970							
731 - Filter Pool Filters (2024/2025 Only)[nr:1]			198	2	0	198													
740 - Pumps 2 Pool Pumps (50%)			3,600	5	0	3,600		4,073										4,608	
750 - Cover Pool Cover/Reel			32,000	5	0	32,000		36,205										40,963	
914 - Furniture: Lounges 36 Chaise Lounges			6,921	5	4		7,639								8,643				9,779
960 - Furniture: Misc 42 Metal Patio Furniture Items			11,659	10	4		12,869												16,473
970 - Consulting/Engineering Pool Replacement Evaluation			2,000	5	0	2,000		2,263											2,560
<b>Total 12000 - Pool</b>			574,903			40,798		24,509	45,935		29,286	20,970	13,169	51,971				77,401	31,373
<b>13000 - Spa</b>																			
640 - Rehab 2 Hot Tubs- Replace/Replumb			36,141	20	6						41,912								
641 - Rehab Hot Tubs- Replace/Replumb (2024/2025 Only)[nr:1]			1,012	1	0	1,012													
730 - Filter 2 Hot Tub Filters			3,605	12	10														4,615
740 - Pumps 4 Hot Tub Pumps			9,888	10	5			11,187											
780 - Heater 2 Hot Tub Heaters			9,888	10	7						11,754								
800 - Cover Hot Tub Covers			4,230	10	9														5,283
<b>Total 13000 - Spa</b>			64,764			1,012		11,187	41,912	11,754			5,283	4,615					
<b>14000 - Recreation</b>																			
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters			2,884	10	6					3,345									
140 - Sauna: Wood Kit 2 Sauna Rooms			19,158	20	4		21,147												
<b>Total 14000 - Recreation</b>			22,042				21,147			3,345									
<b>17000 - Tennis Court</b>																			
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]			35,597	5	2		37,399					42,313							47,874
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]			35,597	5	22														
560 - Fixtures 2 Tennis Court Nets			1,845	10	2		1,938												2,481

See Section VI-b for Excluded Components

Reserve Component	Current		Life															
	Replacement	Useful /	Cost Remaining	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	2038/39
564 - Fixtures Pickleball Court Net	1,845	10	0	1,845														2,362
700 - Screen 6,600 sf Tennis Court Perimeter Screen	20,394	20	4				22,511											
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace	166,860	40	17															
<b>Total 17000 - Tennis Court</b>	<b>262,138</b>			<b>1,845</b>	<b>39,337</b>	<b>22,511</b>	<b>42,313</b>	<b>2,362</b>	<b>50,355</b>									
<b>18000 - Landscaping</b>																		
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	10,000	1	0	10,000	10,250	10,506	10,769	11,038										
450 - Drainage System Maint. Drainage System[se:4]	103,000	20	10															35,497
451 - Drainage System Maint. Drainage System (2024/2025 Only)[nr:1]	25,625	1	0	25,625														
460 - Defensible Space Defensible Space	15,000	3	0	15,000	16,153	17,395	18,733	20,173										
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	16,660	1	8				20,299	20,806	21,327	21,860	22,406	22,966	23,540					
924 - Miscellaneous Forestry- Mastication Project	10,794	5	8				13,152											14,880
<b>Total 18000 - Landscaping</b>	<b>181,080</b>			<b>50,625</b>	<b>10,250</b>	<b>10,506</b>	<b>26,922</b>	<b>11,038</b>	<b>17,395</b>	<b>33,451</b>	<b>39,539</b>	<b>54,289</b>	<b>55,646</b>	<b>77,210</b>	<b>73,343</b>	<b>23,540</b>		
<b>19000 - Fencing</b>																		
130 - Chain Link: 10' 660 lf Tennis Court Perimeter	27,192	40	4				30,015											
200 - Wrought Iron 112 lf Wrought Iron Fencing- Replace	14,420	30	15															
204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	2,307	5	1	2,365			2,676											3,027
300 - Wood 350 lf Wood Fencing- Pool Perimeter	27,037	15	9															33,766
301 - Wood Wood Fencing- Pool Perimeter (2024/2025 Only)[nr:1]	1,000	1	0	1,000														
340 - Wood: 6' 264 lf Maintenance Yard Fence	12,236	15	9															15,282
<b>Total 19000 - Fencing</b>	<b>84,193</b>			<b>1,000</b>	<b>2,365</b>	<b>30,015</b>	<b>2,676</b>	<b>49,048</b>	<b>3,027</b>									
<b>20000 - Lighting</b>																		
100 - Exterior: Misc. Fixtures 118 Porch Lights	20,600	20	19															
101 - Exterior: Misc. Fixtures Porch Lights (2024/2025 Only)[nr:1]	300	2	0	300														
280 - Pole Lights 59 Grounds- Pole Lights	17,700	20	0	17,700														
<b>Total 20000 - Lighting</b>	<b>38,600</b>			<b>18,000</b>														
<b>21000 - Signage</b>																		
790 - Wood Monument Entry Monument Sign	4,635	12	9															5,788
<b>Total 21000 - Signage</b>	<b>4,635</b>																	5,788

See Section VI-b for Excluded Components

Current Life  
Replacement Useful /

Reserve Component	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	2038/39
<b>23000 - Mechanical Equipment</b>															
600 - Water Heater Lodge Water Heater		11,381	10	4	12,563										16,082
710 - Furnace Furnace A		8,019	30	16											
714 - Furnace Furnace B		8,019	30	19											
Total 23000 - Mechanical Equipment		27,419			12,563										16,082
<b>24000 - Furnishings</b>															
900 - Miscellaneous 45 Lodge Furnishing Items		27,810	10	4	30,697										39,295
901 - Miscellaneous Lodge Furnishing Items (2024/2025 Only)[nr:1]		3,000	2	0	3,000										
904 - Miscellaneous Periodic Upholstery Repairs		1,538	5	0	1,740	1,740						1,969			
Total 24000 - Furnishings		32,348			30,697	1,740						1,969			39,295
<b>24600 - Safety / Access</b>															
350 - Defibrillators Lodge AED- Outside Kitchen Security Access		2,575	5	2	2,705			3,061							3,463
700 - Security System Security Access		51,250	10	0	51,250							65,604			
Total 24600 - Safety / Access		53,825			2,705			3,061				65,604			3,463
<b>25000 - Flooring</b>															
200 - Carpeting 226 Sq. Yds. Lodge		11,639	10	2	12,228										15,653
201 - Carpeting Lodge (2024/2025 Only)[nr:1]		1,000	2	0	1,000										
990 - Miscellaneous 42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet		2,812	10	7				3,342							
Total 25000 - Flooring		15,451			12,228			3,342							15,653
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Play Equipment		9,991	20	12											13,437
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing		2,060	10	2	2,164										2,770
140 - Tot Lot: Safety Surface Tot-Lot- Fence & Play Surface		7,710	20	12											10,368
302 - Bocce Ct. Resurface 1,183 sf Bocce Court		6,214	20	4	6,859										
310 - Wood Benches 4 Benches- Grounds		3,700	10	4	4,085										5,229
Total 26000 - Outdoor Equipment		29,675			2,164										26,576
<b>27000 - Appliances</b>															
998 - Miscellaneous 8 Kitchen Appliances (50%)		6,180	6	7	7,346										8,519
Total 27000 - Appliances		6,180			7,346										8,519
<b>29000 - Infrastructure</b>															

See Section VI-b for Excluded Components

Current Life  
Replacement Useful /

Reserve Component	Cost Remaining																	
	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	2038/39			
300 - Sewer Lodge Sewer System	50,000	50	1	51,250														
304 - Sewer Sewer System Main and laterals	5,150	5	4		5,685				6,432						7,277			
330 - Plumbing Gas/Water Repair/Replace	5,150	5	3	5,546					6,275						7,099			
401 - Electric 30 Panel Boxes (2025/2026 Only)[nr:1]	150,000	4	1	153,750														
403 - Electric Panel Boxes (2027/2028 Only)[nr:1]	100,000	4	3	107,689														
405 - Electric Panel Boxes (2028/2029 Only)[nr:1]	100,000	5	4	110,381														
407 - Electric Panel Boxes (2029/2030 Only)[nr:1]	100,000	6	5	113,141														
Total 29000 - Infrastructure	510,300			205,000	113,235	116,066	113,141		6,275	6,432			7,099		7,277			
<b>30000 - Miscellaneous</b>																		
100 - Special Projects Bat Exclusion Updating	5,000	1	0	5,000	5,125	5,253	5,384	5,519	5,657	5,798	5,943	6,092	6,244	6,400	6,560	6,724	6,893	7,065
810 - Maintenance Equipment Cat 924F Loader	61,674	20	11												80,921			
810 - Maintenance Equipment Truck Tires	3,400	3	0	3,400	3,661					3,943			4,246		4,573			
814 - Maintenance Equipment Snow Blower (2017)	4,317	5	3	4,649									5,260					5,951
818 - Maintenance Equipment Snow Blowers (2018)	4,317	5	5		4,885									5,526				
822 - Maintenance Equipment 4 Snow Blowers (2019)	17,269	5	1	17,701						20,027					22,658			
830 - Maintenance Equipment Snow Plows	5,768	6	1	5,912									6,856					7,951
834 - Tractor Kubota B7800	44,650	12	6							51,781								
838 - Trailer Walton Trailer	5,397	15	9										6,740					
850 - Maintenance Truck Snow Plow/Work Truck- Primary	33,500	5	4		36,978								41,837					47,335
858 - Maintenance Equipment 2 Storage Containers (2011)	8,767	20	6							10,167								
862 - Maintenance Equipment Storage Container (2017)	4,383	20	11												5,751			
868 - Miscellaneous Energy Improvements- Insulation	8,950	5	0	8,950	10,126										11,457			
Total 30000 - Miscellaneous	207,393			17,350	28,738	5,253	13,695	42,497	20,668	91,716	12,800	11,352	59,068	23,384	115,892	11,297	20,795	54,399
<b>31000 - Reserve Study</b>																		
100 - 3 Year Update with Site Visit Reserve Study	4,000	3	2		4,203								4,874		5,248			5,652
500 - Annual Update Reserve Study	500	3	1	513	552					594				640				689
510 - Annual Update Reserve Study	500	3	0	500	538					580			624		672			
Total 31000 - Reserve Study	5,000			513	552					594			624		672			689
<b>32000 - Undesignated</b>																		

See Section VI-b for Excluded Components

Prepared for the 2025/2026 Fiscal Year

Current Life  
Replacement Useful /

Reserve Component	Cost Remaining	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	2038/39
100 - Miscellaneous Reserve Items	10,000	1	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Total	32000 - Undesignated	10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Total Expenditures Inflated @ 2.50%		317,156	458,190	173,007	217,635	345,939	472,071	180,817	143,638	303,469	415,025	503,744	412,046	1,445,346	1,132,849	1,194,849

Total Current Replacement Cost 9,384,994

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 190,285 sf Sealing/Repair On-Going		59,321			65,479		72,276								79,780
101 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2024/25 Only)[nr:1]															
103 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2025/26 Only)[nr:1]															
104 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2026/27 Only)[nr:1]															
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]															
196 - Asphalt: Sealing Asphalt Walkways	10,754				12,167									13,766	
200 - Asphalt: Ongoing Repairs 22,420 sf Asphalt Walkways Replacement															
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:3]															
281 - Asphalt: Crackfill Asphalt- Crackfill (2025/26) Pre Overlay[nr:1]															
283 - Asphalt: Crackfill Asphalt- Crackfill Walkways	4,417				4,998									5,655	
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	22,376	23,509		25,950	24,699		27,263					28,643			30,094
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%)															
314 - Asphalt: Major Repairs Various Locations		7,423	7,798	8,193	8,608	9,044	9,501	9,982							
315 - Asphalt: Major Repairs Various Locations (2025/2026 Only)[nr:1]															
800 - Striping Community Striping		1,781			1,966		2,170								2,396
801 - Striping Community Striping (2024/2025 Only)[nr:1]															
803 - Striping Community Striping (2025/2026 Only)[nr:1]															
805 - Striping Community Striping (2026/2027 Only)[nr:1]															
<b>Total 01000 - Paving</b>	37,547	68,525	23,509	7,798	24,699	92,803	25,950	8,608	27,263	83,491	48,064	9,501	30,094	92,158	

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
<b>02000 - Concrete</b>															
390 - Pavers Lodge Deck Pavers- Maintenance	10,392				11,757						13,302				
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	4,345				4,916						5,562				234,279
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	14,736				16,673						18,864				234,279
Total 02000 - Concrete															
<b>04000 - Structural Repairs</b>															
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding															4,856,265
208 - Siding 6,500 sf Lodge Siding															150,708
550 - Bridge Maintenance 290 lf Parcourse Bridges/Bd Walk Replace/maintain						50,169									
560 - Miscellaneous 30 Parcourse Signage								10,905							
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units															298,464
601 - Decking: Trex or Equiv. Porch Decking, 118 Units- (2025/2026 Only)[nr:1]															
664 - Stairway 118 Unit Stairs															421,560
665 - Stairway Unit Stairs Planning (2025/2026 Only)[nr:1]															
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															
686 - Railings Sloped Walkway Railings- Paint & Repair	1,634				1,848						2,091				
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	4,454				5,039						5,701				
910 - Building Maintenance Pavilion								43,530							
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	7,241	7,423	7,608	7,798	7,993	8,193	8,398	8,608	8,823	9,044	9,270	9,501	9,739	9,982	10,232
996 - Miscellaneous Rebuild Chimneys (2025/2026 Only)[nr:1]															
Total 04000 - Structural Repairs	14,936	7,423	7,608	7,798	7,993	16,899	58,567	8,608	63,259	9,044	19,120	9,501	9,739	9,982	5,737,229
<b>04500 - Decking/Balconies</b>															
150 - Composite 3,900 sf Lodge Deck- Replace															
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	6,517				7,374										8,343

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
300 - Repairs															
10,620 sf Unit Balconies- Repairs	36,207														46,349
301 - Repairs															
Unit Balconies- Repairs[nr:1]															
510 - Railing: Metal															
140 If Lodge Deck Railings- Replace						1,721									1,947
514 - Railing: Metal															
140 If Lodge Deck Railings- Paint & Repair		1,521													
530 - CA Mandated Inspections															19,573
118 Units		15,673													
Total 04500 - Decking/Balconies	44,246	15,673				9,094								56,638	19,573
<b>05000 - Roofing</b>															
680 - Pitched: Metal															
1,652 Squares- Metal Roofs- Replace[se:3]															
684 - Pitched: Metal															
165,200 sf Metal Roofs- Coating															
900 - Roofing: Inspections & Repairs															
Units & Lodge	28,966					32,772									37,079
Total 05000 - Roofing	28,966					32,772									37,079
<b>08000 - Rehab</b>															
100 - General															
Pavilion															23,439
101 - General															
Pavilion- Development/Assessment															
(2024/2025 Only)[nr:1]															
102 - General															
Pavilion- (2025/2026 Only)[nr:1]															
103 - General															
Pavilion- Redesign (2026/2027															
Only)[nr:1]															
220 - Bathrooms															
2 Clubhouse Bathrooms										19,549					
230 - Kitchen															
Clubhouse Kitchen										65,697					
Total 08000 - Rehab										65,697	19,549				23,439
<b>12000 - Pool</b>															
110 - Resurface															
244 If Clubhouse Pool															
Pool Replacement															
200 - Edge: Tile, Coping, Mastic															
244 If Pool Perimeter- Replacement															
204 - Edge: Tile, Coping, Mastic															
Pool Perimeter- Ongoing Repairs		4,345				4,916								5,562	
230 - Drain Covers															
Pool Anti-Entrapment Devices															
2 Pool Heaters															
720 - Heater															
2 Pool Heaters															
730 - Filter															
3 Pool Filters															
Total 12000 - Pool										5,794	6,555			7,416	
Total 04500 - Decking/Balconies	44,246	15,673				9,094								56,638	19,573
Total 05000 - Roofing	28,966					32,772									37,079
Total 08000 - Rehab										65,697	19,549				23,439
Total 12000 - Pool										5,794	6,555			7,416	

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
731 - Filter															
Pool Filters (2024/2025 Only)[nr:1]															
740 - Pumps		5,214			5,899						6,674				
2 Pool Pumps (50%)															
750 - Cover		46,346			52,436						59,326				
Pool Cover/Reel															
914 - Furniture: Lounges					11,064				12,518						14,163
36 Chaise Lounges															
960 - Furniture: Misc									21,087						
42 Metal Patio Furniture Items															
970 - Consulting/Engineering		2,897			3,277						3,708				
Pool Replacement Evaluation															
Total 12000 - Pool	58,801		56,245	770,660				40,160	75,270						21,579
<b>13000 - Spa</b>															68,678
640 - Rehab															
2 Hot Tubs- Replace/Replumb															
641 - Rehab															
Hot Tubs- Replace/Replumb (2024/2025 Only)[nr:1]															
730 - Filter								6,206							
2 Hot Tub Filters															
740 - Pumps		14,321									18,332				
4 Hot Tub Pumps															
780 - Heater			15,046												19,260
2 Hot Tub Heaters															
800 - Cover					6,762										8,656
Hot Tub Covers															
Total 13000 - Spa	14,321		15,046	6,762	6,206			18,332	68,678	19,260					8,656
<b>14000 - Recreation</b>															
100 - Sauna: Heaters					4,281										5,480
2 Men's & Women's Sauna Heaters															
140 - Sauna: Wood Kit									34,652						
2 Sauna Rooms															
Total 14000 - Recreation		4,281							34,652						5,480
<b>17000 - Tennis Court</b>															
500 - Resurface															
21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]															
504 - Resurface								61,282							69,335
21,600 sf [3] Tennis Courts- Post Replacement[nr:7]															
560 - Fixtures															
2 Tennis Court Nets															
564 - Fixtures															
Pickleball Court Net															
700 - Screen															
6,600 sf Tennis Court Perimeter Screen															36,887
900 - Miscellaneous															
21,600 sf [3] Tennis Courts- Remove/Replace															
Total 17000 - Tennis Court			253,897					64,459	36,887						69,335
<b>18000 - Landscaping</b>															

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]															
450 - Drainage System Maint. Drainage System[se:4]															
451 - Drainage System Maint. Drainage System (2024/2025 Only)[nr:1]															
460 - Defensible Space Defensible Space	21,724		23,395			25,194			27,131			29,217			
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	24,129	24,732	25,351	25,984	26,634	27,300	27,982	28,682	29,399	30,134	30,887	31,659	32,451	33,262	34,094
924 - Miscellaneous Forestry- Mastication Project			16,836					19,048						21,551	
<b>Total 18000 - Landscaping</b>	<b>45,853</b>	<b>24,732</b>	<b>25,351</b>	<b>66,215</b>	<b>26,634</b>	<b>27,300</b>	<b>53,176</b>	<b>28,682</b>	<b>48,447</b>	<b>57,265</b>	<b>30,887</b>	<b>31,659</b>	<b>61,668</b>	<b>54,813</b>	<b>34,094</b>
<b>19000 - Fencing</b>															
130 - Chain Link: 10' 660 If Tennis Court Perimeter															
200 - Wrought Iron 112 If Wrought Iron Fencing- Replace	20,884														
204 - Wrought Iron 112 If Wrought Iron Fencing- Paint/Repair		3,425				3,875						4,384			
300 - Wood 350 If Wood Fencing- Pool Perimeter										48,903					
301 - Wood Wood Fencing- Pool Perimeter (2024/2025 Only)[nr:1]											22,132				
340 - Wood: 6' 264 If Maintenance Yard Fence															
<b>Total 19000 - Fencing</b>	<b>20,884</b>	<b>3,425</b>				<b>3,875</b>				<b>48,903</b>		<b>4,384</b>			
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures 118 Porch Lights											32,932				
101 - Exterior: Misc. Fixtures Porch Lights (2024/2025 Only)[nr:1]															
280 - Pole Lights 59 Grounds- Pole Lights						29,004									
<b>Total 20000 - Lighting</b>						<b>29,004</b>					<b>32,932</b>				
<b>21000 - Signage</b>															
790 - Wood Monument Entry Monument Sign							7,785								
<b>Total 21000 - Signage</b>							<b>7,785</b>								
<b>23000 - Mechanical Equipment</b>															
600 - Water Heater Lodge Water Heater													20,586		
710 - Furnace Furnace A															
714 - Furnace Furnace B															
<b>Total 23000 - Mechanical Equipment</b>													<b>20,586</b>		

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
<b>24000 - Furnishings</b>															
900 - Miscellaneous 45 Lodge Furnishing Items									50,301						
901 - Miscellaneous Lodge Furnishing Items (2024/2025 Only)[nr:1]	2,227					2,520					2,851				
904 - Miscellaneous Periodic Upholstery Repairs	2,227					2,520				50,301	2,851				
<b>Total 24000 - Furnishings</b>															
<b>24600 - Safety / Access</b>															
350 - Defibrillators Lodge AED- Outside Kitchen		3,918					4,433					5,016			
700 - Security System Security Access					83,979										
<b>Total 24600 - Safety / Access</b>		3,918			83,979		4,433					5,016			
<b>25000 - Flooring</b>															
200 - Carpeting 226 Sq. Yds. Lodge							20,037								
201 - Carpeting Lodge (2024/2025 Only)[nr:1]															
990 - Miscellaneous 42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet		4,279										5,477			
<b>Total 25000 - Flooring</b>		4,279					20,037					5,477			
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Play Equipment															
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing							3,546								
140 - Tot Lot: Safety Surface Tot-Lot: Fence & Play Surface															
302 - Bocce Ct. Resurface 1,183 sf Bocce Court									11,240						
310 - Wood Benches 4 Benches- Grounds									6,693						
<b>Total 26000 - Outdoor Equipment</b>							3,546		17,933						
<b>27000 - Appliances</b>															
998 - Miscellaneous 8 Kitchen Appliances (50%)					9,880						11,457				
<b>Total 27000 - Appliances</b>					9,880						11,457				
<b>29000 - Infrastructure</b>															
300 - Sewer Lodge Sewer System															
304 - Sewer Sewer System Main and laterals					8,233				9,315						10,539
330 - Plumbing Gas/Water Repair/Replace				8,032				9,088						10,282	
401 - Electric 30 Panel Boxes (2025/2026 Only)[nr:1]															
403 - Electric Panel Boxes (2027/2028 Only)[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	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	2053/54
405 - Electric Panel Boxes (2028/2029 Only) [nr:1]				8,032	8,233			9,088	9,315			10,282	10,539		
407 - Electric Panel Boxes (2029/2030 Only) [nr:1]															
<b>Total 29000 - Infrastructure</b>				8,032	8,233			9,088	9,315			10,282	10,539		
<b>30000 - Miscellaneous</b>															
100 - Special Projects Bat Exclusion Updating	7,241	7,423	7,608	7,798	7,993	8,193	8,398	8,608	8,823	9,044	9,270	9,501	9,739	9,982	10,232
810 - Maintenance Equipment Cat 924F Loader	4,924		5,303	5,711						6,150		6,623			
814 - Maintenance Equipment Truck Tires			6,733					7,618						8,619	
818 - Maintenance Equipment Snow Blower (2017)	6,253				7,074						8,004				
822 - Maintenance Equipment 4 Snow Blowers (2018)															
822 - Maintenance Equipment 4 Snow Blowers (2019)	25,636				29,005							32,816			
830 - Maintenance Equipment Snow Plows			9,221									10,694			
834 - Tractor Kubota B7800			69,640												
838 - Trailer Walton Trailer								9,762							
850 - Maintenance Truck Snow Plow/Work Truck- Primary				53,555				60,592							68,555
858 - Maintenance Equipment 2 Storage Containers (2011)												16,659			
862 - Maintenance Equipment Storage Container (2017)															
868 - Miscellaneous Energy Improvements- Insulation	12,962				14,666							16,593			
<b>Total 30000 - Miscellaneous</b>	31,381	33,058	7,608	89,474	70,769	29,933	43,113	8,608	16,441	85,548	44,560	58,977	16,362	18,602	78,787
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit Reserve Study												7,601			8,186
500 - Annual Update Reserve Study			742		799			861				927			998
510 - Annual Update Reserve Study	724		780		840			904				974			
<b>Total 31000 - Reserve Study</b>	724	742	6,086	780	799	6,554	840	861	7,058	904	927	7,601	974	998	8,186
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
<b>Total 32000 - Undesignated</b>	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
<b>Total Expenditures Inflated @ 2.50%</b>	329,106	168,935	378,191	195,694	273,752	1,203,297	229,650	171,264	189,202	535,207	382,588	492,077	237,402	206,800	5,919,534

# 30 Year Reserve Funding Plan Cash Flow Method

2024/2025 Update - 3  
Prepared for the 2025/2026 Fiscal Year

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
<b>Beginning Balance</b>	302,754	463,158	387,574	616,932	825,790	929,825	929,566	1,246,010	1,630,870	1,887,481
<b>Inflated Expenditures @ 2.5%</b>	317,156	458,190	173,007	217,635	345,939	472,071	180,817	143,638	303,469	415,025
<b>Reserve Contribution</b>	355,060	372,103	389,964	408,682	428,299	448,857	470,402	492,981	516,644	541,443
<i>Units/month @ 118</i>	250.75	262.78	275.40	288.62	302.47	316.99	332.20	348.15	364.86	382.38
<i>Percentage Increase</i>		4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
<b>Special Assessments / Other</b>	113,044 <sup>1</sup>	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	9,456	10,503	12,401	17,811	21,674	22,955	26,859	35,517	43,436	48,767
<b>Ending Balance</b>	463,158	387,574	616,932	825,790	929,825	929,566	1,246,010	1,630,870	1,887,481	2,062,667

1) There is a special assessment of \$113,044 in FY25.

	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44
<b>Beginning Balance</b>	2,062,667	2,178,718	2,418,092	1,646,134	1,201,569	714,857	1,125,807	1,744,066	2,202,447	2,895,355
<b>Inflated Expenditures @ 2.5%</b>	503,744	412,046	1,445,346	1,132,849	1,194,849	329,106	168,935	378,191	195,694	273,752
<b>Reserve Contribution</b>	567,432	594,669	623,213	653,127	684,477	717,332	751,764	787,849	825,666	865,298
<i>Units/month @ 118</i>	400.73	419.96	440.12	461.25	483.39	506.59	530.91	556.39	583.10	611.09
<i>Percentage Increase</i>		4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	52,363	56,751	50,176	35,157	23,660	22,724	35,431	48,722	62,936	79,778
<b>Ending Balance</b>	2,178,718	2,418,092	1,646,134	1,201,569	714,857	1,125,807	1,744,066	2,202,447	2,895,355	3,566,679

	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
<b>Beginning Balance</b>	3,566,679	3,355,675	4,169,286	5,108,540	6,101,517	6,819,717	7,763,563	8,675,861	9,927,215	11,302,028
<b>Inflated Expenditures @ 2.5%</b>	1,203,297	229,650	171,264	189,202	535,207	382,588	492,077	237,402	206,800	5,919,534
<b>Reserve Contribution</b>	906,832	950,360	995,977	1,043,784	1,093,886	1,146,393	1,201,420	1,259,088	1,319,524	1,382,861
<i>Units/month @ 118</i>	640.42	671.16	703.37	737.14	772.52	809.60	848.46	889.19	931.87	976.60
<i>Percentage Increase</i>		4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	85,461	92,901	114,541	138,396	159,521	180,041	202,956	229,668	262,089	225,842
<b>Ending Balance</b>	3,355,675	4,169,286	5,108,540	6,101,517	6,819,717	7,763,563	8,675,861	9,927,215	11,302,028	6,991,198



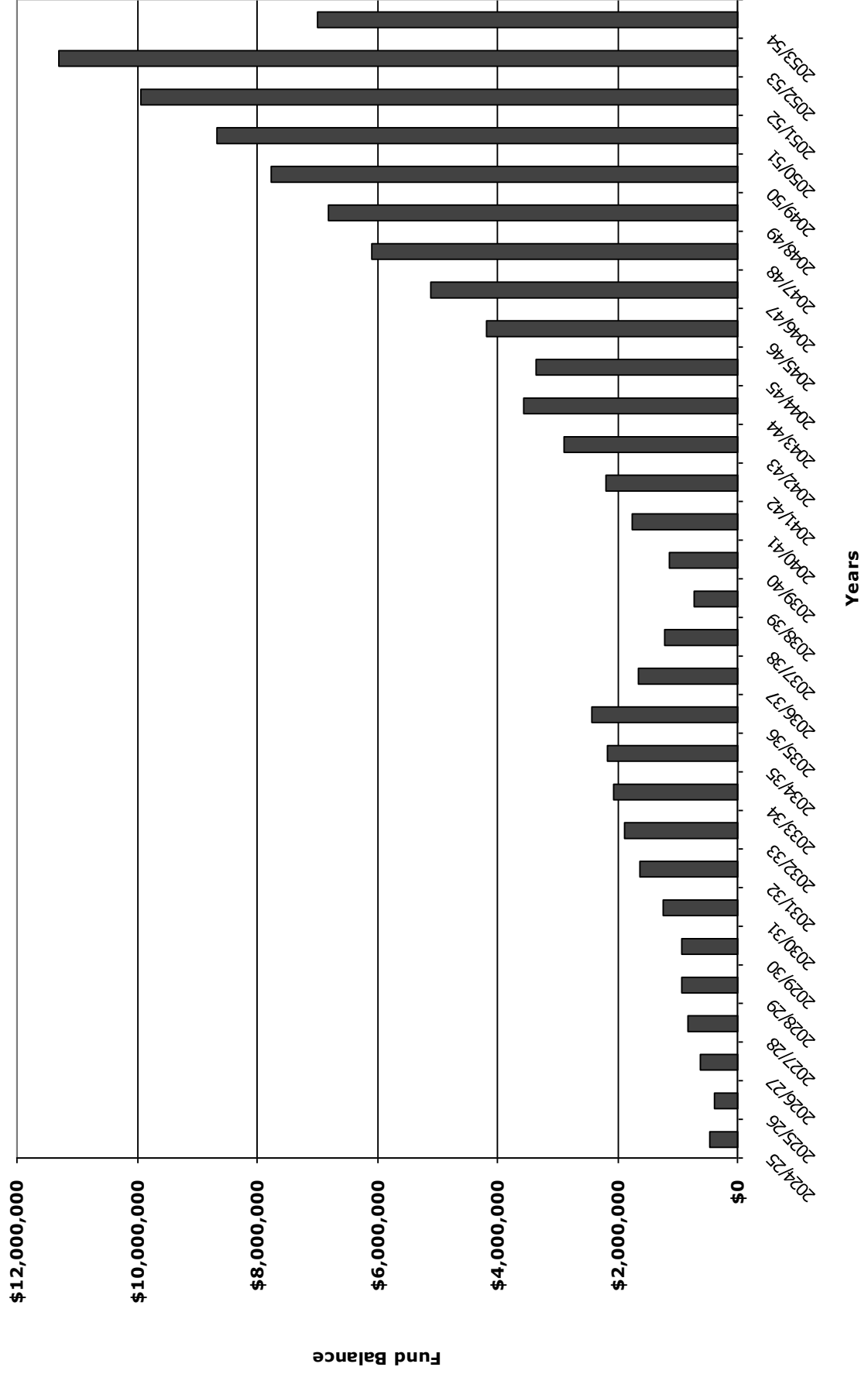
**Browning**  
RESERVE GROUP

**Section III-a**  
Carnellian Woods

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

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year





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

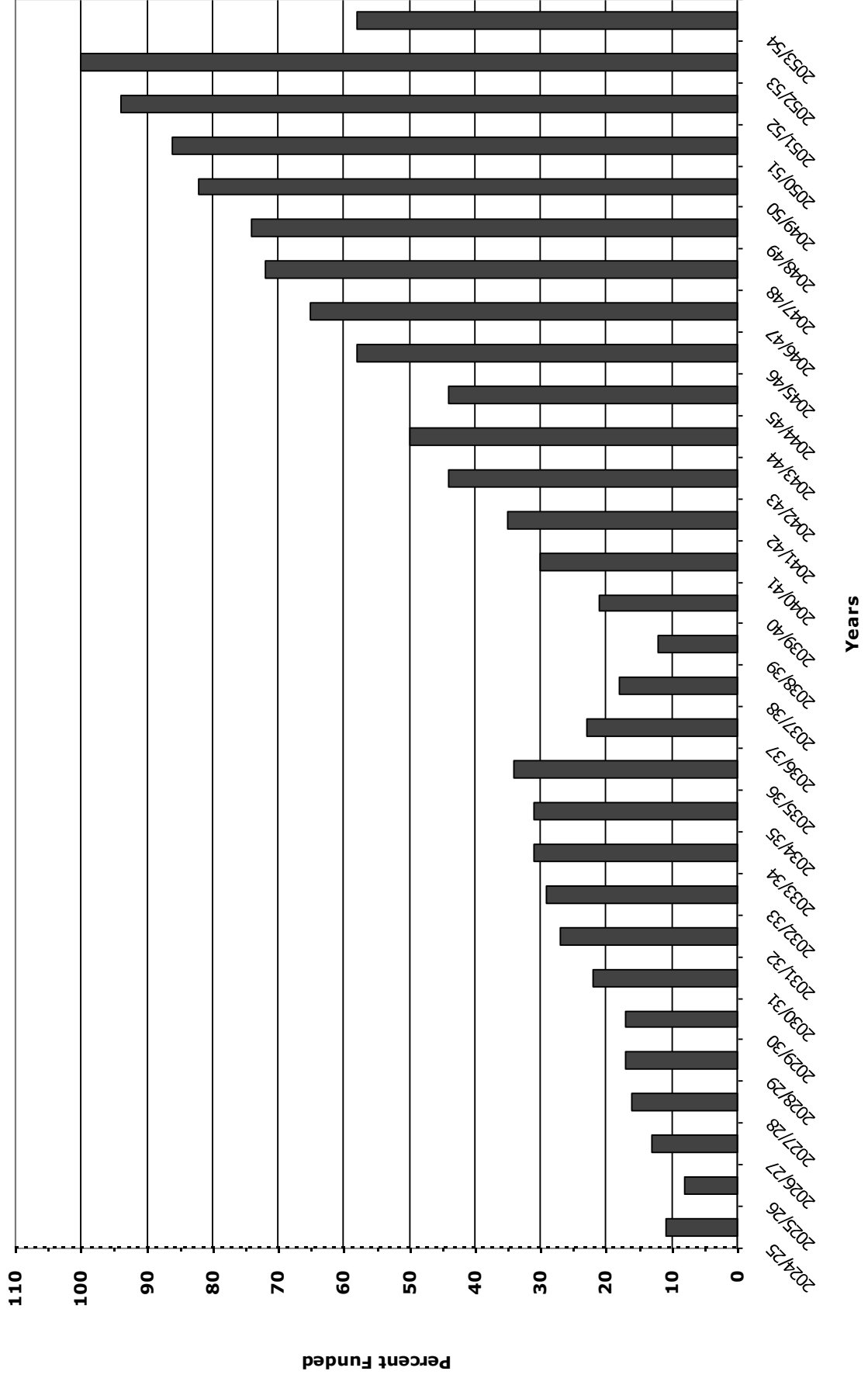
2024/2025 Update- 3  
Prepared for the 2025/2026 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2024/25	302,754	4,311,009	10.7%	317,156	355,060	113,044	9,456	463,158
2025/26	463,158	4,626,899	8.4%	458,190	372,103	0	10,503	387,574
2026/27	387,574	4,716,216	13.1%	173,007	389,964	0	12,401	616,932
2027/28	616,932	5,095,744	16.2%	217,635	408,682	0	17,811	825,790
2028/29	825,790	5,422,924	17.1%	345,939	428,299	0	21,674	929,825
2029/30	929,825	5,606,091	16.6%	472,071	448,857	0	22,955	929,566
2030/31	929,566	5,656,430	22.0%	180,817	470,402	0	26,859	1,246,010
2031/32	1,246,010	6,018,874	27.1%	143,638	492,981	0	35,517	1,630,870
2032/33	1,630,870	6,439,710	29.3%	303,469	516,644	0	43,436	1,887,481
2033/34	1,887,481	6,731,108	30.6%	415,025	541,443	0	48,767	2,062,667
2034/35	2,062,667	6,936,010	31.4%	503,744	567,432	0	52,363	2,178,718
2035/36	2,178,718	7,066,695	34.2%	412,046	594,669	0	56,751	2,418,092
2036/37	2,418,092	7,307,095	22.5%	1,445,346	623,213	0	50,176	1,646,134
2037/38	1,646,134	6,501,356	18.5%	1,132,849	653,127	0	35,157	1,201,569
2038/39	1,201,569	6,008,907	11.9%	1,194,849	684,477	0	23,660	714,857
2039/40	714,857	5,453,393	20.6%	329,106	717,332	0	22,724	1,125,807
2040/41	1,125,807	5,784,563	30.2%	168,935	751,764	0	35,431	1,744,066
2041/42	1,744,066	6,301,815	34.9%	378,191	787,849	0	48,722	2,202,447
2042/43	2,202,447	6,631,684	43.7%	195,694	825,666	0	62,936	2,895,355
2043/44	2,895,355	7,180,342	49.7%	273,752	865,298	0	79,778	3,566,679
2044/45	3,566,679	7,677,295	43.7%	1,203,297	906,832	0	85,461	3,355,675
2045/46	3,355,675	7,248,838	57.5%	229,650	950,360	0	92,901	4,169,286
2046/47	4,169,286	7,822,982	65.3%	171,264	995,977	0	114,541	5,108,540
2047/48	5,108,540	8,487,034	71.9%	189,202	1,043,784	0	138,396	6,101,517
2048/49	6,101,517	9,165,402	74.4%	535,207	1,093,886	0	159,521	6,819,717
2049/50	6,819,717	9,522,576	81.5%	382,588	1,146,393	0	180,041	7,763,563
2050/51	7,763,563	10,062,029	86.2%	492,077	1,201,420	0	202,956	8,675,861
2051/52	8,675,861	10,520,082	94.4%	237,402	1,259,088	0	229,668	9,927,215
2052/53	9,927,215	11,252,977	100.4%	206,800	1,319,524	0	262,089	11,302,028
2053/54	11,302,028	12,053,392	58.0%	5,919,534	1,382,861	0	225,842	6,991,198

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

2024/2025 Update - 3

Prepared for the 2025/2026 Fiscal Year



# Reserve Fund Balance Forecast Component Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 190,285 sf Sealing/Repair On-Going	39,960	4	16	59,321	3,489	2,351	2,560	0.53%	1,962
101 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2024/25 Only)[nr:1]	17,335	1	0	0	0	17,335	0	0.00%	0
103 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2025/26 Only)[nr:1]	16,280	2	1	16,687	8,344	8,140	16,687	1.26%	4,692
104 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2026/27 Only)[nr:1]	21,400	3	2	22,483	7,494	7,133	14,623	1.13%	4,215
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]	60,000	4	10	79,734	7,249	4,839	5,399	1.10%	4,076
196 - Asphalt: Sealing Asphalt Walkways	7,425	5	5	8,401	1,400	1,238	1,522	0.21%	787
200 - Asphalt: Ongoing Repairs 22,420 sf Asphalt Walkways Replacement	138,556	30	5	156,763	5,225	115,463	123,084	0.79%	2,939
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:3]	12,880	2	3	13,870	3,468	3,220	4,401	0.52%	1,950
281 - Asphalt: Crackfill Asphalt- Crackfill (2025/26) Pre Overlay[nr:1]	12,880	2	1	13,202	6,601	6,440	13,202	1.00%	3,712
283 - Asphalt: Crackfill Asphalt- Crackfill Walkways	3,050	5	5	3,451	575	508	625	0.09%	323
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	15,450	2	13	21,298	1,521	1,104	1,218	0.23%	856
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)	146,995	25	9	183,577	7,343	94,077	102,456	1.11%	4,129
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)	146,995	25	10	188,166	7,527	88,197	96,429	1.14%	4,233
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)	146,995	25	11	192,870	7,715	82,317	90,402	1.17%	4,338
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)	146,995	25	12	197,692	7,908	76,437	84,375	1.20%	4,447
314 - Asphalt: Major Repairs Various Locations	5,000	2	0	5,000	2,500	5,000	2,563	0.38%	1,406
315 - Asphalt: Major Repairs Various Locations (2025/2026 Only)[nr:1]	11,085	2	1	11,362	5,681	5,543	11,362	0.86%	3,195
800 - Stripping Community Stripping	1,200	4	4	1,325	265	240	308	0.04%	149

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>									
801 - Striping	865	1	0	0	0	865	0	0.00%	0
Community Striping (2024/2025 Only)[nr:1]									
803 - Striping	1,055	2	1	1,081	541	528	1,081	0.08%	304
Community Striping (2025/2026 Only)[nr:1]									
805 - Striping	555	3	2	583	194	185	379	0.03%	109
Community Striping (2026/2027 Only)[nr:1]									
Sub-total [01000 - Paving]	952,956			1,176,866	85,040	521,159	572,676	12.85%	47,823
<b>02000 - Concrete</b>									
390 - Pavers	7,175	5	0	7,175	1,435	7,175	1,471	0.22%	807
Lodge Deck Pavers- Maintenance									
400 - Pool Deck	123,286	40	26	234,279	5,857	43,150	47,388	0.89%	3,294
3,700 sf Pool Deck Pavers- Replace									
404 - Pool Deck	3,000	5	0	3,000	600	3,000	615	0.09%	337
3,700 sf Pool Deck Pavers- Repairs (3%)									
Sub-total [02000 - Concrete]	133,461			244,454	7,892	53,325	49,474	1.19%	4,438

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>04000 - Structural Repairs</b>									
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,373,068	40	29	4,856,265	121,407	652,594	729,719	18.35%	68,274
208 - Siding 6,500 sf Lodge Siding	73,645	40	29	150,708	3,768	20,252	22,646	0.57%	2,119
550 - Bridge Maintenance 290 lf Parcourse Bridges/Bd Walk Replace/maintain	29,870	20	1	30,617	1,531	28,377	30,617	0.23%	861
560 - Miscellaneous 30 Parcourse Signage	6,180	20	3	6,655	333	5,253	5,701	0.05%	187
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	145,848	30	29	149,232	4,974	4,862	9,966	0.75%	2,797
601 - Decking: Trex or Equiv. Porch Decking, 118 Units- (2025/2026 Only)[nr:1]	10,000	2	1	10,250	5,125	5,000	10,250	0.77%	2,882
664 - Stairway 118 Unit Stairs	206,000	30	29	421,560	14,052	6,867	14,077	2.12%	7,902
665 - Stairway Unit Stairs Planning (2025/2026 Only)[nr:1]	10,000	2	1	10,250	5,125	5,000	10,250	0.77%	2,882
674 - Railings 222 lf Lodge Walkway Railings- Replace	7,672	25	9	9,581	383	4,910	5,347	0.06%	216
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	1,110	5	0	1,110	222	1,110	228	0.03%	125
682 - Railings Sloped Walkway Railings- Replace	7,725	25	9	9,647	386	4,944	5,384	0.06%	217
686 - Railings Sloped Walkway Railings- Paint & Repair	1,128	5	0	1,128	226	1,128	231	0.03%	127
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts Pavilion	3,075	5	0	3,075	615	3,075	630	0.09%	346
910 - Building Maintenance Pavilion	24,668	20	3	26,565	1,328	20,968	22,757	0.20%	747
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	1	1	5,125	2,563	2,500	5,125	0.39%	1,441
996 - Miscellaneous Rebuild Chimneys (2025/2026 Only)[nr:1]	50,000	2	1	51,250	25,625	25,000	51,250	3.87%	14,410
Sub-total [04000 - Structural Repairs]	2,954,989			5,743,018	187,662	791,839	924,177	28.36%	105,533

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026
									Line Item Contribution based on Cash Flow Method
<b>04500 - Decking/Balconies</b>									
150 - Composite 3,900 sf Lodge Deck- Replace	140,595	25	8	171,301	6,852	95,605	103,759	1.04%	3,853
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0	4,500	900	4,500	923	0.14%	506
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	5	28,285	2,829	12,500	15,375	0.43%	1,591
301 - Repairs Unit Balconies- Repairs[nr:1]	15,000	2	0	0	0	15,000	0	0.00%	0
510 - Railing: Metal 140 lf Lodge Deck Railings- Replace	13,843	25	8	16,867	675	9,413	10,216	0.10%	379
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	1,050	5	0	1,050	210	1,050	215	0.03%	118
530 - CA Mandated Inspections 118 Units	10,300	9	8	12,550	1,394	1,144	2,346	0.21%	784
Sub-total [04500 - Decking/Balconies]	210,288			234,553	12,860	139,212	132,834	1.94%	7,232
<b>05000 - Roofing</b>									
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	2,088,665	40	12	2,879,833	71,996	1,409,849	1,498,617	10.88%	40,487
684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	680,624	40	32	0	0	136,125	156,969	0.00%	0
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	0	20,000	4,000	20,000	4,100	0.60%	2,249
Sub-total [05000 - Roofing]	2,789,289			2,899,833	75,996	1,565,974	1,659,686	11.49%	42,737
<b>08000 - Rehab</b>									
100 - General Pavilion	12,334	20	26	23,439	868	457	486	0.13%	488
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	50,000	2	0	0	0	50,000	0	0.00%	0
102 - General Pavilion- (2025/2026 Only)[nr:1]	50,000	3	1	51,250	17,083	33,333	51,250	2.58%	9,607
103 - General Pavilion- Redesign (2026/2027 Only)[nr:1]	50,000	4	2	52,531	13,133	25,000	38,438	1.98%	7,385
220 - Bathrooms 2 Clubhouse Bathrooms	11,639	12	9	14,536	1,211	2,910	3,977	0.18%	681
230 - Kitchen Clubhouse Kitchen	40,093	30	20	65,697	2,190	13,364	15,068	0.33%	1,231
Sub-total [08000 - Rehab]	214,066			207,452	34,485	125,064	109,219	5.21%	19,393

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>12000 - Pool</b>									
110 - Resurface 244 If Clubhouse Pool	43,981	25	12	59,150	2,366	22,870	25,245	0.36%	1,331
140 - Structural Replacement of Pool Pool Replacement	412,500	40	20	675,929	16,898	206,250	221,977	2.55%	9,503
200 - Edge: Tile, Coping, Mastic 244 If Pool Perimeter- Replacement	13,571	25	12	18,252	730	7,057	7,790	0.11%	411
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	3,000	5	0	3,000	600	3,000	615	0.09%	337
230 - Drain Covers Pool Anti-Entrapment Devices	3,624	5	4	4,000	800	725	1,486	0.12%	450
720 - Heater 2 Pool Heaters	24,638	12	7	29,286	2,441	10,266	12,627	0.37%	1,372
730 - Filter 3 Pool Filters	17,211	12	8	20,970	1,748	5,737	7,351	0.26%	983
731 - Filter Pool Filters (2024/2025 Only)[nr:1]	198	2	0	0	0	198	0	0.00%	0
740 - Pumps 2 Pool Pumps (50%)	3,600	5	0	3,600	720	3,600	738	0.11%	405
750 - Cover Pool Cover/Reel	32,000	5	0	32,000	6,400	32,000	6,560	0.97%	3,599
914 - Furniture: Lounges 36 Chaise Lounges	6,921	5	4	7,639	1,528	1,384	2,838	0.23%	859
960 - Furniture: Misc 42 Metal Patio Furniture Items	11,659	10	4	12,869	1,287	6,995	8,365	0.19%	724
970 - Consulting/Engineering Pool Replacement Evaluation	2,000	5	0	2,000	400	2,000	410	0.06%	225
Sub-total [12000 - Pool]	574,903			868,696	35,917	302,082	296,000	5.43%	20,198
<b>13000 - Spa</b>									
640 - Rehab 2 Hot Tubs- Replace/Replumb	36,141	20	6	41,912	2,096	25,299	27,783	0.32%	1,178
641 - Rehab Hot Tubs- Replace/Replumb (2024/2025 Only)[nr:1]	1,012	1	0	0	0	1,012	0	0.00%	0
730 - Filter 2 Hot Tub Filters	3,605	12	10	4,615	385	601	924	0.06%	216
740 - Pumps 4 Hot Tub Pumps	9,888	10	5	11,187	1,119	4,944	6,081	0.17%	629
780 - Heater 2 Hot Tub Heaters	9,888	10	7	11,754	1,175	2,966	4,054	0.18%	661
800 - Cover Hot Tub Covers	4,230	10	9	5,283	528	423	867	0.08%	297
Sub-total [13000 - Spa]	64,764			74,751	5,303	35,245	39,709	0.80%	2,982

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>14000 - Recreation</b>									
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters	2,884	10	6	3,345	334	1,154	1,478	0.05%	188
140 - Sauna: Wood Kit 2 Sauna Rooms	19,158	20	4	21,147	1,057	15,326	16,691	0.16%	595
Sub-total [14000 - Recreation]	22,042			24,491	1,392	16,480	18,169	0.21%	783
<b>17000 - Tennis Court</b>									
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]	35,597	5	2	37,399	7,480	21,358	29,189	1.13%	4,206
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]	35,597	5	22	61,282	2,664	1,548	1,658	0.40%	1,498
560 - Fixtures 2 Tennis Court Nets	1,845	10	2	1,938	194	1,476	1,702	0.03%	109
564 - Fixtures Pickleball Court Net	1,845	10	0	1,845	185	1,845	189	0.03%	104
700 - Screen 6,600 sf Tennis Court Perimeter Screen	20,394	20	4	22,511	1,126	16,315	17,768	0.17%	633
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace	166,860	40	17	253,897	6,347	95,945	102,619	0.96%	3,570
Sub-total [17000 - Tennis Court]	262,138			378,873	17,996	138,486	153,126	2.72%	10,120
<b>18000 - Landscaping</b>									
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	10,000	1	0	10,000	10,000	10,000	10,250	1.51%	5,624
450 - Drainage System Maint. Drainage System[se:4]	103,000	20	10	136,876	6,844	43,775	50,148	1.03%	3,849
451 - Drainage System Maint. Drainage System (2024/2025 Only)[nr:1]	25,625	1	0	0	0	25,625	0	0.00%	0
460 - Defensible Space Defensible Space	15,000	3	0	15,000	5,000	15,000	5,125	0.76%	2,812
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	16,660	1	8	20,299	2,255	1,851	2,135	0.34%	1,268
924 - Miscellaneous Forestry- Mastication Project	10,794	5	8	13,152	1,461	1,199	1,383	0.22%	822
Sub-total [18000 - Landscaping]	181,080			195,327	25,561	97,451	69,041	3.86%	14,374

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026
									Line Item Contribution based on Cash Flow Method
<b>19000 - Fencing</b>									
130 - Chain Link: 10'	27,192	40	4	30,015	750	24,473	25,781	0.11%	422
660 If Tennis Court Perimeter									
200 - Wrought Iron	14,420	30	15	20,884	696	7,210	7,883	0.11%	391
112 If Wrought Iron Fencing- Replace									
204 - Wrought Iron	2,307	5	1	2,365	473	1,846	2,365	0.07%	266
112 If Wrought Iron Fencing- Paint/Repair									
300 - Wood	27,037	15	9	33,766	2,251	10,815	12,933	0.34%	1,266
350 If Wood Fencing- Pool Perimeter									
301 - Wood	1,000	1	0	0	0	1,000	0	0.00%	0
Wood Fencing- Pool Perimeter (2024/2025 Only)[nr:1]									
340 - Wood: 6'	12,236	15	9	15,282	1,019	4,895	5,853	0.15%	573
264 If Maintenance Yard Fence									
Sub-total [19000 - Fencing]	84,193			102,312	5,189	50,238	54,815	0.78%	2,918
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures	20,600	20	19	32,932	1,647	1,030	2,112	0.25%	926
118 Porch Lights									
101 - Exterior: Misc. Fixtures	300	2	0	0	0	300	0	0.00%	0
Porch Lights (2024/2025 Only)[nr:1]									
280 - Pole Lights	17,700	20	0	17,700	885	17,700	907	0.13%	498
59 Grounds- Pole Lights									
Sub-total [20000 - Lighting]	38,600			50,632	2,532	19,030	3,019	0.38%	1,424
<b>21000 - Signage</b>									
790 - Wood Monument	4,635	12	9	5,788	482	1,159	1,584	0.07%	271
Entry Monument Sign									
<b>23000 - Mechanical Equipment</b>									
600 - Water Heater	11,381	10	4	12,563	1,256	6,829	8,166	0.19%	706
Lodge Water Heater									
710 - Furnace	8,019	30	16	11,904	397	3,742	4,110	0.06%	223
Furnace A									
714 - Furnace	8,019	30	19	12,819	427	2,940	3,288	0.06%	240
Furnace B									
Sub-total [23000 - Mechanical Equipment]	27,419			37,285	2,080	13,511	15,563	0.31%	1,170

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>24000 - Furnishings</b>									
900 - Miscellaneous	27,810	10	4	30,697	3,070	16,686	19,954	0.46%	1,726
45 Lodge Furnishing Items									
901 - Miscellaneous	3,000	2	0	0	0	3,000	0	0.00%	0
Lodge Furnishing Items (2024/2025 Only)[nr:1]									
904 - Miscellaneous	1,538	5	0	1,538	308	1,538	315	0.05%	173
Periodic Upholstery Repairs									
Sub-total [24000 - Furnishings]	32,348			32,235	3,377	21,224	20,269	0.51%	1,899
<b>24600 - Safety / Access</b>									
350 - Defibrillators	2,575	5	2	2,705	541	1,545	2,112	0.08%	304
Lodge AED- Outside Kitchen									
700 - Security System	51,250	10	0	51,250	5,125	51,250	5,253	0.77%	2,882
Security Access									
Sub-total [24600 - Safety / Access]	53,825			53,955	5,666	52,795	7,365	0.86%	3,186
<b>25000 - Flooring</b>									
200 - Carpeting	11,639	10	2	12,228	1,223	9,311	10,737	0.18%	688
226 Sq. Yds. Lodge									
201 - Carpeting	1,000	2	0	0	0	1,000	0	0.00%	0
Lodge (2024/2025 Only)[nr:1]									
990 - Miscellaneous	2,812	10	7	3,342	334	844	1,153	0.05%	188
42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet									
Sub-total [25000 - Flooring]	15,451			15,571	1,557	11,155	11,890	0.24%	876
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment	9,991	20	12	13,437	672	3,996	4,608	0.10%	378
Play Equipment									
104 - Tot Lot: Play Equipment	2,060	10	2	2,164	216	1,648	1,900	0.03%	122
Play Equipment- Slide Resurfacing									
140 - Tot Lot: Safety Surface	7,710	20	12	10,368	518	3,084	3,556	0.08%	292
Tot-Lot- Fence & Play Surface									
302 - Bocce Ct. Resurface	6,214	20	4	6,859	343	4,971	5,414	0.05%	193
1,183 sf Bocce Court									
310 - Wood Benches	3,700	10	4	4,085	408	2,220	2,655	0.06%	230
4 Benches- Grounds									
Sub-total [26000 - Outdoor Equipment]	29,675			36,914	2,158	15,920	18,134	0.33%	1,214
<b>27000 - Appliances</b>									
998 - Miscellaneous	6,180	6	7	7,346	918	773	905	0.14%	516
8 Kitchen Appliances (50%)									

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
<b>29000 - Infrastructure</b>									
300 - Sewer Lodge Sewer System	50,000	50	1	51,250	1,025	49,000	51,250	0.15%	576
304 - Sewer Sewer System Main and laterals	5,150	5	4	5,685	1,137	1,030	2,112	0.17%	639
330 - Plumbing Gas/Water Repair/Replace	5,150	5	3	5,546	1,109	2,060	3,167	0.17%	624
401 - Electric 30 Panel Boxes (2025/2026 Only)[nr:1]	150,000	4	1	153,750	38,438	112,500	153,750	5.81%	21,616
403 - Electric Panel Boxes (2027/2028 Only)[nr:1]	100,000	4	3	107,689	26,922	25,000	51,250	4.07%	15,140
405 - Electric Panel Boxes (2028/2029 Only)[nr:1]	100,000	5	4	110,381	22,076	20,000	41,000	3.34%	12,415
407 - Electric Panel Boxes (2029/2030 Only)[nr:1]	100,000	6	5	113,141	18,857	16,667	34,167	2.85%	10,604
Sub-total [29000 - Infrastructure]	510,300			547,442	109,564	226,257	336,695	16.56%	61,614

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026	
									Line Item	Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>										
100 - Special Projects	5,000	1	0	5,000	5,000	5,000	5,125	0.76%		2,812
Bat Exclusion Updating										
810 - Maintenance Equipment	61,674	20	11	80,921	4,046	27,753	31,608	0.61%		2,275
Cat 924F Loader										
810 - Maintenance Equipment	3,400	3	0	3,400	1,133	3,400	1,162	0.17%		637
Truck Tires										
814 - Maintenance Equipment	4,317	5	3	4,649	930	1,727	2,655	0.14%		523
Snow Blower (2017)										
818 - Maintenance Equipment	4,317	5	5	4,885	814	720	885	0.12%		458
Snow Blowers (2018)										
822 - Maintenance Equipment	17,269	5	1	17,701	3,540	13,815	17,701	0.54%		1,991
4 Snow Blowers (2019)										
830 - Maintenance Equipment	5,768	6	1	5,912	985	4,807	5,912	0.15%		554
Snow Plows										
834 - Tractor	44,650	12	6	51,781	4,315	22,325	26,697	0.65%		2,427
Kubota B7800										
838 - Trailer	5,397	15	9	6,740	449	2,159	2,582	0.07%		253
Walton Trailer										
850 - Maintenance Truck	33,500	5	4	36,978	7,396	6,700	13,735	1.12%		4,159
Snow Plow/Work Truck- Primary										
858 - Maintenance Equipment	8,767	20	6	10,167	508	6,137	6,739	0.08%		286
2 Storage Containers (2011)										
862 - Maintenance Equipment	4,383	20	11	5,751	288	1,973	2,247	0.04%		162
Storage Container (2017)										
868 - Miscellaneous	8,950	5	0	8,950	1,790	8,950	1,835	0.27%		1,007
Energy Improvements- Insulation										
Sub-total [30000 - Miscellaneous]	207,393			242,835	31,195	105,465	118,882	4.71%		17,543
<b>31000 - Reserve Study</b>										
100 - 3 Year Update with Site Visit	4,000	3	2	4,203	1,401	1,333	2,733	0.21%		788
Reserve Study										
500 - Annual Update	500	3	1	513	171	333	513	0.03%		96
Reserve Study										
510 - Annual Update	500	3	0	500	167	500	171	0.03%		94
Reserve Study										
Sub-total [31000 - Reserve Study]	5,000			5,215	1,738	2,167	3,417	0.26%		978
<b>32000 - Undesignated</b>										
100 - Miscellaneous	10,000	1	1	10,250	5,125	5,000	10,250	0.77%		2,882
Reserve Items										

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	% Per Year Straight Line	2025/2026 Line Item Contribution based on Cash Flow Method
						[A]	[B]		
<b>Totals</b>	<b>9,384,994</b>			<b>13,196,095</b>	<b>661,685</b>	<b>4,311,009</b>	<b>4,626,899</b>	<b>100.00%</b>	<b>372,103</b>
<b>Percent Funded</b>						$\frac{[EndBal]}{[A]}$	$\frac{[EndBal]}{[B]}$		
						<b>10.74%</b>	<b>8.38%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 4	Remaining Life 16	
190,285 sf Sealing/Repair On-Going	Quantity 190,285	Unit of Measure Square Feet	
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study \$39,960	
Summary	Replacement Year 2040/2041	Future Cost \$59,321	

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.

2024/2025- 2040/2041 remaining life begins post overlay and sealing.

101 - Asphalt: Sealing	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Sealing/Repair-Pre Overlay (2024/25 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$17,335		
	% Included 100.00%	Total Cost/Study \$17,335	
Summary	Replacement Year 2024/2025	Future Cost \$17,335	

This is for the \$17,335 anticipated expenditure in 24/25 for parking lots, units 1-76 and pavilion sales lot. Cost estimate provided by Blacktop Sealing and Striping INC.

103 - Asphalt: Sealing	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Sealing/Repair-Pre Overlay (2025/26 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,280		
	% Included 100.00%	Total Cost/Study \$16,280	
Summary	Replacement Year 2025/2026	Future Cost \$16,687	

This is for the \$16,280 anticipated in FY25/26 for recreation roadways/parking areas Cost estimate provided by Blacktop Sealing and Striping INC.

104 - Asphalt: Sealing	Useful Life 3	Remaining Life 2	Treatment [nr:1]
Sealing/Repair-Pre Overlay (2026/27 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$21,400		
	% Included 100.00%	Total Cost/Study \$21,400	
Summary	Replacement Year 2026/2027	Future Cost \$22,483	

This is for the \$21,400 anticipated in FY26/27 for Silver Pine Dr and Cedar Ct. Cost estimate provided by Blacktop Sealing and Striping INC.

**01000 - Paving**

120 - Asphalt: Sealing	Useful Life 4	Remaining Life 10	Treatment [nr:1/se:4]
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 2034/2035	Future Cost	\$79,733

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. Formerly Order #101.

2024/2025- \$17,335 anticipated expenditure in 2024/2025 for parking lots, units 1-76 and pavilion sales lot. \$16,280 anticipated in FY2025/2026 for recreation roadways/parking areas and \$21,400 anticipated in FY26/27 for Silver Pine Dr and Cedar Ct. Cost estimate provided by Blacktop Sealing and Striping INC. Begin cycles again the year following major paving complete.  
 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.

196 - Asphalt: Sealing	Useful Life 5	Remaining Life 5	
Asphalt Walkways	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,425		
	% Included 100.00%	Total Cost/Study	\$7,425
Summary	Replacement Year 2029/2030	Future Cost	\$8,401

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.

2024/2025- \$7,425 anticipated expenditure for sealing walkways throughout the community per client 5/15/2025. Cost provided by Blacktop Sealing and Striping INC. estimate. This work to be completed after the anticipated replacement of the walkways. Added as a reserve study component.

200 - Asphalt: Ongoing Repairs	Useful Life 30	Remaining Life 5	
22,420 sf Asphalt Walkways Replacement	Quantity 22,420	Unit of Measure	Square Feet
	Cost /SqFt \$6.18		
	% Included 100.00%	Total Cost/Study	\$138,556
Summary	Replacement Year 2029/2030	Future Cost	\$156,763

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

2024/2025- Anticipated replacement in 2029/2030 per client 5/15/2025.  
 2019/2020- Per client provided anticipated reserve expenditure 6-year outlook, for asphalt seal/repair, walkways, common area's, seal/repair crack fill 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.

**01000 - Paving**

280 - Asphalt: Crackfill	Useful Life 2	Remaining Life 3	Treatment [nr:3]
Asphalt- Crackfill (2023/24-2031/32) Pre Overlay	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$12,880		
	% Included 100.00%		Total Cost/Study \$12,880
Summary	Replacement Year 2027/2028		Future Cost \$13,870

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

2024/2025- \$12,880 was expended out of the operating fund for crack filling all roadways, parking lots and pavilion lot in 2023/2024 per client 5/9/2025. Work is scheduled again for 2025/2026 per client 5/15/25 for \$12,880 estimate.

281 - Asphalt: Crackfill	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Asphalt- Crackfill (2025/26) Pre Overlay	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$12,880		
	% Included 100.00%		Total Cost/Study \$12,880
Summary	Replacement Year 2025/2026		Future Cost \$13,202

This is for the \$12,880 anticipated expenditure for crack filling all roadways, parking lots and pavilion lot in 2025/2026 per client 5/15/25.

283 - Asphalt: Crackfill	Useful Life 5	Remaining Life 5	
Asphalt- Crackfill Walkways	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$3,050		
	% Included 100.00%		Total Cost/Study \$3,050
Summary	Replacement Year 2029/2030		Future Cost \$3,451

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

2024/2025- \$3,050 anticipated expenditure for crack filling walkways throughout the community in 2029/2030 per client 5/15/25. Added as reserve study component.

284 - Asphalt: Crackfill	Useful Life 2	Remaining Life 13	Treatment [nr:8]
Asphalt- Crackfill (2037/38-2051/52) Post Overlay	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$15,450		
	% Included 100.00%		Total Cost/Study \$15,450
Summary	Replacement Year 2037/2038		Future Cost \$21,298

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

2024/2025- Remove "excluded" and "include" in funding plan per client 5/9/25. Per client, remove as is considered an operating expense. Component is not considered in funding plan.

**01000 - Paving**

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 9	
190,285 sf Asphalt- Phase 1 (25%)	Quantity 190,285	Unit of Measure Square Feet	
	Cost /SqFt \$3.09	Qty * \$/SqFt \$587,981	
	% Included 25.00%	Total Cost/Study \$146,995	
Summary	Replacement Year 2033/2034	Future Cost \$183,577	

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 10	
190,285 sf Asphalt- Phase 2 (25%)	Quantity 190,285	Unit of Measure Square Feet	
	Cost /SqFt \$3.09	Qty * \$/SqFt \$587,981	
	% Included 25.00%	Total Cost/Study \$146,995	
Summary	Replacement Year 2034/2035	Future Cost \$188,166	

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 11	
190,285 sf Asphalt- Phase 3 (25%)	Quantity 190,285	Unit of Measure Square Feet	
	Cost /SqFt \$3.09	Qty * \$/SqFt \$587,981	
	% Included 25.00%	Total Cost/Study \$146,995	
Summary	Replacement Year 2035/2036	Future Cost \$192,870	

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 12	
190,285 sf Asphalt- Phase 4 (25%)	Quantity 190,285	Unit of Measure Square Feet	
	Cost /SqFt \$3.09	Qty * \$/SqFt \$587,981	
	% Included 25.00%	Total Cost/Study \$146,995	
Summary	Replacement Year 2036/2037	Future Cost \$197,692	

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.

314 - Asphalt: Major Repairs	Useful Life 2	Remaining Life 0	
Various Locations	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 \$5,000	

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.

2024/2025- \$5,000 was expended. \$11,085 anticipated expenditure in 2025/2026 per client 5/15/2025. Cost provided by Blacktop Sealing and Striping INC. \$11,900 was expended out of the operating fund for saw cutting 700 sf at unit 120 driveway and in front of dumpster by unit 120 in 2023/2024 per client 5/9/2025. Added as reserve study component.

**01000 - Paving**

315 - Asphalt: Major Repairs Various Locations (2025/2026 Only)	Useful Life 2 Quantity 1 Cost /LS \$11,085 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum	Treatment [nr:1]
Summary	Replacement Year 2025/2026	Future Cost \$11,362	

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.

2024/2025- \$5,000 was expended. \$11,085 anticipated expenditure in 2025/2026 per client 5/15/2025. Cost provided by Blacktop Sealing and Striping INC. \$11,900 was expended out of the operating fund for saw cutting 700 sf at unit 120 driveway and in front of dumpster by unit 120 in 2023/2024 per client 5/9/2025. Added as reserve study component.

800 - Striping Community Striping	Useful Life 4 Quantity 1 Cost /LS \$1,200 % Included 100.00%	Remaining Life 4 Unit of Measure Lump Sum	
Summary	Replacement Year 2028/2029	Future Cost \$1,325	

This is to re-stripe asphalt to match existing plan.

2024/2025- \$865 anticipated expenditure in 24/25 for parking lots, units 1-76 and pavilion sales lot. \$1,055 anticipated in FY25/26 for recreation roadways/parking areas and \$555 anticipated in FY26/27 for Silver Pine Dr and Cedar Ct. Cost estimate provided by Blacktop Sealing and Striping INC. Estimate. \$2,475 was expended in 2023/2024 per client 5/15/2025.

801 - Striping Community Striping (2024/2025 Only)	Useful Life 1 Quantity 1 Cost /LS \$865 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum	Treatment [nr:1]
Summary	Replacement Year 2024/2025	Future Cost \$865	

This is for the \$865 anticipated expenditure in 24/25 for parking lots, units 1-76 and pavilion sales lot.

803 - Striping Community Striping (2025/2026 Only)	Useful Life 2 Quantity 1 Cost /LS \$1,055 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum	Treatment [nr:1]
Summary	Replacement Year 2025/2026	Future Cost \$1,081	

This is for the \$1,055 anticipated expenditure in FY25/26 for recreation roadways/parking areas.

805 - Striping Community Striping (2026/2027 Only)	Useful Life 3 Quantity 1 Cost /LS \$555 % Included 100.00%	Remaining Life 2 Unit of Measure Lump Sum	Treatment [nr:1]
Summary	Replacement Year 2026/2027	Future Cost \$583	

This is for the \$555 anticipated expenditure in FY26/27 for Silver Pine Dr and Cedar Ct.

**02000 - Concrete**

390 - Pavers	Useful Life 5	Remaining Life 0
Lodge Deck Pavers- Maintenance	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,175	
	% Included 100.00%	Total Cost/Study \$7,175
Summary	Replacement Year 2024/2025	Future Cost \$7,175

This is to repair and replace the concrete pavers.

2024/2024- \$7,175 anticipated.

400 - Pool Deck	Useful Life 40	Remaining Life 26
3,700 sf Pool Deck Pavers- Replace	Quantity 3,700	Unit of Measure Square Feet
	Cost /SqFt \$33.32	
	% Included 100.00%	Total Cost/Study \$123,286
Summary	Replacement Year 2050/2051	Future Cost \$234,279

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 2024/2025	Future Cost \$3,000

This is to repair the concrete pool deck.

2024/2025- \$3,000 anticipated.

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 29
209,450 sf [118] Unit- Fiber Cement Siding	Quantity 209,450	Unit of Measure Square Feet
	Cost /SqFt \$11.33	
	% Included 100.00%	Total Cost/Study \$2,373,068
Summary	Replacement Year 2053/2054	Future Cost \$4,856,265

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 29
6,500 sf Lodge Siding	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$11.33	
	% Included 100.00%	Total Cost/Study \$73,645
Summary	Replacement Year 2053/2054	Future Cost \$150,708

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 1	
290 If Parcourse Bridges/Bd Walk	Quantity 290	Unit of Measure Linear Feet	
Replace/maintain	Cost /l.f. \$103		
	% Included 100.00%	Total Cost/Study \$29,870	
Summary	Replacement Year 2025/2026	Future Cost \$30,617	

This is to maintain the parcourse bridge, boardwalk replacement, and maintenance.

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 3	
30 Parcourse Signage	Quantity 30	Unit of Measure Items	
	Cost /itm \$206		
	% Included 100.00%	Total Cost/Study \$6,180	
Summary	Replacement Year 2027/2028	Future Cost \$6,655	

This is to replace parcourse signage.

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

2024/2025- Per client, anticipate work for 2027/2028.

600 - Decking: Trex or Equiv.	Useful Life 30	Remaining Life 29	
7,080 sf Porch Decking, 118 Units	Quantity 7,080	Unit of Measure Square Feet	
	Cost /SqFt \$20.60		
	% Included 100.00%	Total Cost/Study \$145,848	
Summary	Replacement Year 2053/2054	Future Cost \$298,464	

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

2024/2025- The porch decking project is to begin in 2025/2026 per client.  
 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.

601 - Decking: Trex or Equiv.	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Porch Decking, 118 Units- (2025/2026 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2025/2026	Future Cost \$10,250	

This is to begin the porch decking project in 2025/2026 per client.

**04000 - Structural Repairs**

664 - Stairway	Useful Life 30	Remaining Life 29	
118 Unit Stairs	Quantity 118	Unit of Measure Unit	
	Cost /Ut \$1,746		
	% Included 100.00%	Total Cost/Study \$206,000	
Summary	Replacement Year 2053/2054	Future Cost \$421,560	

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

2024/2025- \$10,000 anticipated to begin project planning in 2025/2026 per client.  
 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.

665 - Stairway	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Unit Stairs Planning (2025/2026 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2025/2026	Future Cost \$10,250	

This is for the \$10,000 to begin project planning in 2025/2026 per client.

674 - Railings	Useful Life 25	Remaining Life 9	
222 If Lodge Walkway Railings- Replace	Quantity 222	Unit of Measure Linear Feet	
	Cost /l.f. \$34.56		
	% Included 100.00%	Total Cost/Study \$7,672	
Summary	Replacement Year 2033/2034	Future Cost \$9,581	

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 2024/2025	Future Cost \$1,110	

This is to repair and replace the railings.

2024/2025- Work deferred from 2023/2024 to 2024/2025.

682 - Railings	Useful Life 25	Remaining Life 9	
Sloped Walkway Railings- Replace	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,725		
	% Included 100.00%	Total Cost/Study \$7,725	
Summary	Replacement Year 2033/2034	Future Cost \$9,647	

This is to replace the sloped walkway railings.

**04000 - Structural Repairs**

686 - Railings	Useful Life 5	Remaining Life 0	
Sloped Walkway Railings- Paint & Repair	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,128		
	% Included 100.00%	Total Cost/Study \$1,128	
Summary	Replacement Year 2024/2025	Future Cost \$1,128	

This is to paint and repair the sloped walkway railings.

2024/2025- \$1,128 anticipated expenditure per client.

906 - Building Maintenance	Useful Life 5	Remaining Life 0	
Out Buildings Near Lodge & Tennis Courts	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,075		
	% Included 100.00%	Total Cost/Study \$3,075	
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.

2024/2025- \$3,075 anticipated expenditure per client.

2023/2024- 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 3	
Pavilion	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$24,668		
	% Included 100.00%	Total Cost/Study \$24,668	
Summary	Replacement Year 2027/2028	Future Cost \$26,565	

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.

914 - Building Maintenance	Useful Life 1	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 2025/2026	Future Cost \$5,125	

This is for under unit repairs.

2024/2025- \$5,000 cost and change to annual expenditure per client 5/9/25.

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.

**04000 - Structural Repairs**

996 - Miscellaneous	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Rebuild Chimneys (2025/2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year 2025/2026	Future Cost	\$51,250

This is for the \$50,000 anticipated to rebuild.

**04500 - Decking/Balconies**

150 - Composite	Useful Life 25	Remaining Life 8	
3,900 sf Lodge Deck- Replace	Quantity 3,900	Unit of Measure	Square Feet
	Cost /SqFt \$36.05		
	% Included 100.00%	Total Cost/Study	\$140,595
Summary	Replacement Year 2032/2033	Future Cost	\$171,301

This is to replace the decking with a composite material.

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

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 2024/2025	Future Cost	\$4,500

This is to repair the decking.

2024/2025- \$4,500 anticipated expenditure per client.

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

300 - Repairs	Useful Life 10	Remaining Life 5	
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 2029/2030	Future Cost	\$28,285

This is for general decking/balcony repairs and replacements.

2024/2025- \$15,000 anticipated per client. Remaining life extended from 2024/2025 to 2029/2030.

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**

301 - Repairs	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Unit Balconies- Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2024/2025	Future Cost	\$15,000

This is for the \$15,000 anticipated per client. Remaining life extended from 2024/2025 to 2029/2030.

510 - Railing: Metal	Useful Life 25	Remaining Life 8	
140 If Lodge Deck Railings- Replace	Quantity 140	Unit of Measure	Linear Feet
	Cost /l.f. \$98.88		
	% Included 100.00%	Total Cost/Study	\$13,843
Summary	Replacement Year 2032/2033	Future Cost	\$16,867

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 2024/2025	Future Cost	\$1,050

This is to paint and repair the lodge deck railings.  
 2024/2025- \$1,050 anticipated expenditure per client.

530 - CA Mandated Inspections	Useful Life 9	Remaining Life 8	
118 Units	Quantity 118	Unit of Measure	Unit
	Cost /Ut \$87.29		
	% Included 100.00%	Total Cost/Study	\$10,300
Summary	Replacement Year 2032/2033	Future Cost	\$12,550

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.  
 2024/2025- \$10,000 expended from operating in 2023/2024 per client.

**05000 - Roofing**

680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace	Useful Life 40 Quantity 1,652 Cost /Sqrs \$1,264 % Included 100.00%	Remaining Life 12 Unit of Measure Squares Total Cost/Study \$2,088,665	Treatment [se:3]
Summary	Replacement Year 2036/2037	Future Cost \$2,879,833	

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.

684 - Pitched: Metal 165,200 sf Metal Roofs- Coating	Useful Life 40 Quantity 165,200 Cost /SqFt \$4.12 % Included 100.00%	Remaining Life 32 Unit of Measure Square Feet Total Cost/Study \$680,624	
Summary	Replacement Year 2056/2057	Future Cost \$1,499,930	

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 Units & Lodge	Useful Life 5 Quantity 1 Cost /LS \$20,000 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$20,000	
Summary	Replacement Year 2024/2025	Future Cost \$20,000	

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

2024/2025- \$20,000 anticipated expenditure in 2024/2025 per client 5/9/25.

**08000 - Rehab**

100 - General Pavilion	Useful Life 20 Quantity 1 Cost /Bldg \$12,334 % Included 100.00%	Remaining Life 26 Unit of Measure Building Total Cost/Study \$12,334	
Summary	Replacement Year 2050/2051	Future Cost \$23,439	

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.

**08000 - Rehab**

101 - General	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pavilion- Development/Assessment (2024/2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year 2024/2025	Future Cost	\$50,000

This is for the \$50,000 anticipated in 2024/2025 for Pavilion development/assessment. Ongoing building exterior maintenance and interior rehab are provided for in other components.

102 - General	Useful Life 3	Remaining Life 1	Treatment [nr:1]
Pavilion- (2025/2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study	\$50,000
Summary	Replacement Year 2025/2026	Future Cost	\$51,250

This is for an additional \$50,000 anticipated in 2025/2026 per client.

103 - General	Useful Life 4	Remaining Life 2	Treatment [nr:1]
Pavilion- 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 2026/2027	Future Cost	\$52,531

This is for the \$50,000 anticipated in 2026/2027 for Pavilion redesign. Ongoing building exterior maintenance and interior rehab are provided for in other components.

2024/2025- Per client, add this back into the study.  
 2023/2024- Component excluded per client.

220 - Bathrooms	Useful Life 12	Remaining Life 9	
2 Clubhouse Bathrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$5,819		
	% Included 100.00%	Total Cost/Study	\$11,639
Summary	Replacement Year 2033/2034	Future Cost	\$14,536

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.

230 - Kitchen	Useful Life 30	Remaining Life 20	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Room
	Cost /Rm \$40,093		
	% Included 100.00%	Total Cost/Study	\$40,093
Summary	Replacement Year 2044/2045	Future Cost	\$65,697

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.

**08000 - Rehab**

**12000 - Pool**

110 - Resurface	Useful Life 25	Remaining Life 12
244 If Clubhouse Pool	Quantity 244	Unit of Measure Linear Feet
	Cost /l.f. \$180	
	% Included 100.00%	Total Cost/Study \$43,981
Summary	Replacement Year 2036/2037	Future Cost \$59,150

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

140 - Structural Replacement of Pool	Useful Life 40	Remaining Life 20
Pool Replacement	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$412,500	
	% Included 100.00%	Total Cost/Study \$412,500
Summary	Replacement Year 2044/2045	Future Cost \$675,929

This is to completely demo the 3,300 square foot pool and re-build the structure. May include decking.

2024/2025- Initial work scope and cost per client. An engineer will provide an advanced work scope.

200 - Edge: Tile, Coping, Mastic	Useful Life 25	Remaining Life 12
244 If Pool Perimeter- Replacement	Quantity 244	Unit of Measure Linear Feet
	Cost /l.f. \$55.62	
	% Included 100.00%	Total Cost/Study \$13,571
Summary	Replacement Year 2036/2037	Future Cost \$18,252

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 2024/2025	Future Cost \$3,000

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

2024/2025- \$3,000 anticipated expenditure per client.

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

**12000 - Pool**

230 - Drain Covers	Useful Life 5	Remaining Life 4	
Pool Anti-Entrapment Devices	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,624		
	% Included 100.00%	Total Cost/Study	\$3,624
Summary	Replacement Year 2028/2029	Future Cost	\$4,000

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

2024/2025- \$3,624 was expended 2023/2024 per client 5/9/2025.  
 2023/2024- \$4,350 anticipated for replacement.

720 - Heater	Useful Life 12	Remaining Life 7	
2 Pool Heaters	Quantity 2	Unit of Measure	Items
	Cost /Itm \$12,319		
	% Included 100.00%	Total Cost/Study	\$24,638
Summary	Replacement Year 2031/2032	Future Cost	\$29,286

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 8	
3 Pool Filters	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,737		
	% Included 100.00%	Total Cost/Study	\$17,211
Summary	Replacement Year 2032/2033	Future Cost	\$20,970

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

2024/2025- \$198 was expended.  
 2023/2024- Client advises sand filters replaced in 2021.  
 2021/2022- \$1,959 expended

731 - Filter	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool Filters (2024/2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$198		
	% Included 100.00%	Total Cost/Study	\$198
Summary	Replacement Year 2024/2025	Future Cost	\$198

This is for the \$198 expended.

**12000 - Pool**

740 - Pumps	Useful Life 5	Remaining Life 0	
2 Pool Pumps (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,600	Qty * \$/Itm	\$7,200
	% Included 50.00%	Total Cost/Study	\$3,600
Summary	Replacement Year 2024/2025	Future Cost	\$3,600

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

2024/2025- \$3,600 anticipated expenditure for one pump. \$3,539 was expended for one pump 2023/2024 per client 5/9/2025.

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 0	
Pool Cover/Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$32,000		
	% Included 100.00%	Total Cost/Study	\$32,000
Summary	Replacement Year 2024/2025	Future Cost	\$32,000

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

2024/2025- \$32,000 anticipated expenditure per client 5/9/25.

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.

914 - Furniture: Lounges	Useful Life 5	Remaining Life 4	
36 Chaise Lounges	Quantity 36	Unit of Measure	Items
	Cost /Itm \$192		
	% Included 100.00%	Total Cost/Study	\$6,921
Summary	Replacement Year 2028/2029	Future Cost	\$7,639

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 4	
42 Metal Patio Furniture Items	Quantity 42	Unit of Measure	Items
	Cost /Itm \$278		
	% Included 100.00%	Total Cost/Study	\$11,659
Summary	Replacement Year 2028/2029	Future Cost	\$12,869

This is to replace miscellaneous pool and patio area furniture.

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

**12000 - Pool**

970 - Consulting/Engineering	Useful Life 5	Remaining Life 0	
Pool Replacement Evaluation	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2024/2025	Future Cost \$2,000	

This is for engineering and consulting professional fees and expenses.

2024/2025- Added as a component of the reserve study.

**13000 - Spa**

640 - Rehab	Useful Life 20	Remaining Life 6	
2 Hot Tubs- Replace/Replumb	Quantity 2	Unit of Measure Items	
	Cost /Itm \$18,070		
	% Included 100.00%	Total Cost/Study \$36,141	
Summary	Replacement Year 2030/2031	Future Cost \$41,912	

This is to replace/replumb the acrylic hot tubs.

2024/2025- This is for the \$1,012 expended for replumb pump.

641 - Rehab	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Hot Tubs- Replace/Replumb (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,012		
	% Included 100.00%	Total Cost/Study \$1,012	
Summary	Replacement Year 2024/2025	Future Cost \$1,012	

This is for the \$1,012 expended for replumb pump.

730 - Filter	Useful Life 12	Remaining Life 10	
2 Hot Tub Filters	Quantity 2	Unit of Measure Items	
	Cost /Itm \$1,802		
	% Included 100.00%	Total Cost/Study \$3,605	
Summary	Replacement Year 2034/2035	Future Cost \$4,615	

This is to replace the Jandy CS hot tub filters.

2024/2025- \$1,565 was expended for one filter replacement in 2023/2024 per client 5/9/2025.  
 2022/2023- \$3,433 expended for new filter elements.

740 - Pumps	Useful Life 10	Remaining Life 5	
4 Hot Tub Pumps	Quantity 4	Unit of Measure Items	
	Cost /Itm \$2,472		
	% Included 100.00%	Total Cost/Study \$9,888	
Summary	Replacement Year 2029/2030	Future Cost \$11,187	

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 7	
2 Hot Tub Heaters	Quantity 2	Unit of Measure Items	
	Cost /Itm \$4,944		
	% Included 100.00%	Total Cost/Study \$9,888	
Summary	Replacement Year 2031/2032	Future Cost \$11,754	

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 9	
Hot Tub Covers	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,230		
	% Included 100.00%	Total Cost/Study \$4,230	
Summary	Replacement Year 2033/2034	Future Cost \$5,283	

This is to replace the insulated hot tub covers.

2024/2025- \$4,031 was expended 2023/2024 for new cover per client 5/9/2025. Quantity changed from two to one per client 5/9/2025.

**14000 - Recreation**

100 - Sauna: Heaters	Useful Life 10	Remaining Life 6	
2 Men's & Women's Sauna Heaters	Quantity 2	Unit of Measure Items	
	Cost /Itm \$1,442		
	% Included 100.00%	Total Cost/Study \$2,884	
Summary	Replacement Year 2030/2031	Future Cost \$3,345	

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 4	
2 Sauna Rooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$9,579		
	% Included 100.00%	Total Cost/Study \$19,158	
Summary	Replacement Year 2028/2029	Future Cost \$21,147	

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 21,600 sf [3] Tennis Courts- Pre Replacement	Useful Life 5 Quantity 21,600 Cost /SqFt \$1.65 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$35,597	Treatment [nr:3]
Summary	Replacement Year 2026/2027	Future Cost \$37,399	

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 21,600 sf [3] Tennis Courts- Post Replacement	Useful Life 5 Quantity 21,600 Cost /SqFt \$1.65 % Included 100.00%	Remaining Life 22 Unit of Measure Square Feet Total Cost/Study \$35,597	Treatment [nr:7]
Summary	Replacement Year 2046/2047	Future Cost \$61,282	

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 2 Tennis Court Nets	Useful Life 10 Quantity 2 Cost /Itm \$923 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$1,845	
Summary	Replacement Year 2026/2027	Future Cost \$1,938	

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

564 - Fixtures Pickleball Court Net	Useful Life 10 Quantity 1 Cost /Itm \$1,845 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$1,845	
Summary	Replacement Year 2024/2025	Future Cost \$1,845	

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

2024/2025- \$1,845 anticipated expenditure per client.

700 - Screen 6,600 sf Tennis Court Perimeter Screen	Useful Life 20 Quantity 6,600 Cost /SqFt \$3.09 % Included 100.00%	Remaining Life 4 Unit of Measure Square Feet Total Cost/Study \$20,394	
Summary	Replacement Year 2028/2029	Future Cost \$22,511	

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.

**17000 - Tennis Court**

900 - Miscellaneous	Useful Life 40	Remaining Life 17	
21,600 sf [3] Tennis Courts- Remove/Replace	Quantity 21,600	Unit of Measure Square Feet	
	Cost /SqFt \$7.72		
	% Included 100.00%	Total Cost/Study \$166,860	
Summary	Replacement Year 2041/2042	Future Cost \$253,897	

This is remove and replace the tennis courts.

**18000 - Landscaping**

420 - General Repairs/Upgrades	Useful Life 1	Remaining Life 0	Treatment [nr:5]
Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2024/2025	Future Cost \$10,000	

This is for creek brush management. No work scope provided.

2024/2025- \$10,000 per year for the next five years to complete brush management per client.

450 - Drainage System Maint.	Useful Life 20	Remaining Life 10	Treatment [se:4]
Drainage System	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$103,000		
	% Included 100.00%	Total Cost/Study \$103,000	
Summary	Replacement Year 2034/2035	Future Cost \$136,876	

This is to repair and maintain the drainage system.

2024/2025- \$25,625 anticipated expenditure.

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.

451 - Drainage System Maint.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Drainage System (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$25,625		
	% Included 100.00%	Total Cost/Study \$25,625	
Summary	Replacement Year 2024/2025	Future Cost \$25,625	

This is for the \$25,625 anticipated expenditure.

460 - Defensible Space	Useful Life 3	Remaining Life 0	
Defensible Space	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,000		
	% Included 100.00%	Total Cost/Study \$15,000	
Summary	Replacement Year 2024/2025	Future Cost \$15,000	

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

2024/2025- \$15,745 was expended 2023/2024 per client 5/9/2025. Cost increased from \$5,000 to \$15,000 per client.

**18000 - Landscaping**

920 - Miscellaneous	Useful Life 1	Remaining Life 8	
68.5 Acre Forestry- Logging Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,660	
	% Included	100.00%	Total Cost/Study \$16,660
Summary	Replacement Year	2032/2033	Future Cost \$20,299

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.

924 - Miscellaneous	Useful Life 5	Remaining Life 8	
Forestry- Mastication Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,794	
	% Included	100.00%	Total Cost/Study \$10,794
Summary	Replacement Year	2032/2033	Future Cost \$13,152

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 4	
660 lf Tennis Court Perimeter	Quantity 660	Unit of Measure	Linear Feet
	Cost /l.f.	\$41.20	
	% Included	100.00%	Total Cost/Study \$27,192
Summary	Replacement Year	2028/2029	Future Cost \$30,015

This is to replace the 10' chain link fencing.

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

200 - Wrought Iron	Useful Life 30	Remaining Life 15	
112 lf Wrought Iron Fencing- Replace	Quantity 112	Unit of Measure	Linear Feet
	Cost /l.f.	\$129	
	% Included	100.00%	Total Cost/Study \$14,420
Summary	Replacement Year	2039/2040	Future Cost \$20,884

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

**19000 - Fencing**

204 - Wrought Iron	Useful Life 5	Remaining Life 1	
112 lf Wrought Iron Fencing- Paint/Repair	Quantity 112	Unit of Measure Linear Feet	
	Cost /l.f. \$20.60		
	% Included 100.00%	Total Cost/Study \$2,307	
Summary	Replacement Year 2025/2026	Future Cost \$2,365	

This is to paint and repair the wrought iron fencing.

40 lf- pool perimeter  
 72 lf- spa perimeter

300 - Wood	Useful Life 15	Remaining Life 9	
350 lf Wood Fencing- Pool Perimeter	Quantity 350	Unit of Measure Linear Feet	
	Cost /l.f. \$77.25		
	% Included 100.00%	Total Cost/Study \$27,037	
Summary	Replacement Year 2033/2034	Future Cost \$33,766	

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

2024/2025- \$1,000 was expended for repairs. \$1,167 was expended 2023/2024 per client 5/9/2025.  
 2023/2024- Client anticipates approximate 10-year remaining life.

301 - Wood	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Wood Fencing- Pool Perimeter (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2024/2025	Future Cost \$1,000	

This is for the \$1,000 expenditure for repair.

340 - Wood: 6'	Useful Life 15	Remaining Life 9	
264 lf Maintenance Yard Fence	Quantity 264	Unit of Measure Linear Feet	
	Cost /l.f. \$46.35		
	% Included 100.00%	Total Cost/Study \$12,236	
Summary	Replacement Year 2033/2034	Future Cost \$15,282	

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 19	
118 Porch Lights	Quantity 118	Unit of Measure Unit	
	Cost /Ut \$175		
	% Included 100.00%	Total Cost/Study \$20,600	
Summary	Replacement Year 2043/2044	Future Cost \$32,932	

This is to replace unit porch lights.

2024/2025- \$300 for lighting project to begin.

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.

101 - Exterior: Misc. Fixtures	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Porch Lights (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$300		
	% Included 100.00%	Total Cost/Study \$300	
Summary	Replacement Year 2024/2025	Future Cost \$300	

This is for the \$300 set aside for lighting project to begin.

280 - Pole Lights	Useful Life 20	Remaining Life 0	
59 Grounds- Pole Lights	Quantity 59	Unit of Measure Items	
	Cost /Itm \$300		
	% Included 100.00%	Total Cost/Study \$17,700	
Summary	Replacement Year 2024/2025	Future Cost \$17,700	

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

2024/2025- \$17,700 was expended to replace 100% of the lights based on \$300 per light. \$238.00 was expended 2023/2024 per client 5/9/2025.

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 9	
Entry Monument Sign	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,635		
	% Included 100.00%	Total Cost/Study \$4,635	
Summary	Replacement Year 2033/2034	Future Cost \$5,788	

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 4
Lodge Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,381	
	% Included 100.00%	Total Cost/Study \$11,381
Summary	Replacement Year 2028/2029	Future Cost \$12,563

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

710 - Furnace	Useful Life 30	Remaining Life 16
Furnace A	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,019	
	% Included 100.00%	Total Cost/Study \$8,019
Summary	Replacement Year 2040/2041	Future Cost \$11,904

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

2023/2024- Duct work needed.

714 - Furnace	Useful Life 30	Remaining Life 19
Furnace B	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,019	
	% Included 100.00%	Total Cost/Study \$8,019
Summary	Replacement Year 2043/2044	Future Cost \$12,819

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 4
45 Lodge Furnishing Items	Quantity 45	Unit of Measure Items
	Cost /Itm \$618	
	% Included 100.00%	Total Cost/Study \$27,810
Summary	Replacement Year 2028/2029	Future Cost \$30,697

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

2024/2025- \$3,000 was expended. \$3,107 was expended 2023/2024 new office desks per client 5/9/2025. % to include change from 50% to 100%.

**24000 - Furnishings**

901 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Lodge Furnishing Items (2024/2025 Only)	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	\$3,000

This is for the \$3,000 expended. \$3,107 was expended 2023/2024 new office desks per client 5/9/2025. % to include change from 50% to 100%.

904 - Miscellaneous	Useful Life 5	Remaining Life 0	
Periodic Upholstery Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,538		
	% Included 100.00%	Total Cost/Study	\$1,538
Summary	Replacement Year 2024/2025	Future Cost	\$1,538

This is to replace miscellaneous furnishings.

2024/2025- \$1,538 was expended.

**24600 - Safety / Access**

350 - Defibrillators	Useful Life 5	Remaining Life 2	
Lodge AED- Outside Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,575		
	% Included 100.00%	Total Cost/Study	\$2,575
Summary	Replacement Year 2026/2027	Future Cost	\$2,705

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

700 - Security System	Useful Life 10	Remaining Life 0	
Security Access	Quantity 1	Unit of Measure	System
	Cost /Sys \$51,250		
	% Included 100.00%	Total Cost/Study	\$51,250
Summary	Replacement Year 2024/2025	Future Cost	\$51,250

This is to replace the security system.

2024/2025- \$51,250 anticipated expenditure in 2024/2025 per client 5/9/25.  
 2023/2024- Per client, \$50,000 anticipated in 2024/2025.

**25000 - Flooring**

200 - Carpeting	Useful Life 10	Remaining Life 2	
226 Sq. Yds. Lodge	Quantity 226	Unit of Measure Square Yard	
	Cost /SqYd \$51.50		
	% Included 100.00%	Total Cost/Study \$11,639	
Summary	Replacement Year 2026/2027	Future Cost \$12,228	

This is to replace the carpeting.

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

2024/2025- \$1,000 was expended for office carpet replacement.  
 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.

201 - Carpeting	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Lodge (2024/2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2024/2025	Future Cost \$1,000	

This is for the \$1,000 expenditure to carpet office.

990 - Miscellaneous	Useful Life 10	Remaining Life 7	
42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet	Quantity 42	Unit of Measure Square Yard	
	Cost /SqYd \$66.95		
	% Included 100.00%	Total Cost/Study \$2,812	
Summary	Replacement Year 2031/2032	Future Cost \$3,342	

This is to replace the carpeting.

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

2024/2024- \$1,000 expenditure to replace office carpet.  
 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 12	
Play Equipment	Quantity 1	Unit of Measure Set	
	Cost /Set \$9,991		
	% Included 100.00%	Total Cost/Study \$9,991	
Summary	Replacement Year 2036/2037	Future Cost \$13,437	

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 2	
Play Equipment- Slide Resurfacing	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,060		
	% Included 100.00%	Total Cost/Study \$2,060	
Summary	Replacement Year 2026/2027	Future Cost \$2,164	

This is to resurface the play equipment slide.

140 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 12	
Tot-Lot- Fence & Play Surface	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,710		
	% Included 100.00%	Total Cost/Study \$7,710	
Summary	Replacement Year 2036/2037	Future Cost \$10,368	

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 4	
1,183 sf Bocce Court	Quantity 1,183	Unit of Measure Square Feet	
	Cost /SqFt \$5.25		
	% Included 100.00%	Total Cost/Study \$6,214	
Summary	Replacement Year 2028/2029	Future Cost \$6,859	

This is to resurface the bocce court.

310 - Wood Benches	Useful Life 10	Remaining Life 4	
4 Benches- Grounds	Quantity 4	Unit of Measure Items	
	Cost /Itm \$925		
	% Included 100.00%	Total Cost/Study \$3,700	
Summary	Replacement Year 2028/2029	Future Cost \$4,085	

This is to replace the wood benches.

**27000 - Appliances**

998 - Miscellaneous	Useful Life 6	Remaining Life 7
8 Kitchen Appliances (50%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,545	Qty * \$/Itm \$12,360
	% Included 50.00%	Total Cost/Study \$6,180
Summary	Replacement Year 2031/2032	Future Cost \$7,346

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 1
Lodge Sewer System	Quantity 1	Unit of Measure System
	Cost /Sys \$50,000	
	% Included 100.00%	Total Cost/Study \$50,000
Summary	Replacement Year 2025/2026	Future Cost \$51,250

This is for the lodge sewer system.

2024/2025- \$30,000 expended to re-pipe. Work was not done as noted in 2023/2024. Client later increased anticipated cost to \$50,000 with work tentatively scheduled for 2025/2026.

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

304 - Sewer	Useful Life 5	Remaining Life 4
Sewer System Main and laterals	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,150	
	% Included 100.00%	Total Cost/Study \$5,150
Summary	Replacement Year 2028/2029	Future Cost \$5,685

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. Buried lines may run up to \$600/lf to replace. Client should consider having the system assessed for remaining life and cost to replace.

2024/2025- \$488 was expended 2023/2024 per client 5/9/2025.

330 - Plumbing	Useful Life 5	Remaining Life 3
Gas/Water Repair/Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,150	
	% Included 100.00%	Total Cost/Study \$5,150
Summary	Replacement Year 2027/2028	Future Cost \$5,546

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.

2024/2025- \$3,850 was expended 2023/2024 per client 5/9/2025.

**29000 - Infrastructure**

401 - Electric	Useful Life 4	Remaining Life 1	Treatment [nr:1]
30 Panel Boxes (2025/2026 Only)	Quantity 30	Unit of Measure Unit	
	Cost /Ut \$5,000		
	% Included 100.00%	Total Cost/Study \$150,000	
Summary	Replacement Year 2025/2026	Future Cost \$153,750	

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.

2024/2025- \$150,000 anticipated expenditure for entrance panel boxes and meters to be replaced in 2025/2026 per client 5/9/2025. Client later added additional anticipated expenditures of \$100,00 in 2027/2028, 2028/2029 & 2029/2030.

403 - Electric	Useful Life 4	Remaining Life 3	Treatment [nr:1]
Panel Boxes (2027/2028 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$100,000		
	% Included 100.00%	Total Cost/Study \$100,000	
Summary	Replacement Year 2027/2028	Future Cost \$107,689	

This is to replace electric panel boxes.

2024/2025- \$150,000 anticipated expenditure for entrance panel boxes and meters to be replaced in 2025/2026 per client 5/9/2025. Client later added additional anticipated expenditures of \$100,00 in 2027/2028, 2028/2029 & 2029/2030.

405 - Electric	Useful Life 5	Remaining Life 4	Treatment [nr:1]
Panel Boxes (2028/2029 Only)	Quantity 1	Unit of Measure Items	
	Cost /Itm \$100,000		
	% Included 100.00%	Total Cost/Study \$100,000	
Summary	Replacement Year 2028/2029	Future Cost \$110,381	

This is to replace electric panel boxes.

2024/2025- \$150,000 anticipated expenditure for entrance panel boxes and meters to be replaced in 2025/2026 per client 5/9/2025. Client later added additional anticipated expenditures of \$100,00 in 2027/2028, 2028/2029 & 2029/2030.

407 - Electric	Useful Life 6	Remaining Life 5	Treatment [nr:1]
Panel Boxes (2029/2030 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$100,000		
	% Included 100.00%	Total Cost/Study \$100,000	
Summary	Replacement Year 2029/2030	Future Cost \$113,141	

This is to replace electric panel boxes.

2024/2025- \$150,000 anticipated expenditure for entrance panel boxes and meters to be replaced in 2025/2026 per client 5/9/2025. Client later added additional anticipated expenditures of \$100,00 in 2027/2028, 2028/2029 & 2029/2030.

**30000 - Miscellaneous**

100 - Special Projects	Useful Life 1	Remaining Life 0	
Bat Exclusion Updating	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	\$5,000

This is to rid bats from destructive behavior and repair structures as needed.

2024/2025- \$5,000 anticipated expenditures.

810 - Maintenance Equipment	Useful Life 20	Remaining Life 11	
Cat 924F Loader	Quantity 1	Unit of Measure	Items
	Cost /Itm \$61,674		
	% Included 100.00%	Total Cost/Study	\$61,674
Summary	Replacement Year 2035/2036	Future Cost	\$80,921

This is for the Cat 924F loader.

810 - Maintenance Equipment	Useful Life 3	Remaining Life 0	
Truck Tires	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,400		
	% Included 100.00%	Total Cost/Study	\$3,400
Summary	Replacement Year 2024/2025	Future Cost	\$3,400

This is to replace truck tires.

2024/2025- \$3,400 was expended. Added as a reserve study component.

814 - Maintenance Equipment	Useful Life 5	Remaining Life 3	
Snow Blower (2017)	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,317		
	% Included 100.00%	Total Cost/Study	\$4,317
Summary	Replacement Year 2027/2028	Future Cost	\$4,649

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 5	
Snow Blowers (2018)	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,317		
	% Included 100.00%	Total Cost/Study	\$4,317
Summary	Replacement Year 2029/2030	Future Cost	\$4,885

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.

**30000 - Miscellaneous**

822 - Maintenance Equipment 4 Snow Blowers (2019)	Useful Life 5 Quantity 4 Cost /Itm \$4,317 % Included 100.00%	Remaining Life 1 Unit of Measure Items Total Cost/Study \$17,269
Summary	Replacement Year 2025/2026	Future Cost \$17,701

This is to replace the snow blowers.

830 - Maintenance Equipment Snow Plows	Useful Life 6 Quantity 1 Cost /Itm \$5,768 % Included 100.00%	Remaining Life 1 Unit of Measure Items Total Cost/Study \$5,768
Summary	Replacement Year 2025/2026	Future Cost \$5,912

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 Kubota B7800	Useful Life 12 Quantity 1 Cost /Itm \$44,650 % Included 100.00%	Remaining Life 6 Unit of Measure Items Total Cost/Study \$44,650
Summary	Replacement Year 2030/2031	Future Cost \$51,781

This is to replace the tractor.

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

838 - Trailer Walton Trailer	Useful Life 15 Quantity 1 Cost /Itm \$5,397 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$5,397
Summary	Replacement Year 2033/2034	Future Cost \$6,740

This is to replace the trailer.

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

**30000 - Miscellaneous**

850 - Maintenance Truck	Useful Life 5	Remaining Life 4
Snow Plow/Work Truck- Primary	Quantity 1	Unit of Measure Items
	Cost /Itm \$33,500	
	% Included 100.00%	Total Cost/Study \$33,500
Summary	Replacement Year 2028/2029	Future Cost \$36,978

This is to replace the maintenance truck.

2024/2025- Client anticipates replacing one truck every 5 years. The last truck was replaced in 2023/2024 for \$32,655.  
 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.

858 - Maintenance Equipment	Useful Life 20	Remaining Life 6
2 Storage Containers (2011)	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,383	
	% Included 100.00%	Total Cost/Study \$8,767
Summary	Replacement Year 2030/2031	Future Cost \$10,167

This is to replace the storage containers.

862 - Maintenance Equipment	Useful Life 20	Remaining Life 11
Storage Container (2017)	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,383	
	% Included 100.00%	Total Cost/Study \$4,383
Summary	Replacement Year 2035/2036	Future Cost \$5,751

This is to replace the storage container.

868 - Miscellaneous	Useful Life 5	Remaining Life 0
Energy Improvements- Insulation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,950	
	% Included 100.00%	Total Cost/Study \$8,950
Summary	Replacement Year 2024/2025	Future Cost \$8,950

This is for community energy improvements.

2024/2025- \$8,950 anticipated expenditure. Component added by client.

**31000 - Reserve Study**

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 2
Reserve Study	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2026/2027	Future Cost \$4,203

This is to have a reserve study prepared for the association as required by California Civil Code Sections 5550, 5560, 5565 and 5570. This is for the 3 year Update with Site Visit study including a visual observation of accessible areas.

**31000 - Reserve Study**

500 - Annual Update	Useful Life 3	Remaining Life 1	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$500		
	% Included 100.00%	Total Cost/Study	\$500
Summary	Replacement Year 2025/2026	Future Cost	\$513

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

510 - Annual Update	Useful Life 3	Remaining Life 0	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$500		
	% Included 100.00%	Total Cost/Study	\$500
Summary	Replacement Year 2024/2025	Future Cost	\$500

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

**32000 - Undesignated**

100 - Miscellaneous	Useful Life 1	Remaining Life 1	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2025/2026	Future Cost	\$10,250

This is for major unanticipated reserve component repairs.

**08000 - Rehab**

105 - General	Useful Life 5	Remaining Life 3	Treatment [nr:1]
Pavilion- Renovation (2027/2028 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$257,500		
	% Included 100.00%	Total Cost/Study \$257,500	
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 2	Treatment [nr:1]
Lodge- Redesign (2026/2027 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$51,500		
	% Included 100.00%	Total Cost/Study \$51,500	
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 5	Treatment [nr:1]
Lodge- Renovation (2030/2031 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$515,000		
	% Included 100.00%	Total Cost/Study \$515,000	
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	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$39,960	4	16	190,285	\$ .21/SqFt		Sealing/Repair On-Going
101 - Asphalt: Sealing	\$17,335	1	0	1	\$17,335/LS [nr:1]		Sealing/Repair-Pre Overlay (2024/25 Only)
103 - Asphalt: Sealing	\$16,280	2	1	1	\$16,280/LS [nr:1]		Sealing/Repair-Pre Overlay (2025/26 Only)
104 - Asphalt: Sealing	\$21,400	3	2	1	\$21,400/LS [nr:1]		Sealing/Repair-Pre Overlay (2026/27 Only)
120 - Asphalt: Sealing	\$60,000	4	10	190,285	\$ .32/SqFt [nr:1/se:4]		Sealing & Repair- Post Overlay
196 - Asphalt: Sealing	\$7,425	5	5	1	\$7,425/LS		Asphalt Walkways
200 - Asphalt: Ongoing Repairs	\$138,556	30	5	22,420	\$6.18/SqFt		Asphalt Walkways Replacement
280 - Asphalt: Crackfill	\$12,880	2	3	1	\$12,880/LS [nr:3]		Asphalt- Crackfill (2023/24-2031/32) Pre Overlay
281 - Asphalt: Crackfill	\$12,880	2	1	1	\$12,880/LS [nr:1]		Asphalt- Crackfill (2025/26) Pre Overlay
283 - Asphalt: Crackfill	\$3,050	5	5	1	\$3,050/LS		Asphalt- Crackfill Walkways
284 - Asphalt: Crackfill	\$15,450	2	13	1	\$15,450/LS [nr:8]		Asphalt- Crackfill (2037/38-2051/52) Post Overlay
300 - Asphalt: Overlay w/ Interlayer	\$146,995	25	9	190,285	\$3.09/SqFt (25%)		Asphalt- Phase 1
304 - Asphalt: Overlay w/ Interlayer	\$146,995	25	10	190,285	\$3.09/SqFt (25%)		Asphalt- Phase 2
308 - Asphalt: Overlay w/ Interlayer	\$146,995	25	11	190,285	\$3.09/SqFt (25%)		Asphalt- Phase 3
312 - Asphalt: Overlay w/ Interlayer	\$146,995	25	12	190,285	\$3.09/SqFt (25%)		Asphalt- Phase 4
314 - Asphalt: Major Repairs	\$5,000	2	0	1	\$5,000/LS		Various Locations
315 - Asphalt: Major Repairs	\$11,085	2	1	1	\$11,085/LS [nr:1]		Various Locations (2025/2026 Only)
800 - Striping	\$1,200	4	4	1	\$1,200/LS		Community Striping
801 - Striping	\$865	1	0	1	\$865/LS [nr:1]		Community Striping (2024/2025 Only)
803 - Striping	\$1,055	2	1	1	\$1,055/LS [nr:1]		Community Striping (2025/2026 Only)
805 - Striping	\$555	3	2	1	\$555/LS [nr:1]		Community Striping (2026/2027 Only)
<b>02000 - Concrete</b>							
390 - Pavers	\$7,175	5	0	1	\$7,175/LS		Lodge Deck Pavers- Maintenance
400 - Pool Deck	\$123,286	40	26	3,700	\$33.32/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	\$2,373,068	40	29	209,450	\$11.33/SqFt		[118] Unit- Fiber Cement Siding

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04000 - Structural Repairs</b>							
208 - Siding	\$73,645	40	29	6,500	\$11.33/SqFt		Lodge Siding
550 - Bridge Maintenance	\$29,870	20	1	290	\$103/l.f.		Parcourse Bridges/Bd Walk Replace/maintain
560 - Miscellaneous	\$6,180	20	3	30	\$206/Itm		Parcourse Signage
600 - Decking: Trex or Equiv.	\$145,848	30	29	7,080	\$20.60/SqFt		Porch Decking, 118 Units
601 - Decking: Trex or Equiv.	\$10,000	2	1	1	\$10,000/LS [nr:1]		Porch Decking, 118 Units- (2025/2026 Only)
664 - Stairway	\$206,000	30	29	118	\$1,746/Ut		Unit Stairs
665 - Stairway	\$10,000	2	1	1	\$10,000/LS [nr:1]		Unit Stairs Planning (2025/2026 Only)
674 - Railings	\$7,672	25	9	222	\$34.56/l.f.		Lodge Walkway Railings- Replace
678 - Railings	\$1,110	5	0	222	\$5.00/l.f.		Lodge Walkway Railings- Paint & Repair
682 - Railings	\$7,725	25	9	1	\$7,725/LS		Sloped Walkway Railings- Replace
686 - Railings	\$1,128	5	0	1	\$1,128/LS		Sloped Walkway Railings- Paint & Repair
906 - Building Maintenance	\$3,075	5	0	1	\$3,075/LS		Out Buildings Near Lodge & Tennis Courts
910 - Building Maintenance	\$24,668	20	3	1	\$24,668/Bldg		Pavilion
914 - Building Maintenance	\$5,000	1	1	118	\$424/Ut (10%)		Units- Under Unit Repairs
996 - Miscellaneous	\$50,000	2	1	1	\$50,000/LS [nr:1]		Rebuild Chimneys (2025/2026 Only)
<b>04500 - Decking/Balconies</b>							
150 - Composite	\$140,595	25	8	3,900	\$36.05/SqFt		Lodge Deck- Replace
154 - Composite	\$4,500	5	0	3,900	\$35.00/SqFt (3%)		Lodge Deck- Repairs
300 - Repairs	\$25,000	10	5	10,620	\$2.35/SqFt		Unit Balconies- Repairs
301 - Repairs	\$15,000	2	0	1	\$15,000/LS [nr:1]		Unit Balconies- Repairs
510 - Railing: Metal	\$13,843	25	8	140	\$98.88/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	\$10,300	9	8	118	\$87.29/Ut		Units
<b>05000 - Roofing</b>							
680 - Pitched: Metal	\$2,088,665	40	12	1,652	\$1,264/Sqrs [se:3]		Metal Roofs- Replace
684 - Pitched: Metal	\$680,624	40	32	165,200	\$4.12/SqFt		Metal Roofs- Coating
900 - Roofing: Inspections & Repairs	\$20,000	5	0	1	\$20,000/LS		Units & Lodge
<b>08000 - Rehab</b>							
100 - General	\$12,334	20	26	1	\$12,334/Bldg		Pavilion
101 - General	\$50,000	2	0	1	\$50,000/LS [nr:1]		Pavilion- Development/Assessment (2024/2025 Only)
102 - General	\$50,000	3	1	1	\$50,000/LS [nr:1]		Pavilion- (2025/2026 Only)
103 - General	\$50,000	4	2	1	\$50,000/LS [nr:1]		Pavilion- Redesign (2026/2027 Only)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>08000 - Rehab</b>							
220 - Bathrooms	\$11,639	12	9	2	\$5,819/Rm		Clubhouse Bathrooms
230 - Kitchen	\$40,093	30	20	1	\$40,093/Rm		Clubhouse Kitchen
<b>12000 - Pool</b>							
110 - Resurface	\$43,981	25	12	244	\$180/l.f.		Clubhouse Pool
140 - Structural Replacement of Pool	\$412,500	40	20	1	\$412,500/LS		Pool Replacement
200 - Edge: Tile, Coping, Mastic	\$13,571	25	12	244	\$55.62/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	\$3,624	5	4	1	\$3,624/LS		Pool Anti-Entrapment Devices
720 - Heater	\$24,638	12	7	2	\$12,319/Itm		Pool Heaters
730 - Filter	\$17,211	12	8	3	\$5,737/Itm		Pool Filters
731 - Filter	\$198	2	0	1	\$198/LS [nr:1]		Pool Filters (2024/2025 Only)
740 - Pumps	\$3,600	5	0	2	\$3,600/Itm (50%)		Pool Pumps
750 - Cover	\$32,000	5	0	1	\$32,000/Itm		Pool Cover/Reel
914 - Furniture: Lounges	\$6,921	5	4	36	\$192/Itm		Chaise Lounges
960 - Furniture: Misc	\$11,659	10	4	42	\$278/Itm		Metal Patio Furniture Items
970 - Consulting/Engineering	\$2,000	5	0	1	\$2,000/LS		Pool Replacement Evaluation
<b>13000 - Spa</b>							
640 - Rehab	\$36,141	20	6	2	\$18,070/Itm		Hot Tubs- Replace/Replumb
641 - Rehab	\$1,012	1	0	1	\$1,012/LS [nr:1]		Hot Tubs- Replace/Replumb (2024/2025 Only)
730 - Filter	\$3,605	12	10	2	\$1,802/Itm		Hot Tub Filters
740 - Pumps	\$9,888	10	5	4	\$2,472/Itm		Hot Tub Pumps
780 - Heater	\$9,888	10	7	2	\$4,944/Itm		Hot Tub Heaters
800 - Cover	\$4,230	10	9	1	\$4,230/Itm		Hot Tub Covers
<b>14000 - Recreation</b>							
100 - Sauna: Heaters	\$2,884	10	6	2	\$1,442/Itm		Men's & Women's Sauna Heaters
140 - Sauna: Wood Kit	\$19,158	20	4	2	\$9,579/Rm		Sauna Rooms
<b>17000 - Tennis Court</b>							
500 - Resurface	\$35,597	5	2	21,600	\$1.65/SqFt [nr:3]		[3] Tennis Courts- Pre Replacement
504 - Resurface	\$35,597	5	22	21,600	\$1.65/SqFt [nr:7]		[3] Tennis Courts- Post Replacement
560 - Fixtures	\$1,845	10	2	2	\$923/Itm		Tennis Court Nets
564 - Fixtures	\$1,845	10	0	1	\$1,845/Itm		Pickleball Court Net
700 - Screen	\$20,394	20	4	6,600	\$3.09/SqFt		Tennis Court Perimeter Screen
900 - Miscellaneous	\$166,860	40	17	21,600	\$7.72/SqFt		[3] Tennis Courts- Remove/Replace

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>18000 - Landscaping</b>							
420 - General Repairs/Upgrades	\$10,000	1	0	1	\$10,000/LS	[nr:5]	Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)
450 - Drainage System Maint.	\$103,000	20	10	1	\$103,000/LS	[se:4]	Drainage System
451 - Drainage System Maint.	\$25,625	1	0	1	\$25,625/LS	[nr:1]	Drainage System (2024/2025 Only)
460 - Defensible Space	\$15,000	3	0	1	\$15,000/LS		Defensible Space
920 - Miscellaneous	\$16,660	1	8	1	\$16,660/LS		68.5 Acre Forestry- Logging Project
924 - Miscellaneous	\$10,794	5	8	1	\$10,794/LS		Forestry- Mastication Project
<b>19000 - Fencing</b>							
130 - Chain Link: 10'	\$27,192	40	4	660	\$41.20/l.f.		Tennis Court Perimeter
200 - Wrought Iron	\$14,420	30	15	112	\$129/l.f.		Wrought Iron Fencing- Replace
204 - Wrought Iron	\$2,307	5	1	112	\$20.60/l.f.		Wrought Iron Fencing- Paint/Repair
300 - Wood	\$27,037	15	9	350	\$77.25/l.f.		Wood Fencing- Pool Perimeter
301 - Wood	\$1,000	1	0	1	\$1,000/LS	[nr:1]	Wood Fencing- Pool Perimeter (2024/2025 Only)
340 - Wood: 6'	\$12,236	15	9	264	\$46.35/l.f.		Maintenance Yard Fence
<b>20000 - Lighting</b>							
100 - Exterior: Misc. Fixtures	\$20,600	20	19	118	\$175/lt		Porch Lights
101 - Exterior: Misc. Fixtures	\$300	2	0	1	\$300/LS	[nr:1]	Porch Lights (2024/2025 Only)
280 - Pole Lights	\$17,700	20	0	59	\$300/ltm		Grounds- Pole Lights
<b>21000 - Signage</b>							
790 - Wood Monument	\$4,635	12	9	1	\$4,635/ltm		Entry Monument Sign
<b>23000 - Mechanical Equipment</b>							
600 - Water Heater	\$11,381	10	4	1	\$11,381/ltm		Lodge Water Heater
710 - Furnace	\$8,019	30	16	1	\$8,019/ltm		Furnace A
714 - Furnace	\$8,019	30	19	1	\$8,019/ltm		Furnace B
<b>24000 - Furnishings</b>							
900 - Miscellaneous	\$27,810	10	4	45	\$618/ltm		Lodge Furnishing Items
901 - Miscellaneous	\$3,000	2	0	1	\$3,000/LS	[nr:1]	Lodge Furnishing Items (2024/2025 Only)
904 - Miscellaneous	\$1,538	5	0	1	\$1,538/LS		Periodic Upholstery Repairs
<b>24600 - Safety / Access</b>							
350 - Defibrillators	\$2,575	5	2	1	\$2,575/ltm		Lodge AED- Outside Kitchen
700 - Security System	\$51,250	10	0	1	\$51,250/Sys		Security Access
<b>25000 - Flooring</b>							
200 - Carpeting	\$11,639	10	2	226	\$51.50/SqYd		Lodge

Component	Replacement Cost	Current Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>25000 - Flooring</b>							
201 - Carpeting	\$1,000	2	0	1	\$1,000/LS	[nr:1]	Lodge (2024/2025 Only)
990 - Miscellaneous	\$2,812	10	7	42	\$66.95/SqYd		Lodge Bathrooms- Tile/Vinyl/Carpet
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$9,991	20	12	1	\$9,991/Set		Play Equipment
104 - Tot Lot: Play Equipment	\$2,060	10	2	1	\$2,060/LS		Play Equipment- Slide Resurfacing
140 - Tot Lot: Safety Surface	\$7,710	20	12	1	\$7,710/LS		Tot-Lot- Fence & Play Surface
302 - Bocce Ct. Resurface	\$6,214	20	4	1,183	\$5.25/SqFt		Bocce Court
310 - Wood Benches	\$3,700	10	4	4	\$925/itm		Benches- Grounds
<b>27000 - Appliances</b>							
998 - Miscellaneous	\$6,180	6	7	8	\$1,545/itm (50%)		Kitchen Appliances
<b>29000 - Infrastructure</b>							
300 - Sewer	\$50,000	50	1	1	\$50,000/Sys		Lodge Sewer System
304 - Sewer	\$5,150	5	4	1	\$5,150/LS		Sewer System Main and laterals
330 - Plumbing	\$5,150	5	3	1	\$5,150/LS		Gas/Water Repair/Replace
401 - Electric	\$150,000	4	1	30	\$5,000/Ut [nr:1]		Panel Boxes (2025/2026 Only)
403 - Electric	\$100,000	4	3	1	\$100,000/LS [nr:1]		Panel Boxes (2027/2028 Only)
405 - Electric	\$100,000	5	4	1	\$100,000/itm [nr:1]		Panel Boxes (2028/2029 Only)
407 - Electric	\$100,000	6	5	1	\$100,000/LS [nr:1]		Panel Boxes (2029/2030 Only)
<b>30000 - Miscellaneous</b>							
100 - Special Projects	\$5,000	1	0	1	\$5,000/LS		Bat Exclusion Updating
810 - Maintenance Equipment	\$61,674	20	11	1	\$61,674/itm		Cat 924F Loader
810 - Maintenance Equipment	\$3,400	3	0	1	\$3,400/LS		Truck Tires
814 - Maintenance Equipment	\$4,317	5	3	1	\$4,317/itm		Snow Blower (2017)
818 - Maintenance Equipment	\$4,317	5	5	1	\$4,317/itm		Snow Blowers (2018)
822 - Maintenance Equipment	\$17,269	5	1	4	\$4,317/itm		Snow Blowers (2019)
830 - Maintenance Equipment	\$5,768	6	1	1	\$5,768/itm		Snow Plows
834 - Tractor	\$44,650	12	6	1	\$44,650/itm		Kubota B7800
838 - Trailer	\$5,397	15	9	1	\$5,397/itm		Walton Trailer
850 - Maintenance Truck	\$33,500	5	4	1	\$33,500/itm		Snow Plow/Work Truck- Primary
858 - Maintenance Equipment	\$8,767	20	6	2	\$4,383/itm		Storage Containers (2011)
862 - Maintenance Equipment	\$4,383	20	11	1	\$4,383/itm		Storage Container (2017)
868 - Miscellaneous	\$8,950	5	0	1	\$8,950/LS		Energy Improvements- Insulation

Component	Replacement Cost	Current Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>31000 - Reserve Study</b>							
100 - 3 Year Update with Site Visit	\$4,000	3	2	1	\$4,000/LS		Reserve Study
500 - Annual Update	\$500	3	1	1	\$500/LS		Reserve Study
510 - Annual Update	\$500	3	0	1	\$500/LS		Reserve Study
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$10,000	1	1	1	\$10,000/LS		Reserve Items

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>08000 - Rehab</b>							
105 - General	\$257,500	5	3	1	\$257,500/LS [nr:1]		Pavilion- Renovation (2027/2028 Only)
231 - General	\$51,500	4	2	1	\$51,500/LS [nr:1]		Lodge- Redesign (2026/2027 Only)
233 - General	\$515,000	7	5	1	\$515,000/LS [nr:1]		Lodge- Renovation (2030/2031 Only)

**Expenditures by Year - Next 5 Years**

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2024/25</b>			
<b>01000 - Paving</b>			
101 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2024/25 Only)[nr:1]	1	17,335	
314 - Asphalt: Major Repairs Various Locations	2	5,000	
801 - Striping Community Striping (2024/2025 Only)[nr:1]	1	865	
Total 01000 - Paving:		23,200	23,200
<b>02000 - Concrete</b>			
390 - Pavers Lodge Deck Pavers- Maintenance	5	7,175	
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	5	3,000	
Total 02000 - Concrete:		10,175	10,175
<b>04000 - Structural Repairs</b>			
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	5	1,110	
686 - Railings Sloped Walkway Railings- Paint & Repair	5	1,128	
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	5	3,075	
Total 04000 - Structural Repairs:		5,313	5,313
<b>04500 - Decking/Balconies</b>			
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	5	4,500	
301 - Repairs Unit Balconies- Repairs[nr:1]	2	15,000	
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	5	1,050	
Total 04500 - Decking/Balconies:		20,550	20,550
<b>05000 - Roofing</b>			
900 - Roofing: Inspections & Repairs Units & Lodge	5	20,000	
<b>08000 - Rehab</b>			
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	2	50,000	
<b>12000 - Pool</b>			
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	5	3,000	
731 - Filter Pool Filters (2024/2025 Only)[nr:1]	2	198	
740 - Pumps 2 Pool Pumps (50%)	5	3,600	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2024/25</b>			
<b>12000 - Pool</b>			
750 - Cover Pool Cover/Reel	5	32,000	
970 - Consulting/Engineering Pool Replacement Evaluation	5	2,000	
Total 12000 - Pool:		40,798	40,798
<b>13000 - Spa</b>			
641 - Rehab Hot Tubs- Replace/Replumb (2024/2025 Only)[nr:1]	1	1,012	
<b>17000 - Tennis Court</b>			
564 - Fixtures Pickleball Court Net	10	1,845	
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	1	10,000	
451 - Drainage System Maint. Drainage System (2024/2025 Only)[nr:1]	1	25,625	
460 - Defensible Space Defensible Space	3	15,000	
Total 18000 - Landscaping:		50,625	50,625
<b>19000 - Fencing</b>			
301 - Wood Wood Fencing- Pool Perimeter (2024/2025 Only)[nr:1]	1	1,000	
<b>20000 - Lighting</b>			
101 - Exterior: Misc. Fixtures Porch Lights (2024/2025 Only)[nr:1]	2	300	
280 - Pole Lights 59 Grounds- Pole Lights	20	17,700	
Total 20000 - Lighting:		18,000	18,000
<b>24000 - Furnishings</b>			
901 - Miscellaneous Lodge Furnishing Items (2024/2025 Only)[nr:1]	2	3,000	
904 - Miscellaneous Periodic Upholstery Repairs	5	1,538	
Total 24000 - Furnishings:		4,538	4,538
<b>24600 - Safety / Access</b>			
700 - Security System Security Access	10	51,250	
<b>25000 - Flooring</b>			
201 - Carpeting Lodge (2024/2025 Only)[nr:1]	2	1,000	
<b>30000 - Miscellaneous</b>			
100 - Special Projects Bat Exclusion Updating	1	5,000	
810 - Maintenance Equipment Truck Tires	3	3,400	
868 - Miscellaneous Energy Improvements- Insulation	5	8,950	
Total 30000 - Miscellaneous:		17,350	17,350

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2024/25</b>			
<b>31000 - Reserve Study</b>			
510 - Annual Update Reserve Study	3	500	
Total 2024/25:		317,156	
<b>2025/26</b>			
<b>01000 - Paving</b>			
103 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2025/26 Only)[nr:1]	2	16,280	16,687
281 - Asphalt: Crackfill Asphalt- Crackfill (2025/26) Pre Overlay[nr:1]	2	12,880	13,202
315 - Asphalt: Major Repairs Various Locations (2025/2026 Only)[nr:1]	2	11,085	11,362
803 - Striping Community Striping (2025/2026 Only)[nr:1]	2	1,055	1,081
Total 01000 - Paving:		41,300	42,332
<b>04000 - Structural Repairs</b>			
550 - Bridge Maintenance 290 lf Parcourse Bridges/Bd Walk Replace/maintain	20	29,870	30,617
601 - Decking: Trex or Equiv. Porch Decking, 118 Units- (2025/2026 Only)[nr:1]	2	10,000	10,250
665 - Stairway Unit Stairs Planning (2025/2026 Only)[nr:1]	2	10,000	10,250
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	1	5,000	5,125
996 - Miscellaneous Rebuild Chimneys (2025/2026 Only)[nr:1]	2	50,000	51,250
Total 04000 - Structural Repairs:		104,870	107,492
<b>08000 - Rehab</b>			
102 - General Pavilion- (2025/2026 Only)[nr:1]	3	50,000	51,250
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	1	10,000	10,250
<b>19000 - Fencing</b>			
204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	5	2,307	2,365
<b>29000 - Infrastructure</b>			
300 - Sewer Lodge Sewer System	50	50,000	51,250
401 - Electric 30 Panel Boxes (2025/2026 Only)[nr:1]	4	150,000	153,750
Total 29000 - Infrastructure:		200,000	205,000
<b>30000 - Miscellaneous</b>			
100 - Special Projects Bat Exclusion Updating	1	5,000	5,125
822 - Maintenance Equipment 4 Snow Blowers (2019)	5	17,269	17,701
830 - Maintenance Equipment Snow Plows	6	5,768	5,912

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2025/26</b>			
<b>30000 - Miscellaneous</b>			
Total 30000 - Miscellaneous:		28,037	28,738
<b>31000 - Reserve Study</b>			
500 - Annual Update Reserve Study	3	500	513
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	10,000	10,250
Total 2025/26:		447,014	458,190
<b>2026/27</b>			
<b>01000 - Paving</b>			
104 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2026/27 Only)[nr:1]	3	21,400	22,483
314 - Asphalt: Major Repairs Various Locations	2	5,000	5,253
805 - Striping Community Striping (2026/2027 Only)[nr:1]	3	555	583
Total 01000 - Paving:		26,955	28,319
<b>04000 - Structural Repairs</b>			
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	1	5,000	5,253
<b>08000 - Rehab</b>			
103 - General Pavilion- Redesign (2026/2027 Only)[nr:1]	4	50,000	52,531
<b>17000 - Tennis Court</b>			
500 - Resurface 21,600 sf [3] Tennis Courts- Pre Replacement[nr:3]	5	35,597	37,399
560 - Fixtures 2 Tennis Court Nets	10	1,845	1,938
Total 17000 - Tennis Court:		37,442	39,337
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	1	10,000	10,506
<b>24600 - Safety / Access</b>			
350 - Defibrillators Lodge AED- Outside Kitchen	5	2,575	2,705
<b>25000 - Flooring</b>			
200 - Carpeting 226 Sq. Yds. Lodge	10	11,639	12,228
<b>26000 - Outdoor Equipment</b>			
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing	10	2,060	2,164
<b>30000 - Miscellaneous</b>			
100 - Special Projects Bat Exclusion Updating	1	5,000	5,253
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	4,000	4,203

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2026/27</b>			
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	10,000	10,506
Total 2026/27:		164,671	173,005
<b>2027/28</b>			
<b>01000 - Paving</b>			
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:3]	2	12,880	13,870
<b>04000 - Structural Repairs</b>			
560 - Miscellaneous 30 Parcourse Signage	20	6,180	6,655
910 - Building Maintenance Pavilion	20	24,668	26,565
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	1	5,000	5,384
Total 04000 - Structural Repairs:		35,848	38,604
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	1	10,000	10,769
460 - Defensible Space Defensible Space	3	15,000	16,153
Total 18000 - Landscaping:		25,000	26,922
<b>29000 - Infrastructure</b>			
330 - Plumbing Gas/Water Repair/Replace	5	5,150	5,546
403 - Electric Panel Boxes (2027/2028 Only)[nr:1]	4	100,000	107,689
Total 29000 - Infrastructure:		105,150	113,235
<b>30000 - Miscellaneous</b>			
100 - Special Projects Bat Exclusion Updating	1	5,000	5,384
810 - Maintenance Equipment Truck Tires	3	3,400	3,661
814 - Maintenance Equipment Snow Blower (2017)	5	4,317	4,649
Total 30000 - Miscellaneous:		12,717	13,694
<b>31000 - Reserve Study</b>			
510 - Annual Update Reserve Study	3	500	538
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	10,000	10,769
Total 2027/28:		202,095	217,632
<b>2028/29</b>			
<b>01000 - Paving</b>			
314 - Asphalt: Major Repairs Various Locations	2	5,000	5,519

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2028/29</b>			
<b>01000 - Paving</b>			
800 - Striping Community Striping	4	1,200	1,325
Total 01000 - Paving:		6,200	6,844
<b>04000 - Structural Repairs</b>			
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	1	5,000	5,519
<b>12000 - Pool</b>			
230 - Drain Covers Pool Anti-Entrapment Devices	5	3,624	4,000
914 - Furniture: Lounges 36 Chaise Lounges	5	6,921	7,639
960 - Furniture: Misc 42 Metal Patio Furniture Items	10	11,659	12,869
Total 12000 - Pool:		22,204	24,508
<b>14000 - Recreation</b>			
140 - Sauna: Wood Kit 2 Sauna Rooms	20	19,158	21,147
<b>17000 - Tennis Court</b>			
700 - Screen 6,600 sf Tennis Court Perimeter Screen	20	20,394	22,511
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	1	10,000	11,038
<b>19000 - Fencing</b>			
130 - Chain Link: 10' 660 lf Tennis Court Perimeter	40	27,192	30,015
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Lodge Water Heater	10	11,381	12,563
<b>24000 - Furnishings</b>			
900 - Miscellaneous 45 Lodge Furnishing Items	10	27,810	30,697
<b>26000 - Outdoor Equipment</b>			
302 - Bocce Ct. Resurface 1,183 sf Bocce Court	20	6,214	6,859
310 - Wood Benches 4 Benches- Grounds	10	3,700	4,085
Total 26000 - Outdoor Equipment:		9,914	10,944
<b>29000 - Infrastructure</b>			
304 - Sewer Sewer System Main and laterals	5	5,150	5,685
405 - Electric Panel Boxes (2028/2029 Only)[nr:1]	5	100,000	110,381
Total 29000 - Infrastructure:		105,150	116,066
<b>30000 - Miscellaneous</b>			
100 - Special Projects Bat Exclusion Updating	1	5,000	5,519
850 - Maintenance Truck Snow Plow/Work Truck- Primary	5	33,500	36,978

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2028/29</b>			
<b>30000 - Miscellaneous</b>			
Total 30000 - Miscellaneous:		38,500	42,497
<b>31000 - Reserve Study</b>			
500 - Annual Update Reserve Study	3	500	552
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	10,000	11,038
Total 2028/29:		313,403	345,939

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, a division of Reserve Advisors, LLC ("BRG") prepared a reserve study for the Association during the 2024/2025 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2025/2026) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2024/2025 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, 2024. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$302,754 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 2024/2025, and estimates an ending reserve fund balance. Again, see Section III and the 2024/2025 ending reserve balance estimate of \$463,158.

"Re-building" the first year of the study as mentioned above simply means using the 2024/2025 adopted budget for the 2024/2025 reserve contribution. Finally, the 2024/2025 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group, a division of Reserve Advisors, LLC*

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 190,285 sf Sealing/Repair On-Going	39,960	4	16	2,351	2,560	1,962
101 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2024/25 Only)[nr:1]	17,335	1	0	17,335	0	0
103 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2025/26 Only)[nr:1]	16,280	2	1	8,140	16,687	4,692
104 - Asphalt: Sealing Sealing/Repair-Pre Overlay (2026/27 Only)[nr:1]	21,400	3	2	7,133	14,623	4,215
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]	15,000	4	10	1,364	1,538	1,019
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]	15,000	4	11	1,250	1,398	1,019
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]	15,000	4	12	1,154	1,281	1,019
120 - Asphalt: Sealing 190,285 sf Sealing & Repair- Post Overlay[nr:1/se:4]	15,000	4	13	1,071	1,183	1,019
196 - Asphalt: Sealing Asphalt Walkways	7,425	5	5	1,238	1,522	787
200 - Asphalt: Ongoing Repairs 22,420 sf Asphalt Walkways Replacement	138,556	30	5	115,463	123,084	2,939
280 - Asphalt: Crackfill Asphalt- Crackfill (2023/24-2031/32) Pre Overlay[nr:3]	12,880	2	3	3,220	4,401	1,950
281 - Asphalt: Crackfill Asphalt- Crackfill (2025/26) Pre Overlay[nr:1]	12,880	2	1	6,440	13,202	3,712
283 - Asphalt: Crackfill Asphalt- Crackfill Walkways	3,050	5	5	508	625	323
284 - Asphalt: Crackfill Asphalt- Crackfill (2037/38-2051/52) Post Overlay[nr:8]	15,450	2	13	1,104	1,218	856
300 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 1 (25%)	146,995	25	9	94,077	102,456	4,129
304 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 2 (25%)	146,995	25	10	88,197	96,429	4,233
308 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 3 (25%)	146,995	25	11	82,317	90,402	4,338
312 - Asphalt: Overlay w/ Interlayer 190,285 sf Asphalt- Phase 4 (25%)	146,995	25	12	76,437	84,375	4,447
314 - Asphalt: Major Repairs Various Locations	5,000	2	0	5,000	2,563	1,406
315 - Asphalt: Major Repairs Various Locations (2025/2026 Only)[nr:1]	11,085	2	1	5,543	11,362	3,195
800 - Striping Community Striping	1,200	4	4	240	308	149
801 - Striping Community Striping (2024/2025 Only)[nr:1]	865	1	0	865	0	0
803 - Striping Community Striping (2025/2026 Only)[nr:1]	1,055	2	1	528	1,081	304
805 - Striping Community Striping (2026/2027 Only)[nr:1]	555	3	2	185	379	109

Schedule of Supplementary Information for Auditor Component Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
<b>02000 - Concrete</b>						
390 - Pavers Lodge Deck Pavers- Maintenance	7,175	5	0	7,175	1,471	807
400 - Pool Deck 3,700 sf Pool Deck Pavers- Replace	123,286	40	26	43,150	47,388	3,294
404 - Pool Deck 3,700 sf Pool Deck Pavers- Repairs (3%)	3,000	5	0	3,000	615	337
<b>04000 - Structural Repairs</b>						
204 - Siding 209,450 sf [118] Unit- Fiber Cement Siding	2,373,068	40	29	652,594	729,719	68,274
208 - Siding 6,500 sf Lodge Siding	73,645	40	29	20,252	22,646	2,119
550 - Bridge Maintenance 290 lf Parcourse Bridges/Bd Walk Replace/maintain	29,870	20	1	28,377	30,617	861
560 - Miscellaneous 30 Parcourse Signage	6,180	20	3	5,253	5,701	187
600 - Decking: Trex or Equiv. 7,080 sf Porch Decking, 118 Units	145,848	30	29	4,862	9,966	2,797
601 - Decking: Trex or Equiv. Porch Decking, 118 Units- (2025/2026 Only)[nr:1]	10,000	2	1	5,000	10,250	2,882
664 - Stairway 118 Unit Stairs	206,000	30	29	6,867	14,077	7,902
665 - Stairway Unit Stairs Planning (2025/2026 Only)[nr:1]	10,000	2	1	5,000	10,250	2,882
674 - Railings 222 lf Lodge Walkway Railings- Replace	7,672	25	9	4,910	5,347	216
678 - Railings 222 lf Lodge Walkway Railings- Paint & Repair	1,110	5	0	1,110	228	125
682 - Railings Sloped Walkway Railings- Replace	7,725	25	9	4,944	5,384	217
686 - Railings Sloped Walkway Railings- Paint & Repair	1,128	5	0	1,128	231	127
906 - Building Maintenance Out Buildings Near Lodge & Tennis Courts	3,075	5	0	3,075	630	346
910 - Building Maintenance Pavilion	24,668	20	3	20,968	22,757	747
914 - Building Maintenance 118 Units- Under Unit Repairs (10%)	5,000	1	1	2,500	5,125	1,441
996 - Miscellaneous Rebuild Chimneys (2025/2026 Only)[nr:1]	50,000	2	1	25,000	51,250	14,410
<b>04500 - Decking/Balconies</b>						
150 - Composite 3,900 sf Lodge Deck- Replace	140,595	25	8	95,605	103,759	3,853
154 - Composite 3,900 sf Lodge Deck- Repairs (3%)	4,500	5	0	4,500	923	506
300 - Repairs 10,620 sf Unit Balconies- Repairs	25,000	10	5	12,500	15,375	1,591
301 - Repairs Unit Balconies- Repairs[nr:1]	15,000	2	0	15,000	0	0
510 - Railing: Metal 140 lf Lodge Deck Railings- Replace	13,843	25	8	9,413	10,216	379
514 - Railing: Metal 140 lf Lodge Deck Railings- Paint & Repair	1,050	5	0	1,050	215	118
530 - CA Mandated Inspections 118 Units	10,300	9	8	1,144	2,346	784
<b>05000 - Roofing</b>						
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	696,222	40	12	487,355	517,380	13,496
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	696,222	40	13	469,950	499,539	13,496
680 - Pitched: Metal 1,652 Squares- Metal Roofs- Replace[se:3]	696,222	40	14	452,544	481,698	13,496
684 - Pitched: Metal	680,624	40	32	136,125	156,969	0

Schedule of Supplementary Information for Auditor Component Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
<b>05000 - Roofing</b>						
165,200 sf Metal Roofs- Coating						
900 - Roofing: Inspections & Repairs Units & Lodge	20,000	5	0	20,000	4,100	2,249
<b>08000 - Rehab</b>						
100 - General Pavilion	12,334	20	26	457	486	488
101 - General Pavilion- Development/Assessment (2024/2025 Only)[nr:1]	50,000	2	0	50,000	0	0
102 - General Pavilion- (2025/2026 Only)[nr:1]	50,000	3	1	33,333	51,250	9,607
103 - General Pavilion- Redesign (2026/2027 Only)[nr:1]	50,000	4	2	25,000	38,438	7,385
220 - Bathrooms 2 Clubhouse Bathrooms	11,639	12	9	2,910	3,977	681
230 - Kitchen Clubhouse Kitchen	40,093	30	20	13,364	15,068	1,231
<b>12000 - Pool</b>						
110 - Resurface 244 If Clubhouse Pool	43,981	25	12	22,870	25,245	1,331
140 - Structural Replacement of Pool Pool Replacement	412,500	40	20	206,250	221,977	9,503
200 - Edge: Tile, Coping, Mastic 244 If Pool Perimeter- Replacement	13,571	25	12	7,057	7,790	411
204 - Edge: Tile, Coping, Mastic Pool Perimeter- Ongoing Repairs	3,000	5	0	3,000	615	337
230 - Drain Covers Pool Anti-Entrapment Devices	3,624	5	4	725	1,486	450
720 - Heater 2 Pool Heaters	24,638	12	7	10,266	12,627	1,372
730 - Filter 3 Pool Filters	17,211	12	8	5,737	7,351	983
731 - Filter Pool Filters (2024/2025 Only)[nr:1]	198	2	0	198	0	0
740 - Pumps 2 Pool Pumps (50%)	3,600	5	0	3,600	738	405
750 - Cover Pool Cover/Reel	32,000	5	0	32,000	6,560	3,599
914 - Furniture: Lounges 36 Chaise Lounges	6,921	5	4	1,384	2,838	859
960 - Furniture: Misc 42 Metal Patio Furniture Items	11,659	10	4	6,995	8,365	724
970 - Consulting/Engineering Pool Replacement Evaluation	2,000	5	0	2,000	410	225
<b>13000 - Spa</b>						
640 - Rehab 2 Hot Tubs- Replace/Replumb	36,141	20	6	25,299	27,783	1,178
641 - Rehab Hot Tubs- Replace/Replumb (2024/2025 Only)[nr:1]	1,012	1	0	1,012	0	0
730 - Filter 2 Hot Tub Filters	3,605	12	10	601	924	216
740 - Pumps 4 Hot Tub Pumps	9,888	10	5	4,944	6,081	629
780 - Heater 2 Hot Tub Heaters	9,888	10	7	2,966	4,054	661
800 - Cover Hot Tub Covers	4,230	10	9	423	867	297
<b>14000 - Recreation</b>						
100 - Sauna: Heaters 2 Men's & Women's Sauna Heaters	2,884	10	6	1,154	1,478	188
140 - Sauna: Wood Kit 2 Sauna Rooms	19,158	20	4	15,326	16,691	595

Schedule of Supplementary Information for AuditorComponent Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 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]	35,597	5	2	21,358	29,189	4,206
504 - Resurface 21,600 sf [3] Tennis Courts- Post Replacement[nr:7]	35,597	5	22	1,548	1,658	1,498
560 - Fixtures 2 Tennis Court Nets	1,845	10	2	1,476	1,702	109
564 - Fixtures Pickleball Court Net	1,845	10	0	1,845	189	104
700 - Screen 6,600 sf Tennis Court Perimeter Screen	20,394	20	4	16,315	17,768	633
900 - Miscellaneous 21,600 sf [3] Tennis Courts- Remove/Replace	166,860	40	17	95,945	102,619	3,570
<b>18000 - Landscaping</b>						
420 - General Repairs/Upgrades Creek Brush Mgmt (2024/2025 Thru 2029/2030 Only)[nr:5]	10,000	1	0	10,000	10,250	5,624
450 - Drainage System Maint. Drainage System[se:4]	25,750	20	10	12,875	14,517	962
450 - Drainage System Maint. Drainage System[se:4]	25,750	20	11	11,588	13,197	962
450 - Drainage System Maint. Drainage System[se:4]	25,750	20	12	10,300	11,877	962
450 - Drainage System Maint. Drainage System[se:4]	25,750	20	13	9,013	10,558	962
451 - Drainage System Maint. Drainage System (2024/2025 Only)[nr:1]	25,625	1	0	25,625	0	0
460 - Defensible Space Defensible Space	15,000	3	0	15,000	5,125	2,812
920 - Miscellaneous 68.5 Acre Forestry- Logging Project	16,660	1	8	1,851	2,135	1,268
924 - Miscellaneous Forestry- Mastication Project	10,794	5	8	1,199	1,383	822
<b>19000 - Fencing</b>						
130 - Chain Link: 10' 660 lf Tennis Court Perimeter	27,192	40	4	24,473	25,781	422
200 - Wrought Iron 112 lf Wrought Iron Fencing- Replace	14,420	30	15	7,210	7,883	391
204 - Wrought Iron 112 lf Wrought Iron Fencing- Paint/Repair	2,307	5	1	1,846	2,365	266
300 - Wood 350 lf Wood Fencing- Pool Perimeter	27,037	15	9	10,815	12,933	1,266
301 - Wood Wood Fencing- Pool Perimeter (2024/2025 Only)[nr:1]	1,000	1	0	1,000	0	0
340 - Wood: 6' 264 lf Maintenance Yard Fence	12,236	15	9	4,895	5,853	573
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures 118 Porch Lights	20,600	20	19	1,030	2,112	926
101 - Exterior: Misc. Fixtures Porch Lights (2024/2025 Only)[nr:1]	300	2	0	300	0	0
280 - Pole Lights 59 Grounds- Pole Lights	17,700	20	0	17,700	907	498
<b>21000 - Signage</b>						
790 - Wood Monument Entry Monument Sign	4,635	12	9	1,159	1,584	271
<b>23000 - Mechanical Equipment</b>						
600 - Water Heater Lodge Water Heater	11,381	10	4	6,829	8,166	706
710 - Furnace Furnace A	8,019	30	16	3,742	4,110	223
714 - Furnace	8,019	30	19	2,940	3,288	240

Schedule of Supplementary Information for Auditor Component Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
<b>23000 - Mechanical Equipment</b>						
Furnace B						
<b>24000 - Furnishings</b>						
900 - Miscellaneous 45 Lodge Furnishing Items	27,810	10	4	16,686	19,954	1,726
901 - Miscellaneous Lodge Furnishing Items (2024/2025 Only)[nr:1]	3,000	2	0	3,000	0	0
904 - Miscellaneous Periodic Upholstery Repairs	1,538	5	0	1,538	315	173
<b>24600 - Safety / Access</b>						
350 - Defibrillators Lodge AED- Outside Kitchen	2,575	5	2	1,545	2,112	304
700 - Security System Security Access	51,250	10	0	51,250	5,253	2,882
<b>25000 - Flooring</b>						
200 - Carpeting 226 Sq. Yds. Lodge	11,639	10	2	9,311	10,737	688
201 - Carpeting Lodge (2024/2025 Only)[nr:1]	1,000	2	0	1,000	0	0
990 - Miscellaneous 42 Sq. Yds. Lodge Bathrooms- Tile/Vinyl/Carpet	2,812	10	7	844	1,153	188
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Play Equipment	9,991	20	12	3,996	4,608	378
104 - Tot Lot: Play Equipment Play Equipment- Slide Resurfacing	2,060	10	2	1,648	1,900	122
140 - Tot Lot: Safety Surface Tot-Lot- Fence & Play Surface	7,710	20	12	3,084	3,556	292
302 - Bocce Ct. Resurface 1,183 sf Bocce Court	6,214	20	4	4,971	5,414	193
310 - Wood Benches 4 Benches- Grounds	3,700	10	4	2,220	2,655	230
<b>27000 - Appliances</b>						
998 - Miscellaneous 8 Kitchen Appliances (50%)	6,180	6	7	773	905	516
<b>29000 - Infrastructure</b>						
300 - Sewer Lodge Sewer System	50,000	50	1	49,000	51,250	576
304 - Sewer Sewer System Main and laterals	5,150	5	4	1,030	2,112	639
330 - Plumbing Gas/Water Repair/Replace	5,150	5	3	2,060	3,167	624
401 - Electric 30 Panel Boxes (2025/2026 Only)[nr:1]	150,000	4	1	112,500	153,750	21,616
403 - Electric Panel Boxes (2027/2028 Only)[nr:1]	100,000	4	3	25,000	51,250	15,140
405 - Electric Panel Boxes (2028/2029 Only)[nr:1]	100,000	5	4	20,000	41,000	12,415
407 - Electric Panel Boxes (2029/2030 Only)[nr:1]	100,000	6	5	16,667	34,167	10,604
<b>30000 - Miscellaneous</b>						
100 - Special Projects Bat Exclusion Updating	5,000	1	0	5,000	5,125	2,812
810 - Maintenance Equipment Cat 924F Loader	61,674	20	11	27,753	31,608	2,275
810 - Maintenance Equipment Truck Tires	3,400	3	0	3,400	1,162	637
814 - Maintenance Equipment Snow Blower (2017)	4,317	5	3	1,727	2,655	523
818 - Maintenance Equipment Snow Blowers (2018)	4,317	5	5	720	885	458
822 - Maintenance Equipment 4 Snow Blowers (2019)	17,269	5	1	13,815	17,701	1,991

Schedule of Supplementary Information for AuditorComponent Method

2024/2025 Update- 3

Prepared for the 2025/2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024/2025 Fully Funded Balance	2025/2026 Fully Funded Balance	2025/2026 Line Item Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>						
830 - Maintenance Equipment Snow Plows	5,768	6	1	4,807	5,912	554
834 - Tractor Kubota B7800	44,650	12	6	22,325	26,697	2,427
838 - Trailer Walton Trailer	5,397	15	9	2,159	2,582	253
850 - Maintenance Truck Snow Plow/Work Truck- Primary	33,500	5	4	6,700	13,735	4,159
858 - Maintenance Equipment 2 Storage Containers (2011)	8,767	20	6	6,137	6,739	286
862 - Maintenance Equipment Storage Container (2017)	4,383	20	11	1,973	2,247	162
868 - Miscellaneous Energy Improvements- Insulation	8,950	5	0	8,950	1,835	1,007
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit Reserve Study	4,000	3	2	1,333	2,733	788
500 - Annual Update Reserve Study	500	3	1	333	513	96
510 - Annual Update Reserve Study	500	3	0	500	171	94
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	10,000	1	1	5,000	10,250	2,882
<b>Totals</b>	<b>9,384,994</b>			[A] <b>4,311,009</b>	[B] <b>4,626,899</b>	<b>372,103</b>
				<u>[EndBal]</u> [A]	<u>[EndBal]</u> [B]	
<b>Percent Funded</b>				<b>10.74%</b>	<b>8.38%</b>	

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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.

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

*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, a division of Reserve Advisors, 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.