

Reserve Study Transmittal Letter

Date: November 30, 2022
To: Shaun McClain, Silvercreek Association Management
From: Browning Reserve Group, LLC (BRG)

Re: Green Tree HOA Common; Update w/ Site Visit Review

Attached, please find the reserve study for Green Tree HOA Common. 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 2023 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$308,664** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$126.09 /Lot/month @ 204.** 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, 2023, the Association is **35.3%** funded.

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

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

Previously this study contemplated the association gaining responsibility for Greenberry Drive (approximately 30k sf) upon the installation of gates. The street and gates are no longer contemplated within this report.

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2022) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Green Tree HOA Common on this study.



RESERVE STUDY

Update w/ Site Visit Review

Green Tree HOA Common

First Draft

Published - November 30, 2022

Prepared for the 2023 Fiscal Year

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Green Tree HOA Common

First Draft

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Green Tree HOA Common

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Member Distribution Materials

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

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<i>California:</i>	Member Summary	76
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Green Tree HOA Common

First Draft

Published - November 30, 2022

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Reserve Study Summary

A Reserve Study was conducted of Green Tree HOA Common (the "**Association**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

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

Green Tree HOA Common is a Planned Development with a total of 204 Lots.

Physical Inspection

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

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

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

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

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

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.****
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$2,464,612.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]****
- 3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2023 is estimated to be \$870,000, constituting 35.3% 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 \$308,664 [*\$126.09 per Lot per month (average)*] for the fiscal year ending December 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

Funding Assessment

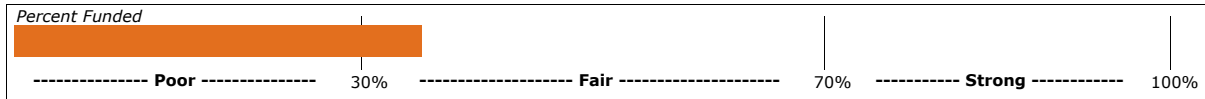
Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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

Previously this study contemplated the association gaining responsibility for Greenberry Drive (approximately 30k sf) upon the installation of gates. The street and gates are no longer contemplated within this report.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 35.3% 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 Green Tree HOA Common is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group, LLC



Section II
Green Tree HOA Common
30 Year Expense Forecast - Detailed
First Draft
Prepared for the 2023 Fiscal Year

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful / Remaining															
01000 - Paving																	
110 - Asphalt: Sealing 79,698 sf Unit 1 (37%)	6,241	5 1		6,397					7,238					8,189			
120 - Asphalt: Sealing 79,698 sf Unit 2 (49%)	8,201	5 1		8,406					9,511					10,760			
130 - Asphalt: Sealing 79,698 sf Unit 3 (13.7%)	2,295	5 1		2,352					2,661					3,011			
140 - Asphalt: Sealing 84,996 sf Parking Stalls	17,849	5 3				19,222					21,747					24,605	
210 - Asphalt: Ongoing Repairs 79,698 sf Unit 1 (2%)	4,782	5 1		4,901					5,546					6,274			
220 - Asphalt: Ongoing Repairs 79,698 sf Unit 2 (2%)	6,376	5 1		6,535					7,394					8,366			
230 - Asphalt: Ongoing Repairs 79,698 sf Unit 3 (0.5%)	1,594	5 1		1,634					1,849					2,091			
240 - Asphalt: Ongoing Repairs 84,996 sf Parking Stalls (1%)	3,400	5 3				3,661					4,142					4,687	
244 - Asphalt: Crackfill 5,000 lf Parking Stalls	4,500	5 3				4,846					5,483					6,203	
310 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 1 (37%)	68,193	25 17															
320 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 2 (49%)	89,607	25 18															
330 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 3	182,872	25 16															
340 - Asphalt: Overlay w/ Interlayer 84,996 sf Parking Stalls	190,272	25 19															
810 - Striping All Units	8,357	5 3				9,000					10,183					11,521	
850 - Curb & Gutter Painting All Areas	5,042	5 3				5,430					6,143					6,951	
Total 01000 - Paving	599,582			30,225		42,159			34,197		47,699			38,691		53,967	
02000 - Concrete																	
200 - Sidewalks, Curbs & Gutters Sidewalks & Walkways	13,775	5 1		14,119					15,975					18,074			
Total 02000 - Concrete	13,775			14,119					15,975					18,074			
03000 - Painting: Exterior																	
120 - Trim 83 Unit 1- Trim	72,625	5 1		74,441					84,223					95,290			
124 - Wood Fencing 29,088 sf [83] Unit 1 Patio Fences	11,635	5 1		11,926					13,493					15,266			
128 - Elastomeric Coating 83 Unit 1- Stucco	32,370	10 1		33,179										42,472			
132 - Trim 87 Unit 2- Trim	76,125	5 1		78,028					88,282					99,883			

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
136 - Wood Fencing 29,952 sf [87] Unit 2 Patio Fences	11,981	5	1		12,280						13,894					15,720			
140 - Elastomeric Coating 87 Unit 2- Stucco	33,930	10	1		34,778											44,519			
144 - Trim 34 Unit 3- Trim	29,750	5	8										36,247						41,011
145 - Trim 34 Unit 3- Trim (2023 Only)[nr:1]	41,562	2	1		42,601														
148 - Wood Fencing 12,096 sf [34] Unit 3 Patio Fences	4,838	5	3				5,210						5,895						6,670
152 - Elastomeric Coating 34 Unit 3- Stucco	13,260	10	3				14,280												18,279
400 - Tubular Steel 1,855 lf Perimeter Fence & Gates	18,550	6	4					20,476							23,746				
Total 03000 - Painting: Exterior	346,627				287,234		19,490	20,476		199,892		42,143		23,746	313,150				65,960
04000 - Structural Repairs																			
200 - Wood: Siding & Trim 83 Unit 1- Dry Rot	35,275	5	1		36,157						40,908					46,284			
210 - Wood: Siding & Trim 87 Unit 2- Dry Rot	36,975	5	1		37,899						42,880					48,514			
220 - Wood: Siding & Trim 34 Unit 3- Dry Rot	14,450	5	1		14,811						16,758					18,960			
230 - Wood: Siding & Trim 204 Ongoing Dry Rot Repairs (9%)	7,803	2	3				8,403		8,828			9,275		9,745		10,238			10,757
Total 04000 - Structural Repairs	94,503				88,868		8,403		8,828	100,545	9,275		9,745		123,996				10,757
05000 - Roofing																			
100 - Low Slope: Vinyl 76 Squares- [9] Units- 5865-5871 M & 5825-5833 M	74,860	20	13																103,195
104 - Low Slope: Vinyl 50 Squares- [6] Units- 5012-5022 G	49,250	20	7								58,543								
108 - Low Slope: Vinyl 25 Squares- [3] Units- 5873-5877 M	24,625	20	8										30,003						
112 - Low Slope: Vinyl 8 Squares- [1] Unit- 5146 G	7,880	20	9										9,841						
116 - Low Slope: Vinyl 39 Squares- [5] Units- 5817 M & 5158-5164 G	38,415	20	12																51,664
120 - Low Slope: Vinyl 42 Squares- [5] Units- 5136-5144 G	41,370	20	14																58,455
124 - Low Slope: Vinyl 34 Squares- [4] Units- 5118-5124 G	33,490	20	15																
128 - Low Slope: TBA 9 Squares- [1] Unit- 5042 G	8,865	20	3				9,547												
132 - Low Slope: Tar & Gravel 30 Squares- [4] Units- 5100-5106 G-GE SCS	13,500	15	12																18,156
136 - Low Slope: TBA 8 Squares- [2] Units- 5887 & 5893 M-GE SCS	3,600	15	12																4,842
140 - Low Slope: Foam 6 Squares- [1] Unit- 5150 G- GE SCS	2,700	15	12																3,631

Reserve Component	Current	Life	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Useful / Remaining															
144 - Low Slope: TBA 16 Squares- [3] Units- 5002/04/08 H-GE SCS	7,200	15 12													9,683		
148 - Low Slope: TBA 55 Squares- [7] Units- [3] bldgs	54,175	15 8									66,007						
300 - Pitched: Dimensional Composition 23 Units- [6] Bldgs- 2012	164,795	30 20															
304 - Pitched: Dimensional Composition 6 Units- [1] Bldg- Pre 2012	42,990	30 14															60,744
310 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2005	50,155	30 13														69,139	
330 - Pitched: Dimensional Composition 3 Units- [1] Bldg- 2006	21,495	30 14															30,372
340 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2007	14,330	30 15															
344 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2008	14,330	30 16															
350 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2009	35,825	30 17															
354 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2010	50,155	30 18															
358 - Pitched: Dimensional Composition 15 Units- [5] Bldgs- 2011	107,475	30 19															
362 - Pitched: Dimensional Composition 16 Units- [4] Bldgs- 2013	114,640	30 21															
366 - Pitched: Dimensional Composition 203 Squares- [17] Units- [4] Bldgs- 2014	121,800	30 22															
370 - Pitched: Dimensional Composition 17 Units- [4] Bldgs- 2015	121,805	30 23															
374 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2015	35,825	30 23															
386 - Pitched: Dimensional Composition 28 Units- [7] Bldgs- Pre 2012	200,620	30 19															
400 - Dry-Rot Repairs 204 Roof Repairs	27,540	30 14															38,913
690 - Mansards Wood Shake	445,000	20 1		456,125													
700 - Gutters / Downspouts Units	45,000	30 7								53,491							
800 - Carport Roof 14 Unit 1 Carport Spaces	33,654	15 3				36,241											
804 - Carport Roof 51 Unit 1 Carport Spaces	122,595	15 2			128,802												
820 - Carport Roof 21 Unit 2 Carport Spaces	34,418	15 2			36,161												
840 - Carport Roof 34 Unit 3 All Metal Carport Spaces	44,580	30 2			46,837												
900 - Roofing: Inspections & Repairs 204 Annual Inspections	10,200	1 1		10,455	10,716	10,984	11,259	11,540	11,829	12,125	12,428	12,738	13,057	13,383	13,718	14,061	14,412
Total 05000 - Roofing	2,219,158			466,580	222,516	56,772	11,259	11,540	11,829	124,158	108,438	22,579	13,057	13,383	101,694	186,395	202,896
11000 - Gate Equipment																	
150 - DoorKing Slide Gate Operators Muldrow Gate Operator	4,600	10 2			4,833												6,186

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
740 - Transmitter Receiver Muldrow Gate RF System	656	10	3					706											904
758 - Emergency Vehicle Access Device Muldrow Gate	1,202	10	3					1,294											1,657
800 - Loops, Misc. Wiring Harness 3 Muldrow Gate Loops	1,521	8	3					1,637								1,995			
Total 11000 - Gate Equipment	7,978						4,833	3,638								1,995	6,186	2,561	
18000 - Landscaping																			
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	35,000	1	0	35,000	35,875	36,772													
104 - Irrigation: Controllers 10 Common Area Controllers	9,298	10	0	9,298											11,902				
200 - Irrigation: Valves 100 Common Area Valves (10%)	2,851	2	1		2,922		3,070		3,226			3,389		3,561		3,741			3,930
300 - Irrigation: Backflow Preventors 8 Common Area Backflow Valves	4,916	20	11													6,451			
490 - Bark Replacement Common Areas- Large Projects w/ Upgrades	25,797	5	1		26,442						29,917					33,848			
494 - Bark Replacement Common Areas- Ongoing Refresh	1,416	5	0	1,416					1,602						1,813				
530 - Plant Replacement Turf & Plants	22,175	2	2			23,298		24,477		25,716			27,018		28,386		29,823		31,333
531 - General Repairs/Upgrades Entry Area (2023 Only)[nr:1]	7,000	2	1		7,175														
Total 18000 - Landscaping	108,453			45,714	72,414	60,069	3,070	24,477	4,828	55,633	3,389	27,018	3,561	42,100	44,040	29,823	3,930	31,333	
19000 - Fencing																			
100 - Chain Link 3,100 lf Fence	58,618	30	3					63,125											
200 - Tubular Steel: 6' 1,855 lf Perimeter	110,467	30	15																
201 - Tubular Steel: 6' Manzanita/Muldrow (2022 Only)[nr:1]	9,883	1	0	9,883															
300 - Wood 2,424 lf Unit 1 Patio Fencing (25%)	43,482	5	1		44,569						50,426					57,053			
304 - Wood 2,496 lf Unit 2 Patio Fencing (25%)	44,774	5	1		45,893						51,924					58,747			
308 - Wood 1,008 lf Unit 3 Patio Fencing (25%)	18,082	5	1		18,534						20,969					23,725			
780 - Gates 15 Wrought Iron Gates (20%)	3,992	4	3					4,298				4,745				5,237			
Total 19000 - Fencing	289,297			9,883	108,996		67,423			123,319	4,745				144,762				
19500 - Retaining Wall																			
991 - Miscellaneous 321 lf Sound Wall Modification (2023 Only)[nr:1]	56,947	2	1		58,371														
Total 19500 - Retaining Wall	56,947				58,371														
20000 - Lighting																			
100 - Exterior: Misc. Fixtures Ongoing	15,421	2	1		15,807		16,607		17,447		18,331		19,259		20,234				21,258

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
101 - Exterior: Misc. Fixtures 2022 Only[nr:1]	6,092	1	0	6,092														
Total 20000 - Lighting	21,513			6,092	15,807		16,607		17,447		18,331		19,259		20,234		21,258	
21000 - Signage																		
200 - Street Signs Driveway Entrances	1,705	15	12															2,292
Total 21000 - Signage	1,705																	2,292
29000 - Infrastructure																		
140 - Utilities 204 Units Ongoing (10%)	44,580	4	1		45,695				50,438				55,674					61,454
Total 29000 - Infrastructure	44,580				45,695				50,438				55,674					61,454
30000 - Miscellaneous																		
220 - Mailbox Clusters Mailboxes- 2021	15,590	20	19															
228 - Mailbox Clusters Mailboxes- 2022	10,475	20	0	10,475														
990 - CC&R Revision Governing Documents	7,649	10	3				8,237											10,544
Total 30000 - Miscellaneous	33,714			10,475			8,237											10,544
31000 - Reserve Study																		
100 - 3 Year Update with Site Visit Reserve Study	2,880	3	0	2,880			3,101			3,340			3,597					3,873
Total 31000 - Reserve Study	2,880			2,880			3,101			3,340			3,597					3,873
32000 - Undesignated																		
100 - Miscellaneous Reserve Items	4,371	1	1		4,480	4,592	4,707	4,824	4,945	5,069	5,195	5,325	5,458	5,595	5,735	5,878	6,025	6,176
Total 32000 - Undesignated	4,371				4,480	4,592	4,707	4,824	4,945	5,069	5,195	5,325	5,458	5,595	5,735	5,878	6,025	6,176
Total Expenditures Inflated @ 2.50%				75,043	1,192,789	292,010	233,607	61,036	98,027	549,799	165,093	230,622	119,873	84,497	724,060	149,747	422,850	240,404
Total Current Replacement Cost	3,845,081																	

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
01000 - Paving															
110 - Asphalt: Sealing 79,698 sf Unit 1 (37%)		9,265					10,482					11,860			
120 - Asphalt: Sealing 79,698 sf Unit 2 (49%)		12,174					13,774					15,584			
130 - Asphalt: Sealing 79,698 sf Unit 3 (13.7%)		3,406					3,854					4,360			
140 - Asphalt: Sealing 84,996 sf Parking Stalls				27,839					31,497					35,636	
210 - Asphalt: Ongoing Repairs 79,698 sf Unit 1 (2%)		7,099					8,032					9,087			
220 - Asphalt: Ongoing Repairs 79,698 sf Unit 2 (2%)		9,465					10,709					12,116			
230 - Asphalt: Ongoing Repairs 79,698 sf Unit 3 (0.5%)		2,366					2,677					3,029			
240 - Asphalt: Ongoing Repairs 84,996 sf Parking Stalls (1%)				5,303					5,999					6,788	
244 - Asphalt: Crackfill 5,000 lf Parking Stalls				7,018					7,941					8,984	
310 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 1 (37%)			103,764												
320 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 2 (49%)				139,757											
330 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 3		271,475													
340 - Asphalt: Overlay w/ Interlayer 84,996 sf Parking Stalls					304,178										
810 - Striping All Units				13,035					14,748					16,686	
850 - Curb & Gutter Painting All Areas				7,864					8,897					10,067	
Total 01000 - Paving		315,250	103,764	200,815	304,178		49,528		69,082			56,036		78,160	
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters Sidewalks & Walkways		20,449					23,136					26,176			
Total 02000 - Concrete		20,449					23,136					26,176			
03000 - Painting: Exterior															
120 - Trim 83 Unit 1- Trim		107,812					121,980					138,009			
124 - Wood Fencing 29,088 sf [83] Unit 1 Patio Fences		17,273					19,542					22,110			
128 - Elastomeric Coating 83 Unit 1- Stucco							54,368								
132 - Trim 87 Unit 2- Trim		113,008					127,858					144,660			
136 - Wood Fencing 29,952 sf [87] Unit 2 Patio Fences		17,786					20,123					22,767			
140 - Elastomeric Coating 87 Unit 2- Stucco							56,988								
144 - Trim 34 Unit 3- Trim				46,400					52,497					59,396	
145 - Trim 34 Unit 3- Trim (2023 Only)[nr:1]															

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
148 - Wood Fencing 12,096 sf [34] Unit 3 Patio Fences				7,546					8,538					9,660	
152 - Elastomeric Coating 34 Unit 3- Stucco									23,399						
400 - Tubular Steel 1,855 lf Perimeter Fence & Gates		27,538						31,935						37,035	
Total 03000 - Painting: Exterior		283,416		53,946			400,859	31,935	84,434			327,546		106,091	
04000 - Structural Repairs															
200 - Wood: Siding & Trim 83 Unit 1- Dry Rot		52,366					59,247					67,033			
210 - Wood: Siding & Trim 87 Unit 2- Dry Rot		54,890					62,103					70,263			
220 - Wood: Siding & Trim 34 Unit 3- Dry Rot		21,451					24,270					27,459			
230 - Wood: Siding & Trim 204 Ongoing Dry Rot Repairs (9%)	11,301		11,873		12,474		13,106		13,769		14,466		15,199		15,968
Total 04000 - Structural Repairs	11,301	128,707	11,873		12,474		158,726		13,769		14,466	164,755	15,199		15,968
05000 - Roofing															
100 - Low Slope: Vinyl 76 Squares- [9] Units- 5865-5871 M & 5825-5833 M															
104 - Low Slope: Vinyl 50 Squares- [6] Units- 5012-5022 G													95,929		
108 - Low Slope: Vinyl 25 Squares- [3] Units- 5873-5877 M														49,164	
112 - Low Slope: Vinyl 8 Squares- [1] Unit- 5146 G															16,126
116 - Low Slope: Vinyl 39 Squares- [5] Units- 5817 M & 5158- 5164 G															
120 - Low Slope: Vinyl 42 Squares- [5] Units- 5136-5144 G															
124 - Low Slope: Vinyl 34 Squares- [4] Units- 5118-5124 G	48,504														
128 - Low Slope: TBA 9 Squares- [1] Unit- 5042 G									15,643						
132 - Low Slope: Tar & Gravel 30 Squares- [4] Units- 5100-5106 G- GE SCS													26,295		
136 - Low Slope: TBA 8 Squares- [2] Units- 5887 & 5893 M- GE SCS													7,012		
140 - Low Slope: Foam 6 Squares- [1] Unit- 5150 G- GE SCS													5,259		
144 - Low Slope: TBA 16 Squares- [3] Units- 5002/04/08 H- GE SCS													14,024		
148 - Low Slope: TBA 55 Squares- [7] Units- [3] bldgs									95,598						
300 - Pitched: Dimensional Composition 23 Units- [6] Bldgs- 2012						270,036									
304 - Pitched: Dimensional Composition 6 Units- [1] Bldg- Pre 2012															

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
310 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2005															
330 - Pitched: Dimensional Composition 3 Units- [1] Bldg- 2006															
340 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2007	20,754														
344 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2008		21,273													
350 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2009			54,512												
354 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2010				78,225											
358 - Pitched: Dimensional Composition 15 Units- [5] Bldgs- 2011					171,815										
362 - Pitched: Dimensional Composition 16 Units- [4] Bldgs- 2013							192,547								
366 - Pitched: Dimensional Composition 203 Squares- [17] Units- [4] Bldgs- 2014								209,687							
370 - Pitched: Dimensional Composition 17 Units- [4] Bldgs- 2015									214,938						
374 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2015										63,217					
386 - Pitched: Dimensional Composition 28 Units- [7] Bldgs- Pre 2012					320,721										
400 - Dry-Rot Repairs 204 Roof Repairs															
690 - Mansards Wood Shake							747,414								
700 - Gutters / Downspouts Units															
800 - Carport Roof 14 Unit 1 Carport Spaces				52,488											
804 - Carport Roof 51 Unit 1 Carport Spaces			186,543												
820 - Carport Roof 21 Unit 2 Carport Spaces			52,372												
840 - Carport Roof 34 Unit 3 All Metal Carport Spaces															
900 - Roofing: Inspections & Repairs 204 Annual Inspections	14,773	15,142	15,521	15,909	16,306	16,714	17,132	17,560	17,999	18,449	18,910	19,383	19,868	20,364	20,873
Total 05000 - Roofing	84,030	36,415	308,948	146,621	508,842	286,750	957,093	227,247	407,396	18,449	18,910	19,383	168,387	69,528	36,999
11000 - Gate Equipment															
150 - DoorKing Slide Gate Operators Muldrow Gate Operator								7,919							
740 - Transmitter Receiver Muldrow Gate RF System									1,157						
758 - Emergency Vehicle Access Device Muldrow Gate									2,121						
800 - Loops, Misc. Wiring Harness 3 Muldrow Gate Loops					2,431								2,962		
Total 11000 - Gate Equipment					2,431			7,919	3,278				2,962		
18000 - Landscaping															

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]															
104 - Irrigation: Controllers 10 Common Area Controllers						15,235									
200 - Irrigation: Valves 100 Common Area Valves (10%)	4,129		4,338		4,558		4,789		5,031		5,286		5,553		5,834
300 - Irrigation: Backflow Preventors 8 Common Area Backflow Valves															
490 - Bark Replacement Common Areas- Large Projects w/ Upgrades		38,296					43,329					49,022			
494 - Bark Replacement Common Areas- Ongoing Refresh	2,051					2,320					2,625				
530 - Plant Replacement Turf & Plants		32,919		34,585		36,336		38,176		40,108		42,139		44,272	
531 - General Repairs/Upgrades Entry Area (2023 Only)[nr:1]															
Total 18000 - Landscaping	6,180	71,215	4,338	34,585	4,558	53,892	48,117	38,176	5,031	40,108	7,911	91,161	5,553	44,272	5,834
19000 - Fencing															
100 - Chain Link 3,100 lf Fence															
200 - Tubular Steel: 6' 1,855 lf Perimeter	159,989														
201 - Tubular Steel: 6' Manzanita/Muldrow (2022 Only)[nr:1]															
300 - Wood 2,424 lf Unit 1 Patio Fencing (25%)		64,550					73,032					82,629			
304 - Wood 2,496 lf Unit 2 Patio Fencing (25%)		66,467					75,201					85,083			
308 - Wood 1,008 lf Unit 3 Patio Fencing (25%)		26,842					30,370					34,361			
780 - Gates 15 Wrought Iron Gates (20%)	5,781				6,381				7,043					7,775	
Total 19000 - Fencing	165,770	157,859			6,381		178,603		7,043			202,073		7,775	
19500 - Retaining Wall															
991 - Miscellaneous 321 lf Sound Wall Modification (2023 Only)[nr:1]															
Total 19500 - Retaining Wall															
20000 - Lighting															
100 - Exterior: Misc. Fixtures Ongoing	22,334		23,465		24,653		25,901		27,212		28,590		30,037		31,558
101 - Exterior: Misc. Fixtures 2022 Only[nr:1]															
Total 20000 - Lighting	22,334		23,465		24,653		25,901		27,212		28,590		30,037		31,558
21000 - Signage															
200 - Street Signs Driveway Entrances														3,320	
Total 21000 - Signage														3,320	
29000 - Infrastructure															

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
140 - Utilities			67,834				74,876				82,649				91,229
204 Units Ongoing (10%)															
Total 29000 - Infrastructure			67,834				74,876				82,649				91,229
30000 - Miscellaneous															
220 - Mailbox Clusters					24,923										
Mailboxes- 2021															
228 - Mailbox Clusters						17,165									
Mailboxes- 2022															
990 - CC&R Revision										13,497					
Governing Documents															
Total 30000 - Miscellaneous					24,923	17,165				13,497					
31000 - Reserve Study															
100 - 3 Year Update with Site Visit	4,171			4,492			4,837			5,209				5,610	
Reserve Study															
Total 31000 - Reserve Study	4,171			4,492			4,837			5,209				5,610	
32000 - Undesignated															
100 - Miscellaneous	6,330	6,488	6,650	6,817	6,987	7,162	7,341	7,524	7,712	7,905	8,103	8,305	8,513	8,726	8,944
Reserve Items															
Total 32000 - Undesignated	6,330	6,488	6,650	6,817	6,987	7,162	7,341	7,524	7,712	7,905	8,103	8,305	8,513	8,726	8,944
Total Expenditures Inflated @ 2.50%	300,117	1,019,799	526,872	447,277	895,428	364,968	1,929,017	312,802	638,454	71,672	160,629	895,437	247,356	306,777	190,532

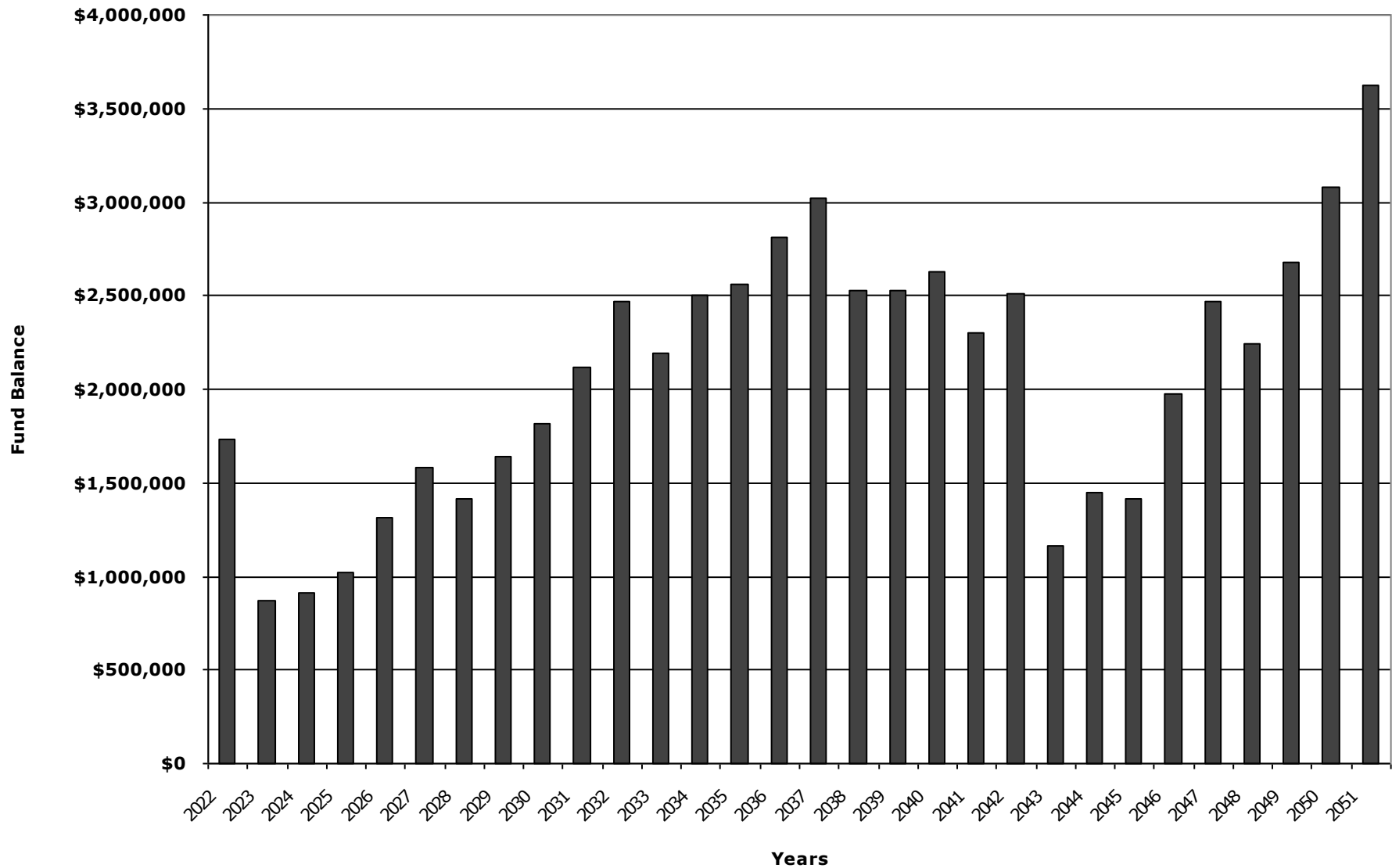
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	1,485,259	1,734,735	870,000	909,158	1,017,354	1,310,937	1,581,849	1,412,165	1,638,342	1,813,032
Inflated Expenditures @ 2.5%	75,043	1,192,789	292,010	233,607	61,036	98,027	549,799	165,093	230,622	119,873
Reserve Contribution	300,549	308,664	317,924	327,462	337,286	347,405	357,827	368,562	379,619	391,008
<i>Lots/month @ 204</i>	122.77	126.09	129.87	133.77	137.78	141.91	146.17	150.56	155.07	159.73
<i>Percentage Increase</i>		2.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	23,970	19,390	13,244	14,341	17,332	21,534	22,288	22,708	25,693	29,229
Ending Balance	1,734,735	870,000	909,158	1,017,354	1,310,937	1,581,849	1,412,165	1,638,342	1,813,032	2,113,395

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	2,113,395	2,465,724	2,191,150	2,503,617	2,558,534	2,811,390	3,021,578	2,523,952	2,530,021	2,631,344
Inflated Expenditures @ 2.5%	84,497	724,060	149,747	422,850	240,404	300,117	1,019,799	526,872	447,277	895,428
Reserve Contribution	402,738	414,820	427,265	440,083	453,285	466,884	480,891	495,318	510,178	525,483
<i>Lots/month @ 204</i>	164.52	169.45	174.54	179.77	185.17	190.72	196.44	202.34	208.41	214.66
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	34,088	34,667	34,949	37,684	39,975	43,422	41,282	37,623	38,422	36,696
Ending Balance	2,465,724	2,191,150	2,503,617	2,558,534	2,811,390	3,021,578	2,523,952	2,530,021	2,631,344	2,298,095

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	2,298,095	2,510,168	1,166,002	1,446,859	1,418,298	1,975,166	2,465,957	2,239,367	2,678,283	3,080,280
Inflated Expenditures @ 2.5%	364,968	1,929,017	312,802	638,454	71,672	160,629	895,437	247,356	306,777	190,532
Reserve Contribution	541,247	557,484	574,209	588,564	603,278	618,360	633,819	649,664	665,906	682,554
<i>Lots/month @ 204</i>	221.10	227.73	234.56	240.43	246.44	252.60	258.91	265.39	272.02	278.82
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	35,794	27,366	19,451	21,329	25,262	33,060	35,027	36,608	42,868	49,894
Ending Balance	2,510,168	1,166,002	1,446,859	1,418,298	1,975,166	2,465,957	2,239,367	2,678,283	3,080,280	3,622,196

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

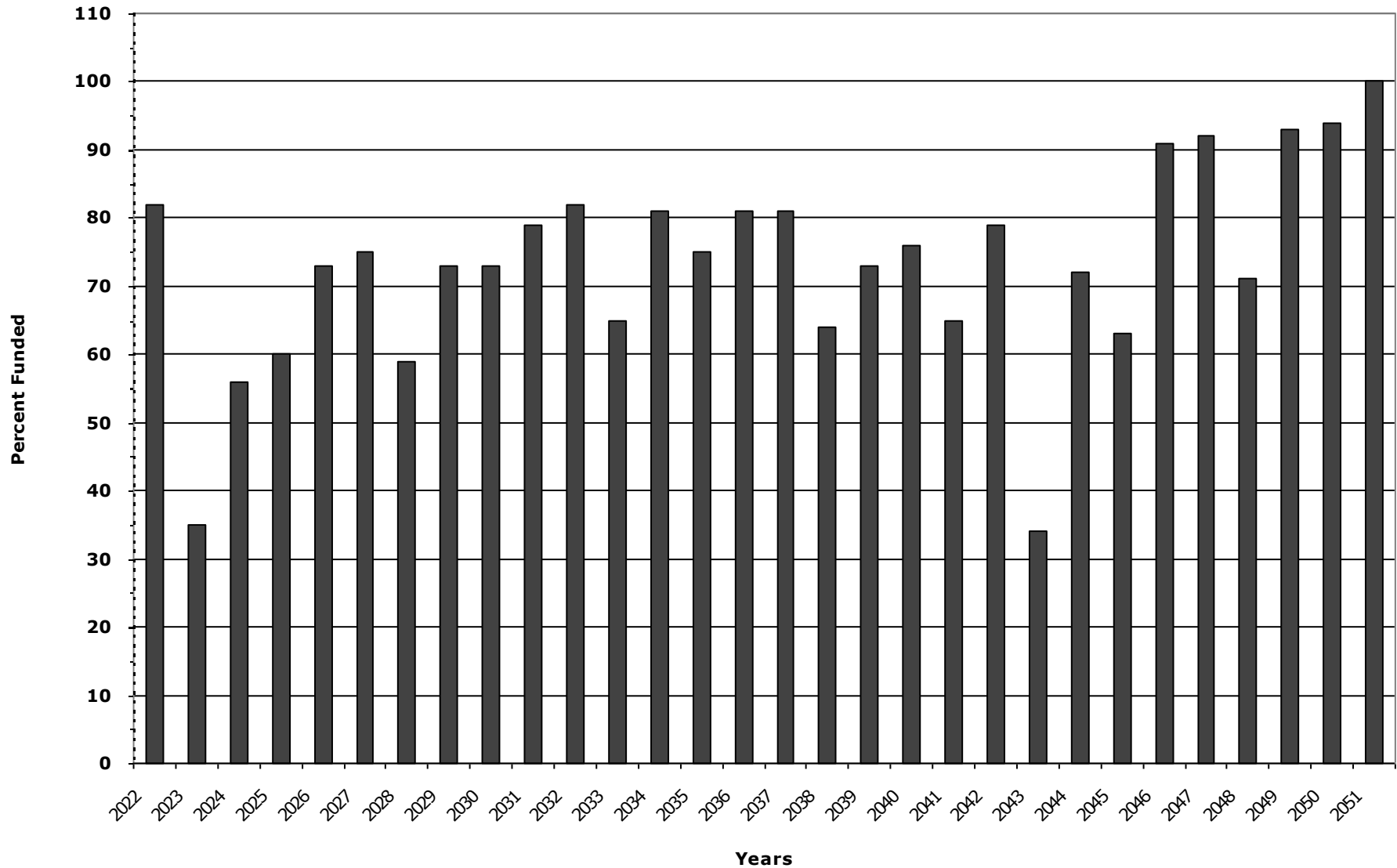
First Draft
Prepared for the 2023 Fiscal Year



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

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2022	1,485,259	2,124,661	81.6%	75,043	300,549	0	23,970	1,734,735
2023	1,734,735	2,464,612	35.3%	1,192,789	308,664	0	19,390	870,000
2024	870,000	1,637,269	55.5%	292,010	317,924	0	13,244	909,158
2025	909,158	1,686,182	60.3%	233,607	327,462	0	14,341	1,017,354
2026	1,017,354	1,804,176	72.7%	61,036	337,286	0	17,332	1,310,937
2027	1,310,937	2,115,498	74.8%	98,027	347,405	0	21,534	1,581,849
2028	1,581,849	2,404,905	58.7%	549,799	357,827	0	22,288	1,412,165
2029	1,412,165	2,246,908	72.9%	165,093	368,562	0	22,708	1,638,342
2030	1,638,342	2,487,919	72.9%	230,622	379,619	0	25,693	1,813,032
2031	1,813,032	2,676,639	79.0%	119,873	391,008	0	29,229	2,113,395
2032	2,113,395	2,992,668	82.4%	84,497	402,738	0	34,088	2,465,724
2033	2,465,724	3,362,158	65.2%	724,060	414,820	0	34,667	2,191,150
2034	2,191,150	3,094,865	80.9%	149,747	427,265	0	34,949	2,503,617
2035	2,503,617	3,419,332	74.8%	422,850	440,083	0	37,684	2,558,534
2036	2,558,534	3,481,994	80.7%	240,404	453,285	0	39,975	2,811,390
2037	2,811,390	3,743,494	80.7%	300,117	466,884	0	43,422	3,021,578
2038	3,021,578	3,960,848	63.7%	1,019,799	480,891	0	41,282	2,523,952
2039	2,523,952	3,456,747	73.2%	526,872	495,318	0	37,623	2,530,021
2040	2,530,021	3,456,347	76.1%	447,277	510,178	0	38,422	2,631,344
2041	2,631,344	3,548,853	64.8%	895,428	525,483	0	36,696	2,298,095
2042	2,298,095	3,195,931	78.5%	364,968	541,247	0	35,794	2,510,168
2043	2,510,168	3,389,811	34.4%	1,929,017	557,484	0	27,366	1,166,002
2044	1,166,002	1,997,591	72.4%	312,802	574,209	0	19,451	1,446,859
2045	1,446,859	2,239,692	63.3%	638,454	588,564	0	21,329	1,418,298
2046	1,418,298	2,166,871	91.2%	71,672	603,278	0	25,262	1,975,166
2047	1,975,166	2,686,321	91.8%	160,629	618,360	0	33,060	2,465,957
2048	2,465,957	3,141,046	71.3%	895,437	633,819	0	35,027	2,239,367
2049	2,239,367	2,867,766	93.4%	247,356	649,664	0	36,608	2,678,283
2050	2,678,283	3,266,087	94.3%	306,777	665,906	0	42,868	3,080,280
2051	3,080,280	3,627,965	99.8%	190,532	682,554	0	49,894	3,622,196

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving									
110 - Asphalt: Sealing 79,698 sf Unit 1 (37%)	6,241	5	1	6,397	1,279	4,993	6,397	0.31%	953
120 - Asphalt: Sealing 79,698 sf Unit 2 (49%)	8,201	5	1	8,406	1,681	6,561	8,406	0.41%	1,253
130 - Asphalt: Sealing 79,698 sf Unit 3 (13.7%)	2,295	5	1	2,352	470	1,836	2,352	0.11%	351
140 - Asphalt: Sealing 84,996 sf Parking Stalls	17,849	5	3	19,222	3,844	7,140	10,977	0.93%	2,865
210 - Asphalt: Ongoing Repairs 79,698 sf Unit 1 (2%)	4,782	5	1	4,901	980	3,826	4,901	0.24%	730
220 - Asphalt: Ongoing Repairs 79,698 sf Unit 2 (2%)	6,376	5	1	6,535	1,307	5,101	6,535	0.32%	974
230 - Asphalt: Ongoing Repairs 79,698 sf Unit 3 (0.5%)	1,594	5	1	1,634	327	1,275	1,634	0.08%	243
240 - Asphalt: Ongoing Repairs 84,996 sf Parking Stalls (1%)	3,400	5	3	3,661	732	1,360	2,091	0.18%	546
244 - Asphalt: Crackfill 5,000 lf Parking Stalls	4,500	5	3	4,846	969	1,800	2,768	0.23%	722
310 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 1 (37%)	68,193	25	17	103,764	4,151	21,822	25,163	1.00%	3,093
320 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 2 (49%)	89,607	25	18	139,757	5,590	25,090	29,391	1.35%	4,165
330 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 3	182,872	25	16	271,475	10,859	65,834	74,978	2.62%	8,091
340 - Asphalt: Overlay w/ Interlayer 84,996 sf Parking Stalls	190,272	25	19	304,178	12,167	45,665	54,608	2.94%	9,066
810 - Striping All Units	8,357	5	3	9,000	1,800	3,343	5,140	0.43%	1,341
850 - Curb & Gutter Painting All Areas	5,042	5	3	5,430	1,086	2,017	3,101	0.26%	809
Sub-total [01000 - Paving]	599,582			891,558	47,244	197,661	238,442	11.40%	35,203
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters Sidewalks & Walkways	13,775	5	1	14,119	2,824	11,020	14,119	0.68%	2,104

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
120 - Trim 83 Unit 1- Trim	72,625	5	1	74,441	14,888	58,100	74,441	3.59%	11,094
124 - Wood Fencing 29,088 sf [83] Unit 1 Patio Fences	11,635	5	1	11,926	2,385	9,308	11,926	0.58%	1,777
128 - Elastomeric Coating 83 Unit 1- Stucco	32,370	10	1	33,179	3,318	29,133	33,179	0.80%	2,472
132 - Trim 87 Unit 2- Trim	76,125	5	1	78,028	15,606	60,900	78,028	3.77%	11,628
136 - Wood Fencing 29,952 sf [87] Unit 2 Patio Fences	11,981	5	1	12,280	2,456	9,585	12,280	0.59%	1,830
140 - Elastomeric Coating 87 Unit 2- Stucco	33,930	10	1	34,778	3,478	30,537	34,778	0.84%	2,591
144 - Trim 34 Unit 3- Trim	29,750	5	8	36,247	4,027	3,306	3,812	0.97%	3,001
145 - Trim 34 Unit 3- Trim (2023 Only)[nr:1]	41,562	2	1	42,601	21,301	20,781	42,601	5.14%	15,872
148 - Wood Fencing 12,096 sf [34] Unit 3 Patio Fences	4,838	5	3	5,210	1,042	1,935	2,976	0.25%	776
152 - Elastomeric Coating 34 Unit 3- Stucco	13,260	10	3	14,280	1,428	9,282	10,873	0.34%	1,064
400 - Tubular Steel 1,855 lf Perimeter Fence & Gates	18,550	6	4	20,476	3,413	6,183	9,507	0.82%	2,543
Sub-total [03000 - Painting: Exterior]	346,627			363,447	73,342	239,050	314,401	17.70%	54,649
04000 - Structural Repairs									
200 - Wood: Siding & Trim 83 Unit 1- Dry Rot	35,275	5	1	36,157	7,231	28,220	36,157	1.75%	5,388
210 - Wood: Siding & Trim 87 Unit 2- Dry Rot	36,975	5	1	37,899	7,580	29,580	37,899	1.83%	5,648
220 - Wood: Siding & Trim 34 Unit 3- Dry Rot	14,450	5	1	14,811	2,962	11,560	14,811	0.72%	2,207
230 - Wood: Siding & Trim 204 Ongoing Dry Rot Repairs (9%)	7,803	2	3	8,403	2,101	1,951	2,666	0.51%	1,565
Sub-total [04000 - Structural Repairs]	94,503			97,270	19,874	71,311	91,534	4.80%	14,809

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
100 - Low Slope: Vinyl 76 Squares- [9] Units- 5865-5871 M & 5825-5833 M	74,860	20	13	103,195	5,160	26,201	30,693	1.25%	3,845
104 - Low Slope: Vinyl 50 Squares- [6] Units- 5012-5022 G	49,250	20	7	58,543	2,927	32,013	35,337	0.71%	2,181
108 - Low Slope: Vinyl 25 Squares- [3] Units- 5873-5877 M	24,625	20	8	30,003	1,500	14,775	16,406	0.36%	1,118
112 - Low Slope: Vinyl 8 Squares- [1] Unit- 5146 G	7,880	20	9	9,841	492	4,334	4,846	0.12%	367
116 - Low Slope: Vinyl 39 Squares- [5] Units- 5817 M & 5158-5164 G	38,415	20	12	51,664	2,583	15,366	17,719	0.62%	1,925
120 - Low Slope: Vinyl 42 Squares- [5] Units- 5136-5144 G	41,370	20	14	58,455	2,923	12,411	14,841	0.71%	2,178
124 - Low Slope: Vinyl 34 Squares- [4] Units- 5118-5124 G	33,490	20	15	48,504	2,425	8,373	10,298	0.59%	1,807
128 - Low Slope: TBA 9 Squares- [1] Unit- 5042 G	8,865	20	3	9,547	477	7,535	8,178	0.12%	356
132 - Low Slope: Tar & Gravel 30 Squares- [4] Units- 5100-5106 G- GE SCS	13,500	15	12	18,156	1,210	2,700	3,690	0.29%	902
136 - Low Slope: TBA 8 Squares- [2] Units- 5887 & 5893 M- GE SCS	3,600	15	12	4,842	323	720	984	0.08%	241
140 - Low Slope: Foam 6 Squares- [1] Unit- 5150 G- GE SCS	2,700	15	12	3,631	242	540	738	0.06%	180
144 - Low Slope: TBA 16 Squares- [3] Units- 5002/04/08 H- GE SCS	7,200	15	12	9,683	646	1,440	1,968	0.16%	481
148 - Low Slope: TBA 55 Squares- [7] Units- [3] bldgs	54,175	15	8	66,007	4,400	25,282	29,616	1.06%	3,279
300 - Pitched: Dimensional Composition 23 Units- [6] Bldgs- 2012	164,795	30	20	270,036	9,001	54,932	61,935	2.17%	6,707
304 - Pitched: Dimensional Composition 6 Units- [1] Bldg- Pre 2012	42,990	30	14	60,744	2,025	22,928	24,970	0.49%	1,509
310 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2005	50,155	30	13	69,139	2,305	28,421	30,845	0.56%	1,717
330 - Pitched: Dimensional Composition 3 Units- [1] Bldg- 2006	21,495	30	14	30,372	1,012	11,464	12,485	0.24%	754
340 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2007	14,330	30	15	20,754	692	7,165	7,834	0.17%	515
344 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2008	14,330	30	16	21,273	709	6,687	7,344	0.17%	528
350 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2009	35,825	30	17	54,512	1,817	15,524	17,136	0.44%	1,354
354 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2010	50,155	30	18	78,225	2,607	20,062	22,277	0.63%	1,943

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
358 - Pitched: Dimensional Composition 15 Units- [5] Bldgs- 2011	107,475	30	19	171,815	5,727	39,408	44,065	1.38%	4,267
362 - Pitched: Dimensional Composition 16 Units- [4] Bldgs- 2013	114,640	30	21	192,547	6,418	34,392	39,169	1.55%	4,782
366 - Pitched: Dimensional Composition 203 Squares- [17] Units- [4] Bldgs- 2014	121,800	30	22	209,687	6,990	32,480	37,454	1.69%	5,208
370 - Pitched: Dimensional Composition 17 Units- [4] Bldgs- 2015	121,805	30	23	214,938	7,165	28,421	33,293	1.73%	5,339
374 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2015	35,825	30	23	63,217	2,107	8,359	9,792	0.51%	1,570
386 - Pitched: Dimensional Composition 28 Units- [7] Bldgs- Pre 2012	200,620	30	19	320,721	10,691	73,561	82,254	2.58%	7,966
400 - Dry-Rot Repairs 204 Roof Repairs	27,540	30	14	38,913	1,297	14,688	15,996	0.31%	967
690 - Mansards Wood Shake	445,000	20	1	456,125	22,806	422,750	456,125	5.51%	16,994
700 - Gutters / Downspouts Units	45,000	30	7	53,491	1,783	34,500	36,900	0.43%	1,329
800 - Carport Roof 14 Unit 1 Carport Spaces	33,654	15	3	36,241	2,416	26,923	29,896	0.58%	1,800
804 - Carport Roof 51 Unit 1 Carport Spaces	122,595	15	2	128,802	8,587	106,249	117,283	2.07%	6,398
820 - Carport Roof 21 Unit 2 Carport Spaces	34,418	15	2	36,161	2,411	29,829	32,927	0.58%	1,796
840 - Carport Roof 34 Unit 3 All Metal Carport Spaces	44,580	30	2	46,837	1,561	41,608	44,171	0.38%	1,163
900 - Roofing: Inspections & Repairs 204 Annual Inspections	10,200	1	1	10,455	5,228	5,100	10,455	1.26%	3,895
Sub-total [05000 - Roofing]	2,219,158			3,057,076	130,664	1,217,140	1,349,921	31.54%	97,361
11000 - Gate Equipment									
150 - DoorKing Slide Gate Operators Muldraw Gate Operator	4,600	10	2	4,833	483	3,680	4,244	0.12%	360
740 - Transmitter Receiver Muldraw Gate RF System	656	10	3	706	71	459	538	0.02%	53
758 - Emergency Vehicle Access Device Muldraw Gate	1,202	10	3	1,294	129	841	986	0.03%	96
800 - Loops, Misc. Wiring Harness 3 Muldraw Gate Loops	1,521	8	3	1,637	205	950	1,169	0.05%	153
Sub-total [11000 - Gate Equipment]	7,978			8,471	888	5,931	6,936	0.21%	662

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
18000 - Landscaping									
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	35,000	1	0	35,000	35,000	35,000	35,875	8.45%	26,079
104 - Irrigation: Controllers 10 Common Area Controllers	9,298	10	0	9,298	930	9,298	953	0.22%	693
200 - Irrigation: Valves 100 Common Area Valves (10%)	2,851	2	1	2,922	1,461	1,426	2,922	0.35%	1,089
300 - Irrigation: Backflow Preventors 8 Common Area Backflow Valves	4,916	20	11	6,451	323	2,212	2,520	0.08%	240
490 - Bark Replacement Common Areas- Large Projects w/ Upgrades	25,797	5	1	26,442	5,288	20,638	26,442	1.28%	3,941
494 - Bark Replacement Common Areas- Ongoing Refresh	1,416	5	0	1,416	283	1,416	290	0.07%	211
530 - Plant Replacement Turf & Plants	22,175	2	2	23,298	7,766	7,392	11,365	1.87%	5,787
531 - General Repairs/Upgrades Entry Area (2023 Only)[nr:1]	7,000	2	1	7,175	3,588	3,500	7,175	0.87%	2,673
Sub-total [18000 - Landscaping]	108,453			112,002	54,638	80,881	87,542	13.19%	40,713
19000 - Fencing									
100 - Chain Link 3,100 lf Fence	58,618	30	3	63,125	2,104	52,756	56,078	0.51%	1,568
200 - Tubular Steel: 6' 1,855 lf Perimeter	110,467	30	15	159,989	5,333	55,234	60,389	1.29%	3,974
201 - Tubular Steel: 6' Manzanita/Muldraw (2022 Only)[nr:1]	9,883	1	0	0	0	9,883	0	0.00%	0
300 - Wood 2,424 lf Unit 1 Patio Fencing (25%)	43,482	5	1	44,569	8,914	34,786	44,569	2.15%	6,642
304 - Wood 2,496 lf Unit 2 Patio Fencing (25%)	44,774	5	1	45,893	9,179	35,819	45,893	2.22%	6,839
308 - Wood 1,008 lf Unit 3 Patio Fencing (25%)	18,082	5	1	18,534	3,707	14,465	18,534	0.89%	2,762
780 - Gates 15 Wrought Iron Gates (20%)	3,992	4	3	4,298	1,075	998	2,046	0.26%	801
Sub-total [19000 - Fencing]	289,297			336,409	30,311	203,941	227,508	7.32%	22,586
19500 - Retaining Wall									
991 - Miscellaneous 321 lf Sound Wall Modification (2023 Only)[nr:1]	56,947	2	1	58,371	29,185	28,474	58,371	7.05%	21,747

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
20000 - Lighting									
100 - Exterior: Misc. Fixtures Ongoing	15,421	2	1	15,807	7,903	7,711	15,807	1.91%	5,889
101 - Exterior: Misc. Fixtures 2022 Only[nr:1]	6,092	1	0	0	0	6,092	0	0.00%	0
Sub-total [20000 - Lighting]	21,513			15,807	7,903	13,803	15,807	1.91%	5,889
21000 - Signage									
200 - Street Signs Driveway Entrances	1,705	15	12	2,292	153	341	466	0.04%	114
29000 - Infrastructure									
140 - Utilities 204 Units Ongoing (10%)	44,580	4	1	45,695	11,424	33,435	45,695	2.76%	8,512
30000 - Miscellaneous									
220 - Mailbox Clusters Mailboxes- 2021	15,590	20	19	24,923	1,246	780	1,598	0.30%	929
228 - Mailbox Clusters Mailboxes- 2022	10,475	20	0	10,475	524	10,475	537	0.13%	390
990 - CC&R Revision Governing Documents	7,649	10	3	8,237	824	5,354	6,272	0.20%	614
Sub-total [30000 - Miscellaneous]	33,714			43,635	2,594	16,608	8,407	0.63%	1,933
31000 - Reserve Study									
100 - 3 Year Update with Site Visit Reserve Study	2,880	3	0	2,880	960	2,880	984	0.23%	715
32000 - Undesignated									
100 - Miscellaneous Reserve Items	4,371	1	1	4,480	2,240	2,185	4,480	0.54%	1,669
Totals	3,845,081			5,053,511	414,243	2,124,661	2,464,612	100.00%	308,664
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						81.65%	35.30%		

01000 - Paving

110 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
79,698 sf Unit 1 (37%)	Quantity 79,698	Unit of Measure Square Feet
	Cost /SqFt \$0.210	Qty * \$/SqFt \$16,737
	% Included 37.29%	Total Cost/Study \$6,241
Summary	Replacement Year 2023	Future Cost \$6,397

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. Parking stall areas are provided for in other components.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.
 2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.
 2015- \$21,234 was expended to seal.
 2013- Per client, move to 2017.
 2010- \$2,400 was expended to seal 8,910 sf.
 2006- Sealed.



120 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
79,698 sf Unit 2 (49%)	Quantity 79,698	Unit of Measure Square Feet
	Cost /SqFt \$0.210	Qty * \$/SqFt \$16,737
	% Included 49.00%	Total Cost/Study \$8,201
Summary	Replacement Year 2023	Future Cost \$8,406

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. Parking stall areas are provided for in other components.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.
 2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.
 2015- \$21,234 was expended to seal.
 2013- Per client, move to 2017.
 2010- \$2,400 was expended to seal 8,910 sf.
 2006- Sealed.

01000 - Paving

130 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
79,698 sf Unit 3 (13.7%)	Quantity 79,698	Unit of Measure	Square Feet
	Cost /SqFt \$0.210	Qty * \$/SqFt	\$16,737
	% Included 13.71%	Total Cost/Study	\$2,295
Summary	Replacement Year 2023	Future Cost	\$2,352

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. Parking stall areas are provided for in other components.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.
 2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.
 2015- \$21,234 was expended to seal.
 2013- Per client, move to 2017.
 2010- \$2,400 was expended to seal 8,910 sf.
 2006- Sealed.

140 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
84,996 sf Parking Stalls	Quantity 84,996	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$17,849
Summary	Replacement Year 2025	Future Cost	\$19,222

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.

2020- \$9,420 was expended per Action Asphalt 7/7/2020 proposal.
 Costing provided by Action Asphalt Maintenance Inc.

01000 - Paving

210 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
79,698 sf Unit 1 (2%)	Quantity 79,698	Unit of Measure Square Feet	
	Cost /SqFt \$4.00	Qty * \$/SqFt \$318,792	
	% Included 1.50%	Total Cost/Study \$4,782	
Summary	Replacement Year 2023	Future Cost \$4,901	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill in conjunction with the seal coat cycle. Cracks 1/4" or wider should be filled when observed. Parking stall areas are provided for in other components.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.

2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.

2012- \$9,845 was expended for repairs. Remaining life extended as a result.

2006- Repairs were performed.



220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
79,698 sf Unit 2 (2%)	Quantity 79,698	Unit of Measure Square Feet	
	Cost /SqFt \$4.00	Qty * \$/SqFt \$318,792	
	% Included 2.00%	Total Cost/Study \$6,376	
Summary	Replacement Year 2023	Future Cost \$6,535	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill in conjunction with the seal coat cycle. Cracks 1/4" or wider should be filled when observed. Parking stall areas are provided for in other components.

2022- Per client 6/22/2022, \$3,000 was expended to overlay and stripe 5174 G in 2021.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.

2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.

2012- \$9,845 was expended for repairs. Remaining life extended as a result.

2006- Repairs were performed.

01000 - Paving

230 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
79,698 sf Unit 3 (0.5%)	Quantity 79,698	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$318,792
	% Included .50%	Total Cost/Study \$1,594
Summary	Replacement Year 2023	Future Cost \$1,634

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill in conjunction with the seal coat cycle. Cracks 1/4" or wider should be filled when observed. Parking stall areas are provided for in other components.

2020- BRG separated parking stalls into other components based on work done in 2020 by Action Asphalt per 7/7/2020 and 10/2/2020 proposals.

2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit with unit 3 anticipated during 2016.

2012- \$9,845 was expended for repairs. Remaining life extended as a result.

2006- Repairs were performed.

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
84,996 sf Parking Stalls (1%)	Quantity 84,996	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$339,984
	% Included 1.00%	Total Cost/Study \$3,400
Summary	Replacement Year 2025	Future Cost \$3,661

This is for miscellaneous repairs including skin patching and minor dig out & fill. Parking stall crackfill is provided for in another component.

2020- \$31,950 was expended to remove and replace +/- 4,147 sf at 20 areas per Action Asphalt 7/7/2020 proposal. \$23,700 total was expended to remove and replace +/- 5,378 sf total at two worst parking locations including 2,604 sf at 5012-5022 Hackberry and 2,774 sf at 5046-5056 Greenberry per Action Asphalt 10/2/2020 proposal.

244 - Asphalt: Crackfill	Useful Life 5	Remaining Life 3
5,000 lf Parking Stalls	Quantity 5,000	Unit of Measure Linear Feet
	Cost /l.f. \$0.900	
	% Included 100.00%	Total Cost/Study \$4,500
Summary	Replacement Year 2025	Future Cost \$4,846

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

2020- \$3,540 was expended per Action Asphalt 7/7/2020 proposal.

Costing provided by Action Asphalt Maintenance Inc.

310 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 17
79,698 sf Unit 1 (37%)	Quantity 79,698	Unit of Measure Square Feet
	Cost /SqFt \$2.29	Qty * \$/SqFt \$182,872
	% Included 37.29%	Total Cost/Study \$68,193
Summary	Replacement Year 2039	Future Cost \$103,764

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.

2014- \$81,899 was expended.

2013- \$136,302 total anticipated including \$84,000 in 2014 and \$52,302 in 2015 per client.

2006- This overlay was previously scheduled for 2006 but was deferred due to the 2006 major repair project.

01000 - Paving

320 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 2 (49%)	Useful Life 25 Remaining Life 18 Quantity 79,698 Unit of Measure Square Feet Cost /SqFt \$2.29 Qty * \$/SqFt \$182,872 % Included 49.00% Total Cost/Study \$89,607
Summary	Replacement Year 2040 Future Cost \$139,757

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.

2015- \$49,274 was expended.
 2013- \$136,302 total anticipated including \$84,000 in 2014 and \$52,302 in 2015 per client.
 2006- This overlay was previously scheduled for 2006 but was deferred due to the 2006 major repair project.

330 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 3	Useful Life 25 Remaining Life 16 Quantity 79,698 Unit of Measure Square Feet Cost /SqFt \$2.29 Total Cost/Study \$182,872 % Included 100.00%
Summary	Replacement Year 2038 Future Cost \$271,475

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.

2013- \$64,683 was expended, cost and schedule per client recommendation.
 2011- Per client 9/26/2011, extend remaining life from 2012 to 2013.
 2006- This is for remaining areas not done in 2006 (those 2006 areas have been deferred until 2015 due to the 2006 major repair project).

340 - Asphalt: Overlay w/ Interlayer 84,996 sf Parking Stalls	Useful Life 25 Remaining Life 19 Quantity 84,996 Unit of Measure Square Feet Cost /SqFt \$2.24 Total Cost/Study \$190,272 % Included 100.00%
Summary	Replacement Year 2041 Future Cost \$304,178

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.

01000 - Paving

810 - Striping	Useful Life 5	Remaining Life 3	
All Units	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,357	
	% Included	100.00%	Total Cost/Study \$8,357
Summary	Replacement Year	2025	Future Cost \$9,000

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

- 2- 8' STOP & Bars
- 13- speed bumps
- 18- 1-digit 8" numbers
- 38- 8" Guest Parking
- 197- 2-digit 8" numbers
- 215- 3-digit 8" numbers
- 278- lines

2020- +/- \$7,840 expended per Action Asphalt 7/7/2020 & 10/2/2020 proposals.
 2016- Per client 8/25/2016, split overall seal/repair cycle into 3 separate years by unit.
 2015- \$5,536 was expended.
 2013- \$5,827 was expended.
 2011- Per client 9/26/2011, extend remaining life from 2012 to 2013.
 2010- \$500 was expended.
 2006- Striped.



Costing provided by Action Asphalt Maintenance Inc.

850 - Curb & Gutter Painting	Useful Life 5	Remaining Life 3	
All Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,042	
	% Included	100.00%	Total Cost/Study \$5,042
Summary	Replacement Year	2025	Future Cost \$5,430

This is to prepare, power wash, scrape, and paint curbs and gutters and fire lanes.

- 226- No Parking Fire Lane stencils
- red curbs/gutters- 5,313 lf
- 8" red line- 1,753 lf

2020- +/- \$4,730 was expended per Action Asphalt 7/7/2020 & 10/2/2020 proposals.

Costing provided by Action Asphalt Maintenance Inc.

02000 - Concrete

200 - Sidewalks, Curbs & Gutters	Useful Life 5	Remaining Life 1	
Sidewalks & Walkways	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$13,775		
	% Included 100.00%	Total Cost/Study \$13,775	
Summary	Replacement Year 2023	Future Cost \$14,119	

This is to repair, replace or grind failed concrete sidewalks, curbs and gutters to remove abrupt elevation changes and maintain functionality. The concrete useful life exceeds the scope of this study, so this component provides for repair only.

2020- \$9,214 total was expended including \$7,360 for concrete replacement and \$1,854 to grind abrupt elevation shifts. Per client email 11/10/2020, move \$13,246 to 2021.
 2018- \$31,923 total was expended, \$26,978 for sidewalk offset repairs, Precision Concrete Cutting and \$4,945 for repairs due to tree root removals, RCR.
 2017- \$7,686 was expended for trip hazard work, Precision Concrete Cutting.
 2016- Elevations shifts were observed.
 2015- \$1,700 was expended.
 2014- \$9,034 was expended. Per client 10/13/2014, \$16,834 was expended.
 2013- \$5,638 expended. Client anticipates \$5,500 in 2013 and 2014.
 2010- \$9,607 was expended.
 2007- \$12,000 was expended from operating.
 2006- +/- \$8,590 was expended.

03000 - Painting: Exterior

120 - Trim	Useful Life 5	Remaining Life 1	
83 Unit 1- Trim	Quantity 83	Unit of Measure Unit	
	Cost /Ut \$875		
	% Included 100.00%	Total Cost/Study \$72,625	
Summary	Replacement Year 2023	Future Cost \$74,441	

This is to prepare, power wash, sand, scrape, caulk and paint the building trim with a 100% premium acrylic paint.

2017- \$50,000 was expended to paint trim only, f Painting.
 2016- Current cost estimate based on prior reserve study. Client input will further define. Per client 10/19/2016, client is soliciting bids, and extend remaining life from 2016 to 2017.
 2013- \$60,000 is anticipated per client recommendation.
 2011- \$71,300 was expended.



03000 - Painting: Exterior

124 - Wood Fencing	Useful Life 5	Remaining Life 1
29,088 sf [83] Unit 1 Patio Fences	Quantity 29,088	Unit of Measure Square Feet
	Cost /SqFt \$0.400	
	% Included 100.00%	Total Cost/Study \$11,635
Summary	Replacement Year 2023	Future Cost \$11,926

This is to prepare and paint both sides of the patio wood fencing with a 100% premium acrylic paint.

2017- \$6,200 was expended for fence painting, CalPro Painting.
 2016- Component added to study per client. Cost estimated by BRG. Quantity based on BRG field measurements.
 Per client 10/19/2016, client is soliciting bids, and extend remaining life from 2016 to 2017.

128 - Elastomeric Coating	Useful Life 10	Remaining Life 1
83 Unit 1- Stucco	Quantity 83	Unit of Measure Unit
	Cost /Ut \$390	
	% Included 100.00%	Total Cost/Study \$32,370
Summary	Replacement Year 2023	Future Cost \$33,179

This is to prepare, power wash, sand, scrape, caulk, and paint the building stucco exteriors with a elastomeric coating.

2013- Per client, set remaining life to 2021.
 2010- Several locations (5811, 5823) appeared to have structural issues along stucco siding, so association will have to verify prior to painting.

132 - Trim	Useful Life 5	Remaining Life 1
87 Unit 2- Trim	Quantity 87	Unit of Measure Unit
	Cost /Ut \$875	
	% Included 100.00%	Total Cost/Study \$76,125
Summary	Replacement Year 2023	Future Cost \$78,028

This is to prepare, power wash, sand, scrape, caulk and paint the building trim with a 100% premium acrylic paint.

2018- \$59,633 was expended to Cal-Pro to paint trim at 82 homes and patio fences.
 2013- \$60,000 anticipated per client. Per client 11/16/2016, extend remaining life from 2017 to 2018.
 2012- \$82,124 was expended. Previous study had \$69,393.

136 - Wood Fencing	Useful Life 5	Remaining Life 1
29,952 sf [87] Unit 2 Patio Fences	Quantity 29,952	Unit of Measure Square Feet
	Cost /SqFt \$0.400	
	% Included 100.00%	Total Cost/Study \$11,981
Summary	Replacement Year 2023	Future Cost \$12,280

This is to prepare and paint both sides of the patio wood fencing with a 100% premium acrylic paint.

2019- These patio fences were in the 2018 paint contract.
 2016- Component added to study per client. Cost estimated by BRG. Quantity based on BRG field measurements.
 Per client 11/16/2016, extend remaining life from 2017 to 2018.

03000 - Painting: Exterior

140 - Elastomeric Coating	Useful Life 10	Remaining Life 1	
87 Unit 2- Stucco	Quantity 87	Unit of Measure Unit	
	Cost /Ut \$390		
	% Included 100.00%	Total Cost/Study \$33,930	
Summary	Replacement Year 2023	Future Cost \$34,778	

This is to prepare, power wash, sand, scrape, caulk and paint the building stucco exteriors with a elastomeric coating.

2019- Remaining life adjusted to sync with every other trim cycle.
 2016- Remaining life adjusted to coincide with every other trim cycle.
 2013- Remaining life set for 2021 per client.

144 - Trim	Useful Life 5	Remaining Life 8	
34 Unit 3- Trim	Quantity 34	Unit of Measure Unit	
	Cost /Ut \$875		
	% Included 100.00%	Total Cost/Study \$29,750	
Summary	Replacement Year 2030	Future Cost \$36,247	

This is to prepare, power wash, sand, scrape, caulk and paint the building trim with a 100% premium acrylic paint.

2020- \$22,950 was expended to paint an unknown quantity of unit trim as well as wood fencing, per client. CalPro.
 2016- Per client 11/16/2016, extend remaining life from 2018 to 2019.
 2013- \$32,800 was expended.

Costing provided by CalPro Construction & Painting

145 - Trim	Useful Life 2	Remaining Life 1	Treatment [nr:1]
34 Unit 3- Trim (2023 Only)	Quantity 34	Unit of Measure Unit	
	Cost /Ut \$1,222		
	% Included 100.00%	Total Cost/Study \$41,562	
Summary	Replacement Year 2023	Future Cost \$42,601	

This is to prepare, power wash, sand, scrape, caulk and paint the building trim with a 100% premium acrylic paint.

2022- This one-time only component added in order to keep the ongoing component in synch with the unit 3 building paint cycle.

Costing provided by CalPro Construction & Painting

148 - Wood Fencing	Useful Life 5	Remaining Life 3	
12,096 sf [34] Unit 3 Patio Fences	Quantity 12,096	Unit of Measure Square Feet	
	Cost /SqFt \$0.400		
	% Included 100.00%	Total Cost/Study \$4,838	
Summary	Replacement Year 2025	Future Cost \$5,210	

This is to prepare and paint both sides of the wood patio fencing with a 100% premium acrylic paint.

2020- \$22,950 was expended to paint an unknown quantity of unit trim as well as wood fencing, per client.
 2016- Component added to study per client. Cost estimated by BRG. Quantity based on BRG field measurements.
 Per client 11/16/2016, extend remaining life from 2018 to 2019.

03000 - Painting: Exterior

152 - Elastomeric Coating	Useful Life 10	Remaining Life 3	
34 Unit 3- Stucco	Quantity 34	Unit of Measure	Unit
	Cost /Ut \$390		
	% Included 100.00%	Total Cost/Study	\$13,260
Summary	Replacement Year 2025	Future Cost	\$14,280

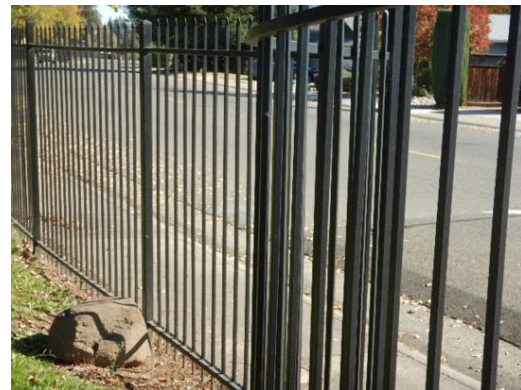
This is to prepare, power wash, sand, scrape, caulk and paint the building stucco exteriors with a elastomeric coating.

2019- Remaining life revised to sync with every other paint cycle.
 2016- Remaining life at 7 to coincide with every other trim cycle.
 2015- Client advises in 2015 that this actually included trim & stucco and was done in 2013.

400 - Tubular Steel	Useful Life 6	Remaining Life 4	
1,855 lf Perimeter Fence & Gates	Quantity 1,855	Unit of Measure	Linear Feet
	Cost /l.f. \$10.00		
	% Included 100.00%	Total Cost/Study	\$18,550
Summary	Replacement Year 2026	Future Cost	\$20,476

This is to prepare, power wash, sand, scrape, spot prime and paint the perimeter metal fence and 15 pedestrian gates.

2020- \$15,600 was expended. CalPro.
 2019- \$3,040 expended for partial unspecified fence paint.
 2016- Current cost based on previous reserve study, client input will further define. Per client 8/25/2016, extend remaining life from 2016 to 2017.
 2013- Per client, extend life from 4 to 5 years and next paint from 2014 to 2016.



Costing provided by CalPro Construction & Painting

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
83 Unit 1- Dry Rot	Quantity 83	Unit of Measure	Unit
	Cost /Ut \$425		
	% Included 100.00%	Total Cost/Study	\$35,275
Summary	Replacement Year 2023	Future Cost	\$36,157

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

2022- No work reported.
 2019- \$1,713 was expended.
 2017- \$12,055 was expended for dry rot repairs prior to painting, Venegas Construction.
 2016- Per client 11/16/2016, extend remaining life from 2016 to 2017.
 2007- \$75,589 was expended for unit 1 siding repairs.

210 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
87 Unit 2- Dry Rot	Quantity 87	Unit of Measure	Unit
	Cost /Ut \$425		
	% Included 100.00%	Total Cost/Study	\$36,975
Summary	Replacement Year 2023	Future Cost	\$37,899

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

2019- \$33,910 was expended for work.
 2016- Per client 11/16/2016, extend remaining life from 2017 to 2018.
 2012- \$18,631 was expended.

220 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
34 Unit 3- Dry Rot	Quantity 34	Unit of Measure	Unit
	Cost /Ut \$425		
	% Included 100.00%	Total Cost/Study	\$14,450
Summary	Replacement Year 2023	Future Cost	\$14,811

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

2020- \$14,842 was expended, CalPro.
 2016- Per client 11/16/2016, extend remaining life from 2018 to 2019.
 2013- \$7,722 was expended.
 2007- \$19,877 was expended.

Costing provided by CalPro Construction & Painting

04000 - Structural Repairs

230 - Wood: Siding & Trim	Useful Life 2	Remaining Life 3
204 Ongoing Dry Rot Repairs (9%)	Quantity 204	Unit of Measure Unit
	Cost /Ut \$425	Qty * \$/Ut \$86,700
	% Included 9.00%	Total Cost/Study \$7,803
Summary	Replacement Year 2025	Future Cost \$8,403

This is for ongoing siding and wood trim replacement. This work may involve repairs performed for escrows. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

2022- No work reported. Remaining life extended to 2025 based on full building repair and paint work performed in 2023.
 2011- \$15,088 was expended, and \$1,140 was expended for 5146 GB siding repair.
 2010- \$14,522 was expended for firewall cap and building stucco repairs.

05000 - Roofing

100 - Low Slope: Vinyl	Useful Life 20	Remaining Life 13
76 Squares- [9] Units- 5865-5871 M & 5825-5833 M	Quantity 76	Unit of Measure Squares
	Cost /Sqrs \$985	
	% Included 100.00%	Total Cost/Study \$74,860
Summary	Replacement Year 2035	Future Cost \$103,195

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 04, ph 1, 014-5871M, 015-5869M, 016-5867M, 017-5865M
 bldg 08, ph 1, 033-5833M, 034-5831M, 035-5829M, 036-5827M, 037-5825M

2015- \$62,202 total was expended to reroof 9 unit tar and gravel roofs with vinyl.

104 - Low Slope: Vinyl	Useful Life 20	Remaining Life 7
50 Squares- [6] Units- 5012-5022 G	Quantity 50	Unit of Measure Squares
	Cost /Sqrs \$985	
	% Included 100.00%	Total Cost/Study \$49,250
Summary	Replacement Year 2029	Future Cost \$58,543

This is to replace the 60 mil TPO membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 14, ph 1, 061-5012G, 062-5014G, 063-5016G, 064-5018G, 065-5020G, 066-5022G

2009- \$31,920 was expended for roof installation.

05000 - Roofing

108 - Low Slope: Vinyl	Useful Life 20	Remaining Life 8	
25 Squares- [3] Units- 5873-5877 M	Quantity 25	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$24,625	
Summary	Replacement Year 2030	Future Cost \$30,003	

This is to replace the Carlisle 60 mil TPO mechanically fastened membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 03, ph 1, 011-5873M, 012-5875M, 013-5877M

2010- \$21,760 was expended for roof installation.

112 - Low Slope: Vinyl	Useful Life 20	Remaining Life 9	
8 Squares- [1] Unit- 5146 G	Quantity 8	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$7,880	
Summary	Replacement Year 2031	Future Cost \$9,841	

This is to replace the Carlisle 60 mil TPO mechanically fastened membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 33, ph 2, 161-5146G

2011- \$7,320 was expended for roof installation.

116 - Low Slope: Vinyl	Useful Life 20	Remaining Life 12	
39 Squares- [5] Units- 5817 M & 5158-5164 G	Quantity 39	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$38,415	
Summary	Replacement Year 2034	Future Cost \$51,664	

This is to replace the 60 mil TPO membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 09, ph 1, 041-5817M
 bldg 35, ph 2, 167-5158G, 168-5160G, 169-5162G, 170-5164G

2014- \$33,200 was expended to reroof 5 units.

05000 - Roofing

120 - Low Slope: Vinyl	Useful Life 20	Remaining Life 14	
42 Squares- [5] Units- 5136-5144 G	Quantity 42	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$41,370	
Summary	Replacement Year 2036	Future Cost \$58,455	

This is to replace the Carlisle 60 mil TPO mechanically fastened membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 33, ph 2, 156-5136G, 157-5138G, 158-5140G, 159-5142G, 160-5144G

2016- \$35,887 was expended to overlay prior tar & gravel roof with a Carlisle 60 mil TPO on 5 units of a 6 unit bldg., 5136, 5138, 5140, 5142 & 5144 Greenberry (5146 was reroofed in 2011), by Summit Roofing Co. Per client 11/16/2016, \$41,468 was expended.

124 - Low Slope: Vinyl	Useful Life 20	Remaining Life 15	
34 Squares- [4] Units- 5118-5124 G	Quantity 34	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$33,490	
Summary	Replacement Year 2037	Future Cost \$48,504	

This is to replace the Carlisle 60 mil TPO mechanically fastened membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 31, ph 2, 147-5118G, 148-5120G, 149-5122G, 150-5124G

2017- \$29,526 was expended, Summit Roofing Company.
 2016- \$29,526 was bid to overlay prior tar & gravel roof with a Carlisle 60 mil TPO on 4 units of a 4 unit bldg., 5118, 5120, 5122 & 5124 Greenberry by Summit Roofing Co in 2016, but the client is waiting until 2017.

128 - Low Slope: TBA	Useful Life 20	Remaining Life 3	
9 Squares- [1] Unit- 5042 G	Quantity 9	Unit of Measure Squares	
	Cost /Sqrs \$985		
	% Included 100.00%	Total Cost/Study \$8,865	
Summary	Replacement Year 2025	Future Cost \$9,547	

This is to reroof the low slope small torch-down APP roof with a Carlisle 60 mil TPO mechanically fastened membrane low slope roofs. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 16, ph 1, 076-5042G

2016- 2016 remaining life per Summit Roofing's inspection dated 3/1/2016.

05000 - Roofing

132 - Low Slope: Tar & Gravel	Useful Life 15	Remaining Life 12
30 Squares- [4] Units- 5100-5106 G- GE SCS	Quantity 30	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$13,500
Summary	Replacement Year 2034	Future Cost \$18,156

This is to clean, prepare, and coat the roofs with GE Silicone Coating System. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 22, ph 2, 104-5100G, 105-5102G, 106-5104G, 107-5106G

2019- \$11,488 was expended for GE Silicone Coating System (SCS) by Flat Roof Pros. Prior studies had the low slope tar and gravel reroofed with a Carlisle 60 mil TPO mechanically fastened membrane.
 2016- 2017 remaining life per Summit Roofing's inspection dated 3/1/2016.

136 - Low Slope: TBA	Useful Life 15	Remaining Life 12
8 Squares- [2] Units- 5887 & 5893 M- GE SCS	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$3,600
Summary	Replacement Year 2034	Future Cost \$4,842

This is to clean, prepare, and coat the roofs with GE Silicone Coating System. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 01, ph 1, 003-5893M, 005-5889M

2019- \$3,063 was expended for GE Silicone Coating System (SCS) by Flat Roof Pros. Prior studies had the low slope tar and gravel reroofed with a Carlisle 60 mil TPO mechanically fastened membrane.
 2016- 2017 remaining life per Summit Roofing's inspection dated 3/1/2016.

140 - Low Slope: Foam	Useful Life 15	Remaining Life 12
6 Squares- [1] Unit- 5150 G- GE SCS	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$2,700
Summary	Replacement Year 2034	Future Cost \$3,631

This is to clean, prepare, and coat the roofs with GE Silicone Coating System. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 34, ph 2, 163-5150G

2019- \$2,298 was expended for GE Silicone Coating System (SCS) by Flat Roof Pros. Prior studies had the low slope tar and gravel reroofed with a Carlisle 60 mil TPO mechanically fastened membrane.
 2016- 2018 remaining life per Summit Roofing's inspection dated 3/1/2016.

05000 - Roofing

144 - Low Slope: TBA	Useful Life 15	Remaining Life 12
16 Squares- [3] Units- 5002/04/08 H- GE SCS	Quantity 16	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$7,200
Summary	Replacement Year 2034	Future Cost \$9,683

This is to clean, prepare, and coat the roofs with GE Silicone Coating System. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 28, ph 2, 132-5008H, 134-5004H, 135-5002H

2019- \$6,127 was expended for GE Silicone Coating System (SCS) by Flat Roof Pros. Change order for \$1,200 was expended dry-rot repairs. Prior studies had the low slope tar and gravel reroofed with a Carlisle 60 mil TPO mechanically fastened membrane.

2016- 2018 remaining life per Summit Roofing's inspection dated 3/1/2016.

148 - Low Slope: TBA	Useful Life 15	Remaining Life 8
55 Squares- [7] Units- [3] bldgs	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$985	
	% Included 100.00%	Total Cost/Study \$54,175
Summary	Replacement Year 2030	Future Cost \$66,007

This is to replace the roofing with an undetermined roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

9 lo slope only bldgs (41 units) & 5 mixed lo slope/pitched bldgs (10 units) = 51 units
 bldg 12, ph 1, 050-5799M, 051-5797M, 052-5795M, 053-5793M, 054-5791M
 bldg 16, ph 1, 073-5036G
 bldg 34, ph 2, 165-5154G

300 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 20
23 Units- [6] Bldgs- 2012	Quantity 23	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$164,795
Summary	Replacement Year 2042	Future Cost \$270,036

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 01, ph 1, 001-5897M, 002-5895M, 004-5891M, 005-5889M
 bldg 02, ph 1, 010-5879M
 bldg 07, ph 1, 028-2843M, 029-2841M, 030-2839M, 031-2837M, 032-2835M
 bldg 17, ph 1, 078-5046G, 079-5048G, 080-5050G, 081-5052G, 082-5054G, 083-5056G
 bldg 38, ph 3, 177-4952H, 178-5153G, 179-5151G
 bldg 41, ph 3, 193-5123G, 194-5121G, 195-5119G, 196-5117G

2016- Client directed 30 year useful life.
 2012- \$112,502 total was expended to reroof 29 units.
 2006- Prior aluminum roofing replaced.

05000 - Roofing

304 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 14	
6 Units- [1] Bldg- Pre 2012	Quantity 6	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$42,990	
Summary	Replacement Year 2036	Future Cost \$60,744	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 19, ph 2, 090-5080G, 091-5078G, 092-5076G, 093-5074G, 094-5072G, 095-5070G

2016- Client requests 30 year useful life.

2012- This item was split from the 2012 component as the 2012 component previously provided for 35 units, but per the association only 29 were reroofed in 2012.

310 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 13	
7 Units- [2] Bldgs- 2005	Quantity 7	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$50,155	
Summary	Replacement Year 2035	Future Cost \$69,139	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 23, ph 2, 108-5108G, 109-5110G, 110-5112G, 111-5114G, 112-5116G
 bldg 28, ph 2, 131-5010H, 133-5006H

2016- Client requests 30 year useful life.

2005- Prior aluminum roofing replaced by Summit Roofing.

330 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 14	
3 Units- [1] Bldg- 2006	Quantity 3	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$21,495	
Summary	Replacement Year 2036	Future Cost \$30,372	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 10, ph 1, 043-5813M, 044-5811M, 045-5809M

2016- Client requests 30 year useful life.

2006- Prior aluminum roofing replaced.

05000 - Roofing

340 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 15	
2 Units- [2] Bldgs- 2007	Quantity 2	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$14,330	
Summary	Replacement Year 2037	Future Cost \$20,754	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 39, ph 3, 185-5139G
 bldg 40, ph 3, 191-5127G

2007- \$8,775 was expended to replace prior HardieShake roofing.

344 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 16	
2 Units- [2] Bldgs- 2008	Quantity 2	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$14,330	
Summary	Replacement Year 2038	Future Cost \$21,273	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 39, ph 3, 184-5141G
 bldg 42, ph 3, 200-5109G

2016- Client requests 30 year useful life.
 2008- 5109G reroofed for \$5,470 and 5141G for \$6,945 (replaced prior 1994 HardieShake roofing).

350 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 17	
5 Units- [1] Bldg- 2009	Quantity 5	Unit of Measure Unit	
	Cost /Ut \$7,165		
	% Included 100.00%	Total Cost/Study \$35,825	
Summary	Replacement Year 2039	Future Cost \$54,512	

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 40, ph 3, 186-5137G, 187-5135G, 188-5133G, 189-5131G, 190-5129G

2016- Client requests 30 year useful life.
 2009- \$20,978 was expended for reroofing (replaced prior HardieShake roofing).

05000 - Roofing

354 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18
7 Units- [2] Bldgs- 2010	Quantity 7	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$50,155
Summary	Replacement Year 2040	Future Cost \$78,225

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 06, ph 1, 022-5855M, 023-5853M, 024-5851M, 025-5849M, 026-5847M, 027-5845M
 bldg 41, ph 3, 192-5125G

2016- Client requests 30 year useful life.
 2010- \$29,113 was expended for reroofing (replaced prior HardieShake roofing).

358 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 19
15 Units- [5] Bldgs- 2011	Quantity 15	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$107,475
Summary	Replacement Year 2041	Future Cost \$171,815

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 11, ph 1, 046-5807M, 047-5805M, 048-5803M, 049-5801M
 bldg 18, ph 2, 084-5058G
 bldg 36, ph 3, 171-5167G, 172-5165G, 173-4960H
 bldg 37, ph 3, 174-4958H, 175-4956H, 176-4954H
 bldg 39, ph 3, 180-5149G, 181-5147G, 182-5145G, 183-5143G

2016- Client requests 30 year useful life.
 2011- \$60,647 was expended for reroofing (replaced prior HardieShake roofing).

362 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 21
16 Units- [4] Bldgs- 2013	Quantity 16	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$114,640
Summary	Replacement Year 2043	Future Cost \$192,547

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 05, ph 1, 018-5863M, 019-5861M, 020-5859M, 021-5857M
 bldg 32, ph 2, 151-5126G, 152-5128G, 153-5130G, 154-5132G, 155-5134G
 bldg 42, ph 3, 197-5115G, 198-5113G, 199-5111G
 bldg 43, ph 3, 201-5101G, 202-5103G, 203-5105G, 204-5107G

2016- Client requests 30 year useful life.
 2014- \$18,018 was expended in 2013 per client.
 2013- \$71,279 was expended for reroofing per Summit Roofing 9/14/2012 proposal.

05000 - Roofing

366 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 22
203 Squares- [17] Units- [4] Bldgs- 2014	Quantity 203	Unit of Measure Squares
	Cost /Sqrs \$600	
	% Included 100.00%	Total Cost/Study \$121,800
Summary	Replacement Year 2044	Future Cost \$209,687

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 09, ph 1, 038-5823M, 039-5821M, 040-5819M, 042-5815M
 bldg 15, ph 1, 067-5024G, 068-5026G, 069-5028G, 070-5030G, 071-5032G
 bldg 20, ph 2, 096-5082G, 097-5084G, 098-5086G, 099-5088G
 bldg 21, ph 2, 100-5090G, 101-5092G, 102-5094G, 103-5096G

2022- Prior information indicated that 5817 Greenberry was reroofed in 2014, but there is no 5817 Greenberry, so it must have been 5817 Muldrow which is already included in this component.
 2014- \$102,318 total was expended to reroof 24 units in 5 buildings. Per client 11/6/2014, increase cost from \$102,318 to \$109,460 and decrease units from 24 to 22. \$4,340 was expended to reroof 5817 Greenberry per client 11/6/2014.

370 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 23
17 Units- [4] Bldgs- 2015	Quantity 17	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$121,805
Summary	Replacement Year 2045	Future Cost \$214,938

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 13, ph 1, 055-5000G, 056-5002G, 057-5004G, 058-5006G, 059-5008G, 060-5010G
 bldg 18, ph 2, 085-5060G, 086-5062G, 087-5064G, 088-5066G, 089-5068G
 bldg 25, ph 2, 117-5226G, 118-5224G, 119-5222G
 bldg 34, ph 2, 162-5148G, 164-5152G, 166-5156G

2015- Client advises done in 2015.
 2015- \$4,488/unit anticipated per Summit Roofing 9/14/2012 proposal.

374 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 23
5 Units- [1] Bldg- 2015	Quantity 5	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$35,825
Summary	Replacement Year 2045	Future Cost \$63,217

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 30, ph 2, 142-5166G, 143-5168G, 144-5170G, 145-5172G, 146-5174G

2015- Client advises these have been done. Confirm in 2016.
 2016- \$4,488/unit anticipated per Summit Roofing 9/14/12 proposal.

05000 - Roofing

386 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 19
28 Units- [7] Bldgs- Pre 2012	Quantity 28	Unit of Measure Unit
	Cost /Ut \$7,165	
	% Included 100.00%	Total Cost/Study \$200,620
Summary	Replacement Year 2041	Future Cost \$320,721

This is to reroof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

29 pitched only bldgs (135 units) & 5 mixed lo slope/pitched bldgs (18 units) = 153 units
 bldg 02, ph 1, 007-5885M, 008-5883M, 009-5881M
 bldg 16, ph 1, 072-5034G, 074-5038G, 075-5040G, 077-5044G
 bldg 24, ph 2, 113-5234G, 114-5232G, 115-5230G, 116-5228G
 bldg 26, ph 2, 120-5220G, 121-5218G, 122-5216G, 123-5214G, 124-5024H
 bldg 27, ph 2, 125-5022H, 126-5020H, 127-5018H, 128-5016H, 129-5014H, 130-5012H
 bldg 28, ph 2, 136-5186H
 bldg 29, ph 2, 137-5184G, 138-5182G, 139-5180G, 140-5178G, 141-5176G

400 - Dry-Rot Repairs	Useful Life 30	Remaining Life 14
204 Roof Repairs	Quantity 204	Unit of Measure Unit
	Cost /Ut \$135	
	% Included 100.00%	Total Cost/Study \$27,540
Summary	Replacement Year 2036	Future Cost \$38,913

This is for roof dry rot repairs to be performed in conjunction with roof replacements.

2006- Roof repairs.

690 - Mansards	Useful Life 20	Remaining Life 1
Wood Shake	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$445,000	
	% Included 100.00%	Total Cost/Study \$445,000
Summary	Replacement Year 2023	Future Cost \$456,125

This is to replace the mansard wood shake roofing. Trees should be removed or pruned away from the buildings.

2022- The wood shake mansards appear worn and nearing end of life. The mansards should be evaluated for replacement.

2019- Many areas in 2019 are showing wear and also signs of maintenance being done. This should be evaluated and, if needed, the remaining life reduced.

2003- \$245,452 was expended for installation.

Curled and dislodged shake.



05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 7	
Units	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$45,000		
	% Included 100.00%	Total Cost/Study	\$45,000
Summary	Replacement Year 2029	Future Cost	\$53,491

This is to replace the gutters and downspouts.

2021- \$3,268 total was expended including \$2,795 for gutter cleaning and \$473 for 5046G gutter repair.
 2016- The rain gutters appear in good condition.

800 - Carport Roof	Useful Life 15	Remaining Life 3	
14 Unit 1 Carport Spaces	Quantity 14	Unit of Measure	Items
	Cost /Itm \$2,404		
	% Included 100.00%	Total Cost/Study	\$33,654
Summary	Replacement Year 2025	Future Cost	\$36,241

This is to repair the tar and gravel on wood deck carports.

2008- Roof replacement.

804 - Carport Roof	Useful Life 15	Remaining Life 2	
51 Unit 1 Carport Spaces	Quantity 51	Unit of Measure	Items
	Cost /Itm \$2,404		
	% Included 100.00%	Total Cost/Study	\$122,595
Summary	Replacement Year 2024	Future Cost	\$128,802

This is to replace the carport roofing.

2009- \$80,184 was expended for metal roof installation.

820 - Carport Roof	Useful Life 15	Remaining Life 2	
21 Unit 2 Carport Spaces	Quantity 21	Unit of Measure	Items
	Cost /Itm \$1,639		
	% Included 100.00%	Total Cost/Study	\$34,418
Summary	Replacement Year 2024	Future Cost	\$36,161

This is to replace the carport roofing.

2009- \$21,771 was expended for metal roofs installation.

840 - Carport Roof	Useful Life 30	Remaining Life 2	
34 Unit 3 All Metal Carport Spaces	Quantity 34	Unit of Measure	Items
	Cost /Itm \$1,311		
	% Included 100.00%	Total Cost/Study	\$44,580
Summary	Replacement Year 2024	Future Cost	\$46,837

This is for the unit #3 all metal carport roofs.

2019- These carports still appear in serviceable condition.
 2016- These carports appear in good condition.
 1992- Repaired/replaced.

05000 - Roofing

900 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 1	
204 Annual Inspections	Quantity 204	Unit of Measure Unit	
	Cost /Ut \$50.00		
	% Included 100.00%	Total Cost/Study \$10,200	
Summary	Replacement Year 2023	Future Cost \$10,455	

This is to inspect roofs and perform rudimentary maintenance as needed. Association input will further define this component.

2022- No expense reported. Per client 11/14/2022, very few recent leaks have been reported but vermin are entering roof vents.
 2015- Summit Roofing will inspect all roofs and perform repairs for \$12,320.
 2013- Per client, reduce estimate from \$10k to \$3k.

11000 - Gate Equipment

150 - DoorKing Slide Gate Operators	Useful Life 10	Remaining Life 2	
Muldrow Gate Operator	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,600		
	% Included 100.00%	Total Cost/Study \$4,600	
Summary	Replacement Year 2024	Future Cost \$4,833	

This is to replace the DoorKing 9150b slide gate operator.

2009- Gate placed in service.

740 - Transmitter Receiver	Useful Life 10	Remaining Life 3	
Muldrow Gate RF System	Quantity 1	Unit of Measure Items	
	Cost /Itm \$656		
	% Included 100.00%	Total Cost/Study \$656	
Summary	Replacement Year 2025	Future Cost \$706	

This is to replace the DoorKing gate remote control receiver. Keychain transmitter replacement is not provided for within reserves.

758 - Emergency Vehicle Access Device	Useful Life 10	Remaining Life 3	
Muldrow Gate	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,202		
	% Included 100.00%	Total Cost/Study \$1,202	
Summary	Replacement Year 2025	Future Cost \$1,294	

This is to replace the Click-2-Enter emergency vehicle access device.

800 - Loops, Misc. Wiring Harness	Useful Life 8	Remaining Life 3	
3 Muldrow Gate Loops	Quantity 3	Unit of Measure Items	
	Cost /Itm \$507		
	% Included 100.00%	Total Cost/Study \$1,521	
Summary	Replacement Year 2025	Future Cost \$1,637	

This is to replace loop detectors, underground sensor loops, and loop wiring harnesses. Loop replacement should be coordinated with paving repairs when feasible.

18000 - Landscaping

101 - Irrigation: Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:3]
Irrigation Drip Conversion (2022-2024 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$35,000		
	% Included 100.00%	Total Cost/Study \$35,000	
Summary	Replacement Year 2022	Future Cost \$35,000	

This is for a client recommended irrigation replacement plan to install drip. Association input will further define this component.

2022- Per client 6/22/2022, \$13,199 total was expended for valves, controllers, lines, etc in 2021. Combined two drip project components that previously provided for 2017 through 2020 into this one component. Per client 11/14/2022, \$35,000 is anticipated in 2022.
 2021- \$7,094 was expended on irrigation upgrades.
 2020- No work indicated, remaining life moved to 2021.
 2019- This work for \$29,152 was planned for 2019, back in previous years. BRG has moved it to 2020.
 2017- \$2,253 was expended.
 2016- Per client 11/16/2016, \$6,000 was expended in 2016 and \$24,000 is anticipated in 2024.
 2015- No expenditure, so reduce span from 6 to 5 years with 2016 to 2020 remaining life.
 2014- No expenditure, so extend remaining life from 2015 to 2020.
 2013- Per client, anticipate \$25,000/year from 2014 to 2019.

104 - Irrigation: Controllers	Useful Life 10	Remaining Life 0	
10 Common Area Controllers	Quantity 10	Unit of Measure Items	
	Cost /Itm \$930		
	% Included 100.00%	Total Cost/Study \$9,298	
Summary	Replacement Year 2022	Future Cost \$9,298	

This is to replace the irrigation controllers.

2022- Per client 6/22/2022, \$9,298 total was expended for clocks and system tune-up in 2022.
 2021- \$260 was expended for a new Hunter Core Clock.
 2019- 882 was expended.
 2018- \$1,585 was expended.
 2014- \$1,677 was expended.
 2013- 10 controllers at \$500/each per client's landscaper.
 2010- \$1,447 was expended.
 2007- \$585 was expended for controller replacement.

200 - Irrigation: Valves	Useful Life 2	Remaining Life 1	
100 Common Area Valves (10%)	Quantity 100	Unit of Measure Items	
	Cost /Itm \$285	Qty * \$/Itm \$28,511	
	% Included 10.00%	Total Cost/Study \$2,851	
Summary	Replacement Year 2023	Future Cost \$2,922	

This is to replace the irrigation valves on a percentage basis as they generally have varying service life.

2021- \$2,839 total was expended including \$1,066 for mainline valve repair, \$999 for Rainbird valves at 5149G and 5010H, and \$780 for mainline replacement near 5142G.
 2020- \$866 was expended.
 2017- \$740 was expended.
 2014- \$568 was expended.
 2013- 100 valves at \$225/each per client's landscaper.

18000 - Landscaping

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 11	
8 Common Area Backflow Valves	Quantity 8	Unit of Measure Items	
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study \$4,916	
Summary	Replacement Year 2033	Future Cost \$6,451	

This is to replace the backflow prevention valves.

2013- \$3,880 was expended to install or replace 8 backflow devices.

490 - Bark Replacement	Useful Life 5	Remaining Life 1	
Common Areas- Large Projects w/ Upgrades	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$25,797		
	% Included 100.00%	Total Cost/Study \$25,797	
Summary	Replacement Year 2023	Future Cost \$26,442	

This is to replenish landscape bark or wood mulch.

2020- Per client email 11/10/20, move \$24,805 bark replacement to 2021.

2019- \$21,924 expended. BRG is leaving this on a long cycle and setting up another component for ongoing bark refresh.

2010- \$3,000 every 5 years per Bloom's Landscape Maintenance estimate.

494 - Bark Replacement	Useful Life 5	Remaining Life 0	
Common Areas- Ongoing Refresh	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,416		
	% Included 100.00%	Total Cost/Study \$1,416	
Summary	Replacement Year 2022	Future Cost \$1,416	

This is to replenish landscape bark or wood mulch on an ongoing basis in addition to the previous component's larger scope.

2022- Per client 6/22/2022, \$1,417 was expended in 2022.

530 - Plant Replacement	Useful Life 2	Remaining Life 2	
Turf & Plants	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$22,175		
	% Included 100.00%	Total Cost/Study \$22,175	
Summary	Replacement Year 2024	Future Cost \$23,298	

This is to replace landscape plant stock and turf as needed.

2022- Per client 11/14/2022, \$7,000 is anticipated for entry project in 2023.

2017- \$1,780 was expended.

2015- \$12,423 was expended.

2007- \$10,145 was expended.

2006- \$20,828 approximate expenditure.

18000 - Landscaping

531 - General Repairs/Upgrades	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Entry Area (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,000		
	% Included 100.00%	Total Cost/Study	\$7,000
Summary	Replacement Year 2023	Future Cost	\$7,175

This is for the entry area project.

2022- Per client 11/14/2022, \$7,000 is anticipated for entry project in 2023.

19000 - Fencing

100 - Chain Link	Useful Life 30	Remaining Life 3	
3,100 lf Fence	Quantity 3,100	Unit of Measure	Linear Feet
	Cost /l.f. \$18.91		
	% Included 100.00%	Total Cost/Study	\$58,618
Summary	Replacement Year 2025	Future Cost	\$63,125

This is to replace the chain link fencing.

2014- \$2,843 was expended.

200 - Tubular Steel: 6'	Useful Life 30	Remaining Life 15	
1,855 lf Perimeter	Quantity 1,855	Unit of Measure	Linear Feet
	Cost /l.f. \$59.55		
	% Included 100.00%	Total Cost/Study	\$110,467
Summary	Replacement Year 2037	Future Cost	\$159,989

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

2022- Per client 6/22/2022, \$9,883 was expended for fence work at corner of Manzanita and Muldrow.
 2007- \$75,450 was expended to install new.

201 - Tubular Steel: 6'	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Manzanita/Muldrow (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,883		
	% Included 100.00%	Total Cost/Study	\$9,883
Summary	Replacement Year 2022	Future Cost	\$9,883

This is for the 2022 project.

2022- Per client 6/22/2022, \$9,883 was expended for fence work at corner of Manzanita and Muldrow.

19000 - Fencing

300 - Wood	Useful Life 5	Remaining Life 1	
2,424 lf Unit 1 Patio Fencing (25%)	Quantity 2,424	Unit of Measure	Linear Feet
	Cost /l.f. \$71.75	Qty * \$/l.f.	\$173,929
	% Included 25.00%	Total Cost/Study	\$43,482
Summary	Replacement Year 2023	Future Cost	\$44,569

This is to periodically replace wood patio fencing on a percentage basis and in conjunction with the painting and dry rot repair cycles.

2022- No work reported.
 2010- \$153,360 was expended to replace patio fence at 20 buildings.
 2009- \$142,579 was expended to replace patio fence at 20 buildings.
 2008- \$11,572 was expended to replace patio fence at 3 buildings.

304 - Wood	Useful Life 5	Remaining Life 1	
2,496 lf Unit 2 Patio Fencing (25%)	Quantity 2,496	Unit of Measure	Linear Feet
	Cost /l.f. \$71.75	Qty * \$/l.f.	\$179,095
	% Included 25.00%	Total Cost/Study	\$44,774
Summary	Replacement Year 2023	Future Cost	\$45,893

This is to periodically replace wood patio fencing on a percentage basis and in conjunction with the painting and dry rot repair cycles.

2022- No work reported.
 2010- \$153,360 was expended to replace patio fence at 20 buildings.
 2009- \$142,579 was expended to replace patio fence at 20 buildings.
 2008- \$11,572 was expended to replace patio fence at 3 buildings.

308 - Wood	Useful Life 5	Remaining Life 1	
1,008 lf Unit 3 Patio Fencing (25%)	Quantity 1,008	Unit of Measure	Linear Feet
	Cost /l.f. \$71.75	Qty * \$/l.f.	\$72,327
	% Included 25.00%	Total Cost/Study	\$18,082
Summary	Replacement Year 2023	Future Cost	\$18,534

This is to periodically replace wood patio fencing on a percentage basis and in conjunction with the painting and dry rot repair cycles.

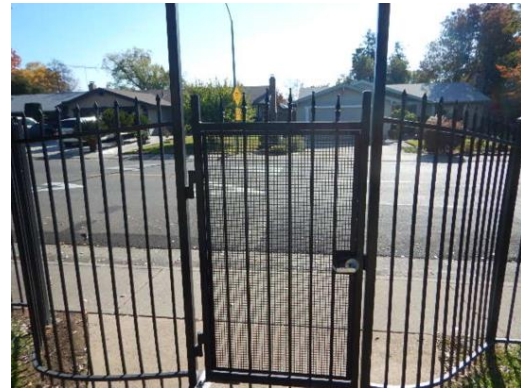
2010- \$153,360 was expended to replace patio fence at 20 buildings.
 2009- \$142,579 was expended to replace patio fence at 20 buildings.
 2008- \$11,572 was expended to replace patio fence at 3 buildings.

19000 - Fencing

780 - Gates	Useful Life 4	Remaining Life 3	
15 Wrought Iron Gates (20%)	Quantity 15	Unit of Measure Items	
	Cost /Itm \$1,331	Qty * \$/Itm \$19,958	
	% Included 20.00%	Total Cost/Study \$3,992	
Summary	Replacement Year 2025	Future Cost \$4,298	

This is to periodically repair the pedestrian gates on a percentage basis and in conjunction with the fence paint cycle. Includes hinges, locking latches, closing mechanisms, etc. Key replacement is not provided for within reserves. Painting is provided for within another component.

2015- \$4,784 was expended to repair fence vehicle damage.
 2007- Fence and gates installed new.



19500 - Retaining Wall

991 - Miscellaneous	Useful Life 2	Remaining Life 1	Treatment [nr:1]
321 If Sound Wall Modification (2023 Only)	Quantity 321	Unit of Measure Linear Feet	
	Cost /l.f. \$177		
	% Included 100.00%	Total Cost/Study \$56,947	
Summary	Replacement Year 2023	Future Cost \$58,371	

This is to perform structure modifications to the sound wall located roughly adjacent to lots 67 through 95 (backing the church's parking area). The wall has failed dramatically on prior occasion. Related litigation expenses are provided for within another component.

2022- No work indicated.
 2021- No work indicated, moved remaining life from 2021 to 2022.
 2020- No work indicated, remaining life moved to 2021.
 2019- BRG needs clarification if this work is still planned.
 2018- Now work indicated, moved to 2019.
 2017- No work indicated.
 2016- Per client 8/25/2016, still attempting to negotiate with church so extend remaining life from 2016 to 2017.
 2011- Work anticipated.
 2009- Per association August, 2009 input, the association is negotiating with the church to share cost.
 2007- Per client, estimate \$40,000 anticipated work in 2008.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 2	Remaining Life 1	
Ongoing	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,421	
	% Included	100.00%	Total Cost/Study \$15,421
Summary	Replacement Year	2023	Future Cost \$15,807

This is to replace miscellaneous common area lighting fixture, wall packs, pole lights, etc.

2022- Per client 6/22/2022, \$8,550 total was expended in 2021, \$6,092 in 2022, and carport lighting pig-tailed off lollypop lighting project continues. Reduced useful life from 3 to 2 years.
 2021- \$6,200 total was expended. \$4,850 to replace underground conduit from pole light at carport #30 and \$1,350 to replace rotted pole light by 5114 Greenberry. JK Electrical.
 2019- \$9,205 was expended.
 2018- \$1,500 was expended for wiring repairs, JK Electrical & Construction.
 2015- \$1,900 was expended.
 2014- \$3,263 was expended per client 10/13/2014.

101 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,092	
	% Included	100.00%	Total Cost/Study \$6,092
Summary	Replacement Year	2022	Future Cost \$6,092

This is to replace miscellaneous common area lighting fixture, wall packs.

2022- Per client 6/22/2022, \$6,092 was expended in 2022.

21000 - Signage

200 - Street Signs	Useful Life 15	Remaining Life 12	
Driveway Entrances	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,705	
	% Included	100.00%	Total Cost/Study \$1,705
Summary	Replacement Year	2034	Future Cost \$2,292

This is to replace the street name signs.

2019- \$1,560 was expended in 2019.

29000 - Infrastructure

140 - Utilities	Useful Life 4	Remaining Life 1
204 Units Ongoing (10%)	Quantity 204	Unit of Measure Unit
	Cost /Ut \$2,185	Qty * \$/Ut \$445,801
	% Included 10.00%	Total Cost/Study \$44,580
Summary	Replacement Year 2023	Future Cost \$45,695

This is to maintain the utility infrastructure including the sanitary sewer lines. As a cost history evolves, this component will be further defined.

2017- \$24,137 was expended for video inspections and sewer lateral repairs, Armstrong Plumbing. Per client 11/14/2022, approximately 10 cleanouts have been recently performed.
 2016- \$7,000 was expended to replace 4 unit sewer laterals (24-30 Greenberry) by Armstrong Trenchless.
 2014- \$4,373 was expended. Per client 10/13/2014, \$6,923 was expended.
 2009- \$24,749 was expended.
 2008- \$3,290 was expended.
 2007- \$5,200 was expended.
 2006- \$3,150 was expended.

30000 - Miscellaneous

220 - Mailbox Clusters	Useful Life 20	Remaining Life 19
Mailboxes- 2021	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,590	
	% Included 100.00%	Total Cost/Study \$15,590
Summary	Replacement Year 2041	Future Cost \$24,923

This is to replace the free-standing mailbox cluster units (CBUs). Locks and hinges should be lubricated with a Teflon lubricant every three months.

2022- Per client 6/22/2022, \$15,590 total was expended to replace CBUs at 5228G, 5096G, 5012G, 5012H, 5865M, and 5101G in 2021, and \$10,475 in 2022.
 2021- \$10,287 was expended for unspecified scope of work for mailboxes added in various locations on Greenberry, Hackberry and Muldrow. Association input regarding a scope of work may further define this component. Added as a reserve study component per client direction.



30000 - Miscellaneous

228 - Mailbox Clusters	Useful Life 20	Remaining Life 0	
Mailboxes- 2022	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,475		
	% Included 100.00%	Total Cost/Study	\$10,475
Summary	Replacement Year 2022	Future Cost	\$10,475

This is to replace the free-standing mailbox cluster units (CBUs). Locks and hinges should be lubricated with a Teflon lubricant every three months.

2022- Per client 6/22/2022, \$10,475 was expended in 2022.

990 - CC&R Revision	Useful Life 10	Remaining Life 3	
Governing Documents	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,649		
	% Included 100.00%	Total Cost/Study	\$7,649
Summary	Replacement Year 2025	Future Cost	\$8,237

This is to periodically review, revise, reproduce and distribute the governing documents including legal and filing fees.

2018- \$2,874 total was expended for Common and Recreation.
 2014- \$2,000 anticipated. Per client 10/13/2014, \$2,094 was expended.
 2012- \$504 was expended.
 2010- \$1,652 was expended.
 2007- \$619 was expended.

31000 - Reserve Study

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 0	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,880		
	% Included 100.00%	Total Cost/Study	\$2,880
Summary	Replacement Year 2022	Future Cost	\$2,880

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.

2019- Contract total is \$3,200 with \$320 being paid by the Recreation cost center.
 2019- Contract total is \$3,100 with \$310 being paid by the Recreation cost center.

32000 - Undesignated

100 - Miscellaneous	Useful Life 1	Remaining Life 1	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,371		
	% Included 100.00%	Total Cost/Study	\$4,371
Summary	Replacement Year 2023	Future Cost	\$4,480

This is for major unanticipated reserve component repairs.

2020- \$10,645 was expended for drainage and gutter repair at 5048 Greenberry.
 2019- \$26,060 was expended for landscape clean-up project and \$1,560 for alley signage.
 2015- \$2,800 was expended on mail boxes, unspecified scope of work.
 2014- \$1,240 was expended, scope of work unknown. Per client 10/13/2014, \$8,313 total was expended including \$320 for reserve study and \$7,993 for 5174 GB landscaping.
 2010- \$14,522 was expended for firewall cap and building stucco repairs.
 2007- \$2,375 was expended.

32000 - Undesignated

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
110 - Asphalt: Sealing	\$6,241	5	1	79,698	\$.21/SqFt	(37%)	Unit 1
120 - Asphalt: Sealing	\$8,201	5	1	79,698	\$.21/SqFt	(49%)	Unit 2
130 - Asphalt: Sealing	\$2,295	5	1	79,698	\$.21/SqFt	(13.7%)	Unit 3
140 - Asphalt: Sealing	\$17,849	5	3	84,996	\$.21/SqFt		Parking Stalls
210 - Asphalt: Ongoing Repairs	\$4,782	5	1	79,698	\$4.00/SqFt	(2%)	Unit 1
220 - Asphalt: Ongoing Repairs	\$6,376	5	1	79,698	\$4.00/SqFt	(2%)	Unit 2
230 - Asphalt: Ongoing Repairs	\$1,594	5	1	79,698	\$4.00/SqFt	(0.5%)	Unit 3
240 - Asphalt: Ongoing Repairs	\$3,400	5	3	84,996	\$4.00/SqFt	(1%)	Parking Stalls
244 - Asphalt: Crackfill	\$4,500	5	3	5,000	\$.90/l.f.		Parking Stalls
310 - Asphalt: Overlay w/ Interlayer	\$68,193	25	17	79,698	\$2.29/SqFt	(37%)	Unit 1
320 - Asphalt: Overlay w/ Interlayer	\$89,607	25	18	79,698	\$2.29/SqFt	(49%)	Unit 2
330 - Asphalt: Overlay w/ Interlayer	\$182,872	25	16	79,698	\$2.29/SqFt		Unit 3
340 - Asphalt: Overlay w/ Interlayer	\$190,272	25	19	84,996	\$2.24/SqFt		Parking Stalls
810 - Striping	\$8,357	5	3	1	\$8,357/LS		All Units
850 - Curb & Gutter Painting	\$5,042	5	3	1	\$5,042/LS		All Areas
02000 - Concrete							
200 - Sidewalks, Curbs & Gutters	\$13,775	5	1	1	\$13,775/LS		Sidewalks & Walkways
03000 - Painting: Exterior							
120 - Trim	\$72,625	5	1	83	\$875/Ut		Unit 1- Trim
124 - Wood Fencing	\$11,635	5	1	29,088	\$.40/SqFt		[83] Unit 1 Patio Fences
128 - Elastomeric Coating	\$32,370	10	1	83	\$390/Ut		Unit 1- Stucco
132 - Trim	\$76,125	5	1	87	\$875/Ut		Unit 2- Trim
136 - Wood Fencing	\$11,981	5	1	29,952	\$.40/SqFt		[87] Unit 2 Patio Fences
140 - Elastomeric Coating	\$33,930	10	1	87	\$390/Ut		Unit 2- Stucco
144 - Trim	\$29,750	5	8	34	\$875/Ut		Unit 3- Trim
145 - Trim	\$41,562	2	1	34	\$1,222/Ut	[nr:1]	Unit 3- Trim (2023 Only)
148 - Wood Fencing	\$4,838	5	3	12,096	\$.40/SqFt		[34] Unit 3 Patio Fences
152 - Elastomeric Coating	\$13,260	10	3	34	\$390/Ut		Unit 3- Stucco

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
03000 - Painting: Exterior							
400 - Tubular Steel	\$18,550	6	4	1,855	\$10.00/l.f.		Perimeter Fence & Gates
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$35,275	5	1	83	\$425/Ut		Unit 1- Dry Rot
210 - Wood: Siding & Trim	\$36,975	5	1	87	\$425/Ut		Unit 2- Dry Rot
220 - Wood: Siding & Trim	\$14,450	5	1	34	\$425/Ut		Unit 3- Dry Rot
230 - Wood: Siding & Trim	\$7,803	2	3	204	\$425/Ut (9%)		Ongoing Dry Rot Repairs
05000 - Roofing							
100 - Low Slope: Vinyl	\$74,860	20	13	76	\$985/Sqrs		[9] Units- 5865-5871 M & 5825-5833 M
104 - Low Slope: Vinyl	\$49,250	20	7	50	\$985/Sqrs		[6] Units- 5012-5022 G
108 - Low Slope: Vinyl	\$24,625	20	8	25	\$985/Sqrs		[3] Units- 5873-5877 M
112 - Low Slope: Vinyl	\$7,880	20	9	8	\$985/Sqrs		[1] Unit- 5146 G
116 - Low Slope: Vinyl	\$38,415	20	12	39	\$985/Sqrs		[5] Units- 5817 M & 5158-5164 G
120 - Low Slope: Vinyl	\$41,370	20	14	42	\$985/Sqrs		[5] Units- 5136-5144 G
124 - Low Slope: Vinyl	\$33,490	20	15	34	\$985/Sqrs		[4] Units- 5118-5124 G
128 - Low Slope: TBA	\$8,865	20	3	9	\$985/Sqrs		[1] Unit- 5042 G
132 - Low Slope: Tar & Gravel	\$13,500	15	12	30	\$450/Sqrs		[4] Units- 5100-5106 G- GE SCS
136 - Low Slope: TBA	\$3,600	15	12	8	\$450/Sqrs		[2] Units- 5887 & 5893 M- GE SCS
140 - Low Slope: Foam	\$2,700	15	12	6	\$450/Sqrs		[1] Unit- 5150 G- GE SCS
144 - Low Slope: TBA	\$7,200	15	12	16	\$450/Sqrs		[3] Units- 5002/04/08 H- GE SCS
148 - Low Slope: TBA	\$54,175	15	8	55	\$985/Sqrs		[7] Units- [3] bldgs
300 - Pitched: Dimensional Composition	\$164,795	30	20	23	\$7,165/Ut		Units- [6] Bldgs- 2012
304 - Pitched: Dimensional Composition	\$42,990	30	14	6	\$7,165/Ut		Units- [1] Bldg- Pre 2012
310 - Pitched: Dimensional Composition	\$50,155	30	13	7	\$7,165/Ut		Units- [2] Bldgs- 2005
330 - Pitched: Dimensional Composition	\$21,495	30	14	3	\$7,165/Ut		Units- [1] Bldg- 2006
340 - Pitched: Dimensional Composition	\$14,330	30	15	2	\$7,165/Ut		Units- [2] Bldgs- 2007
344 - Pitched: Dimensional Composition	\$14,330	30	16	2	\$7,165/Ut		Units- [2] Bldgs- 2008
350 - Pitched: Dimensional Composition	\$35,825	30	17	5	\$7,165/Ut		Units- [1] Bldg- 2009
354 - Pitched: Dimensional Composition	\$50,155	30	18	7	\$7,165/Ut		Units- [2] Bldgs- 2010

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
05000 - Roofing							
358 - Pitched: Dimensional Composition	\$107,475	30	19	15	\$7,165/Ut		Units- [5] Bldgs- 2011
362 - Pitched: Dimensional Composition	\$114,640	30	21	16	\$7,165/Ut		Units- [4] Bldgs- 2013
366 - Pitched: Dimensional Composition	\$121,800	30	22	203	\$600/Sqrs		[17] Units- [4] Bldgs- 2014
370 - Pitched: Dimensional Composition	\$121,805	30	23	17	\$7,165/Ut		Units- [4] Bldgs- 2015
374 - Pitched: Dimensional Composition	\$35,825	30	23	5	\$7,165/Ut		Units- [1] Bldg- 2015
386 - Pitched: Dimensional Composition	\$200,620	30	19	28	\$7,165/Ut		Units- [7] Bldgs- Pre 2012
400 - Dry-Rot Repairs	\$27,540	30	14	204	\$135/Ut		Roof Repairs
690 - Mansards	\$445,000	20	1	1	\$445,000/LS		Wood Shake
700 - Gutters / Downspouts	\$45,000	30	7	1	\$45,000/LS		Units
800 - Carport Roof	\$33,654	15	3	14	\$2,404/Itm		Unit 1 Carport Spaces
804 - Carport Roof	\$122,595	15	2	51	\$2,404/Itm		Unit 1 Carport Spaces
820 - Carport Roof	\$34,418	15	2	21	\$1,639/Itm		Unit 2 Carport Spaces
840 - Carport Roof	\$44,580	30	2	34	\$1,311/Itm		Unit 3 All Metal Carport Spaces
900 - Roofing: Inspections & Repairs	\$10,200	1	1	204	\$50.00/Ut		Annual Inspections
11000 - Gate Equipment							
150 - DoorKing Slide Gate Operators	\$4,600	10	2	1	\$4,600/Itm		Muldrow Gate Operator
740 - Transmitter Receiver	\$656	10	3	1	\$656/Itm		Muldrow Gate RF System
758 - Emergency Vehicle Access Device	\$1,202	10	3	1	\$1,202/Itm		Muldrow Gate
800 - Loops, Misc. Wiring Harness	\$1,521	8	3	3	\$507/Itm		Muldrow Gate Loops
18000 - Landscaping							
101 - Irrigation: Misc.	\$35,000	1	0	1	\$35,000/LS [nr:3]		Irrigation Drip Conversion (2022-2024 Only)
104 - Irrigation: Controllers	\$9,298	10	0	10	\$930/Itm		Common Area Controllers
200 - Irrigation: Valves	\$2,851	2	1	100	\$285/Itm (10%)		Common Area Valves
300 - Irrigation: Backflow Preventors	\$4,916	20	11	8	\$615/Itm		Common Area Backflow Valves
490 - Bark Replacement	\$25,797	5	1	1	\$25,797/LS		Common Areas- Large Projects w/ Upgrades
494 - Bark Replacement	\$1,416	5	0	1	\$1,416/LS		Common Areas- Ongoing Refresh
530 - Plant Replacement	\$22,175	2	2	1	\$22,175/LS		Turf & Plants
531 - General Repairs/Upgrades	\$7,000	2	1	1	\$7,000/LS [nr:1]		Entry Area (2023 Only)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
19000 - Fencing							
100 - Chain Link	\$58,618	30	3	3,100	\$18.91/l.f.		Fence
200 - Tubular Steel: 6'	\$110,467	30	15	1,855	\$59.55/l.f.		Perimeter
201 - Tubular Steel: 6'	\$9,883	1	0	1	\$9,883/LS [nr:1]		Manzanita/Muldrow (2022 Only)
300 - Wood	\$43,482	5	1	2,424	\$71.75/l.f. (25%)		Unit 1 Patio Fencing
304 - Wood	\$44,774	5	1	2,496	\$71.75/l.f. (25%)		Unit 2 Patio Fencing
308 - Wood	\$18,082	5	1	1,008	\$71.75/l.f. (25%)		Unit 3 Patio Fencing
780 - Gates	\$3,992	4	3	15	\$1,331/itm (20%)		Wrought Iron Gates
19500 - Retaining Wall							
991 - Miscellaneous	\$56,947	2	1	321	\$177/l.f. [nr:1]		Sound Wall Modification (2023 Only)
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$15,421	2	1	1	\$15,421/LS		Ongoing
101 - Exterior: Misc. Fixtures	\$6,092	1	0	1	\$6,092/LS [nr:1]		2022 Only
21000 - Signage							
200 - Street Signs	\$1,705	15	12	1	\$1,705/LS		Driveway Entrances
29000 - Infrastructure							
140 - Utilities	\$44,580	4	1	204	\$2,185/Ut (10%)		Units Ongoing
30000 - Miscellaneous							
220 - Mailbox Clusters	\$15,590	20	19	1	\$15,590/LS		Mailboxes- 2021
228 - Mailbox Clusters	\$10,475	20	0	1	\$10,475/LS		Mailboxes- 2022
990 - CC&R Revision	\$7,649	10	3	1	\$7,649/LS		Governing Documents
31000 - Reserve Study							
100 - 3 Year Update with Site Visit	\$2,880	3	0	1	\$2,880/LS		Reserve Study
32000 - Undesignated							
100 - Miscellaneous	\$4,371	1	1	1	\$4,371/LS		Reserve Items

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2022			
18000 - Landscaping			
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	1	35,000	
104 - Irrigation: Controllers 10 Common Area Controllers	10	9,298	
494 - Bark Replacement Common Areas- Ongoing Refresh	5	1,416	
Total 18000 - Landscaping:		45,714	45,714
19000 - Fencing			
201 - Tubular Steel: 6' Manzanita/Muldrow (2022 Only)[nr:1]	1	9,883	
20000 - Lighting			
101 - Exterior: Misc. Fixtures 2022 Only[nr:1]	1	6,092	
30000 - Miscellaneous			
228 - Mailbox Clusters Mailboxes- 2022	20	10,475	
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,880	
Total 2022:		75,044	
2023			
01000 - Paving			
110 - Asphalt: Sealing 79,698 sf Unit 1 (37%)	5	6,241	6,397
120 - Asphalt: Sealing 79,698 sf Unit 2 (49%)	5	8,201	8,406
130 - Asphalt: Sealing 79,698 sf Unit 3 (13.7%)	5	2,295	2,352
210 - Asphalt: Ongoing Repairs 79,698 sf Unit 1 (2%)	5	4,782	4,901
220 - Asphalt: Ongoing Repairs 79,698 sf Unit 2 (2%)	5	6,376	6,535
230 - Asphalt: Ongoing Repairs 79,698 sf Unit 3 (0.5%)	5	1,594	1,634
Total 01000 - Paving:		29,489	30,225
02000 - Concrete			
200 - Sidewalks, Curbs & Gutters Sidewalks & Walkways	5	13,775	14,119
03000 - Painting: Exterior			
120 - Trim 83 Unit 1- Trim	5	72,625	74,441
124 - Wood Fencing 29,088 sf [83] Unit 1 Patio Fences	5	11,635	11,926

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
03000 - Painting: Exterior			
128 - Elastomeric Coating 83 Unit 1- Stucco	10	32,370	33,179
132 - Trim 87 Unit 2- Trim	5	76,125	78,028
136 - Wood Fencing 29,952 sf [87] Unit 2 Patio Fences	5	11,981	12,280
140 - Elastomeric Coating 87 Unit 2- Stucco	10	33,930	34,778
145 - Trim 34 Unit 3- Trim (2023 Only)[nr:1]	2	41,562	42,601
Total 03000 - Painting: Exterior:		280,228	287,233
04000 - Structural Repairs			
200 - Wood: Siding & Trim 83 Unit 1- Dry Rot	5	35,275	36,157
210 - Wood: Siding & Trim 87 Unit 2- Dry Rot	5	36,975	37,899
220 - Wood: Siding & Trim 34 Unit 3- Dry Rot	5	14,450	14,811
Total 04000 - Structural Repairs:		86,700	88,867
05000 - Roofing			
690 - Mansards Wood Shake	20	445,000	456,125
900 - Roofing: Inspections & Repairs 204 Annual Inspections	1	10,200	10,455
Total 05000 - Roofing:		455,200	466,580
18000 - Landscaping			
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	1	35,000	35,875
200 - Irrigation: Valves 100 Common Area Valves (10%)	2	2,851	2,922
490 - Bark Replacement Common Areas- Large Projects w/ Upgrades	5	25,797	26,442
531 - General Repairs/Upgrades Entry Area (2023 Only)[nr:1]	2	7,000	7,175
Total 18000 - Landscaping:		70,648	72,414
19000 - Fencing			
300 - Wood 2,424 lf Unit 1 Patio Fencing (25%)	5	43,482	44,569
304 - Wood 2,496 lf Unit 2 Patio Fencing (25%)	5	44,774	45,893
308 - Wood 1,008 lf Unit 3 Patio Fencing (25%)	5	18,082	18,534
Total 19000 - Fencing:		106,338	108,996
19500 - Retaining Wall			
991 - Miscellaneous 321 lf Sound Wall Modification (2023 Only)[nr:1]	2	56,947	58,371
20000 - Lighting			
100 - Exterior: Misc. Fixtures Ongoing	2	15,421	15,807

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
29000 - Infrastructure			
140 - Utilities 204 Units Ongoing (10%)	4	44,580	45,695
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	4,371	4,480
Total 2023:		1,163,697	1,192,787
2024			
05000 - Roofing			
804 - Carport Roof 51 Unit 1 Carport Spaces	15	122,595	128,802
820 - Carport Roof 21 Unit 2 Carport Spaces	15	34,418	36,161
840 - Carport Roof 34 Unit 3 All Metal Carport Spaces	30	44,580	46,837
900 - Roofing: Inspections & Repairs 204 Annual Inspections	1	10,200	10,716
Total 05000 - Roofing:		211,793	222,516
11000 - Gate Equipment			
150 - DoorKing Slide Gate Operators Muldrow Gate Operator	10	4,600	4,833
18000 - Landscaping			
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	1	35,000	36,772
530 - Plant Replacement Turf & Plants	2	22,175	23,298
Total 18000 - Landscaping:		57,175	60,070
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	4,371	4,592
Total 2024:		277,939	292,011
2025			
01000 - Paving			
140 - Asphalt: Sealing 84,996 sf Parking Stalls	5	17,849	19,222
240 - Asphalt: Ongoing Repairs 84,996 sf Parking Stalls (1%)	5	3,400	3,661
244 - Asphalt: Crackfill 5,000 lf Parking Stalls	5	4,500	4,846
810 - Striping All Units	5	8,357	9,000
850 - Curb & Gutter Painting All Areas	5	5,042	5,430
Total 01000 - Paving:		39,148	42,159
03000 - Painting: Exterior			
148 - Wood Fencing 12,096 sf [34] Unit 3 Patio Fences	5	4,838	5,210

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
03000 - Painting: Exterior			
152 - Elastomeric Coating 34 Unit 3- Stucco	10	13,260	14,280
Total 03000 - Painting: Exterior:		18,098	19,490
04000 - Structural Repairs			
230 - Wood: Siding & Trim 204 Ongoing Dry Rot Repairs (9%)	2	7,803	8,403
05000 - Roofing			
128 - Low Slope: TBA 9 Squares- [1] Unit- 5042 G	20	8,865	9,547
800 - Carport Roof 14 Unit 1 Carport Spaces	15	33,654	36,241
900 - Roofing: Inspections & Repairs 204 Annual Inspections	1	10,200	10,984
Total 05000 - Roofing:		52,719	56,772
11000 - Gate Equipment			
740 - Transmitter Receiver Muldrow Gate RF System	10	656	706
758 - Emergency Vehicle Access Device Muldrow Gate	10	1,202	1,294
800 - Loops, Misc. Wiring Harness 3 Muldrow Gate Loops	8	1,521	1,637
Total 11000 - Gate Equipment:		3,379	3,637
18000 - Landscaping			
200 - Irrigation: Valves 100 Common Area Valves (10%)	2	2,851	3,070
19000 - Fencing			
100 - Chain Link 3,100 lf Fence	30	58,618	63,125
780 - Gates 15 Wrought Iron Gates (20%)	4	3,992	4,298
Total 19000 - Fencing:		62,610	67,423
20000 - Lighting			
100 - Exterior: Misc. Fixtures Ongoing	2	15,421	16,607
30000 - Miscellaneous			
990 - CC&R Revision Governing Documents	10	7,649	8,237
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,880	3,101
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	4,371	4,707
Total 2025:		216,929	233,606

Action Asphalt Maintenance Inc.

P.O. Box 418352 Sacramento ,
CA 95841

Phone: (916) 854-1881

License #: 772113

01000 - Paving

140 - Asphalt: Sealing	Parking Stalls
244 - Asphalt: Crackfill	Parking Stalls
810 - Striping	All Units
850 - Curb & Gutter Painting	All Areas

CalPro Construction & Painting

5325 Elkhorn Blvd., #316
Sacramento , CA 95842

Phone: 916-797-1929

License #: 830584

03000 - Painting: Exterior

144 - Trim	Unit 3- Trim
145 - Trim	Unit 3- Trim (2023 Only)
400 - Tubular Steel	Perimeter Fence & Gates

04000 - Structural Repairs

220 - Wood: Siding & Trim	Unit 3- Dry Rot
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This report is intended to assist the auditor while preparing the audit, review or compilation of Green Tree HOA Common's (the "Association") financial documents.

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2022 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2023) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

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

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 2022 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$1,485,259 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 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$1,734,735.

"Re-building" the first year of the study as mentioned above simply means using the 2022 adopted budget for the 2022 reserve contribution. Finally, the 2022 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving						
110 - Asphalt: Sealing 79,698 sf Unit 1 (37%)	6,241	5	1	4,993	6,397	953
120 - Asphalt: Sealing 79,698 sf Unit 2 (49%)	8,201	5	1	6,561	8,406	1,253
130 - Asphalt: Sealing 79,698 sf Unit 3 (13.7%)	2,295	5	1	1,836	2,352	351
140 - Asphalt: Sealing 84,996 sf Parking Stalls	17,849	5	3	7,140	10,977	2,865
210 - Asphalt: Ongoing Repairs 79,698 sf Unit 1 (2%)	4,782	5	1	3,826	4,901	730
220 - Asphalt: Ongoing Repairs 79,698 sf Unit 2 (2%)	6,376	5	1	5,101	6,535	974
230 - Asphalt: Ongoing Repairs 79,698 sf Unit 3 (0.5%)	1,594	5	1	1,275	1,634	243
240 - Asphalt: Ongoing Repairs 84,996 sf Parking Stalls (1%)	3,400	5	3	1,360	2,091	546
244 - Asphalt: Crackfill 5,000 lf Parking Stalls	4,500	5	3	1,800	2,768	722
310 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 1 (37%)	68,193	25	17	21,822	25,163	3,093
320 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 2 (49%)	89,607	25	18	25,090	29,391	4,165
330 - Asphalt: Overlay w/ Interlayer 79,698 sf Unit 3	182,872	25	16	65,834	74,978	8,091
340 - Asphalt: Overlay w/ Interlayer 84,996 sf Parking Stalls	190,272	25	19	45,665	54,608	9,066
810 - Striping All Units	8,357	5	3	3,343	5,140	1,341
850 - Curb & Gutter Painting All Areas	5,042	5	3	2,017	3,101	809
02000 - Concrete						
200 - Sidewalks, Curbs & Gutters Sidewalks & Walkways	13,775	5	1	11,020	14,119	2,104
03000 - Painting: Exterior						
120 - Trim 83 Unit 1- Trim	72,625	5	1	58,100	74,441	11,094
124 - Wood Fencing 29,088 sf [83] Unit 1 Patio Fences	11,635	5	1	9,308	11,926	1,777
128 - Elastomeric Coating 83 Unit 1- Stucco	32,370	10	1	29,133	33,179	2,472
132 - Trim 87 Unit 2- Trim	76,125	5	1	60,900	78,028	11,628
136 - Wood Fencing 29,952 sf [87] Unit 2 Patio Fences	11,981	5	1	9,585	12,280	1,830
140 - Elastomeric Coating 87 Unit 2- Stucco	33,930	10	1	30,537	34,778	2,591
144 - Trim 34 Unit 3- Trim	29,750	5	8	3,306	3,812	3,001
145 - Trim 34 Unit 3- Trim (2023 Only)[nr:1]	41,562	2	1	20,781	42,601	15,872
148 - Wood Fencing 12,096 sf [34] Unit 3 Patio Fences	4,838	5	3	1,935	2,976	776
152 - Elastomeric Coating	13,260	10	3	9,282	10,873	1,064

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior						
34 Unit 3- Stucco						
400 - Tubular Steel 1,855 lf Perimeter Fence & Gates	18,550	6	4	6,183	9,507	2,543
04000 - Structural Repairs						
200 - Wood: Siding & Trim 83 Unit 1- Dry Rot	35,275	5	1	28,220	36,157	5,388
210 - Wood: Siding & Trim 87 Unit 2- Dry Rot	36,975	5	1	29,580	37,899	5,648
220 - Wood: Siding & Trim 34 Unit 3- Dry Rot	14,450	5	1	11,560	14,811	2,207
230 - Wood: Siding & Trim 204 Ongoing Dry Rot Repairs (9%)	7,803	2	3	1,951	2,666	1,565
05000 - Roofing						
100 - Low Slope: Vinyl 76 Squares- [9] Units- 5865-5871 M & 5825-5833 M	74,860	20	13	26,201	30,693	3,845
104 - Low Slope: Vinyl 50 Squares- [6] Units- 5012-5022 G	49,250	20	7	32,013	35,337	2,181
108 - Low Slope: Vinyl 25 Squares- [3] Units- 5873-5877 M	24,625	20	8	14,775	16,406	1,118
112 - Low Slope: Vinyl 8 Squares- [1] Unit- 5146 G	7,880	20	9	4,334	4,846	367
116 - Low Slope: Vinyl 39 Squares- [5] Units- 5817 M & 5158-5164 G	38,415	20	12	15,366	17,719	1,925
120 - Low Slope: Vinyl 42 Squares- [5] Units- 5136-5144 G	41,370	20	14	12,411	14,841	2,178
124 - Low Slope: Vinyl 34 Squares- [4] Units- 5118-5124 G	33,490	20	15	8,373	10,298	1,807
128 - Low Slope: TBA 9 Squares- [1] Unit- 5042 G	8,865	20	3	7,535	8,178	356
132 - Low Slope: Tar & Gravel 30 Squares- [4] Units- 5100-5106 G- GE SCS	13,500	15	12	2,700	3,690	902
136 - Low Slope: TBA 8 Squares- [2] Units- 5887 & 5893 M- GE SCS	3,600	15	12	720	984	241
140 - Low Slope: Foam 6 Squares- [1] Unit- 5150 G- GE SCS	2,700	15	12	540	738	180
144 - Low Slope: TBA 16 Squares- [3] Units- 5002/04/08 H- GE SCS	7,200	15	12	1,440	1,968	481
148 - Low Slope: TBA 55 Squares- [7] Units- [3] bldgs	54,175	15	8	25,282	29,616	3,279
300 - Pitched: Dimensional Composition 23 Units- [6] Bldgs- 2012	164,795	30	20	54,932	61,935	6,707
304 - Pitched: Dimensional Composition 6 Units- [1] Bldg- Pre 2012	42,990	30	14	22,928	24,970	1,509
310 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2005	50,155	30	13	28,421	30,845	1,717
330 - Pitched: Dimensional Composition 3 Units- [1] Bldg- 2006	21,495	30	14	11,464	12,485	754
340 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2007	14,330	30	15	7,165	7,834	515
344 - Pitched: Dimensional Composition 2 Units- [2] Bldgs- 2008	14,330	30	16	6,687	7,344	528
350 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2009	35,825	30	17	15,524	17,136	1,354
354 - Pitched: Dimensional Composition 7 Units- [2] Bldgs- 2010	50,155	30	18	20,062	22,277	1,943
358 - Pitched: Dimensional Composition 15 Units- [5] Bldgs- 2011	107,475	30	19	39,408	44,065	4,267
362 - Pitched: Dimensional Composition 16 Units- [4] Bldgs- 2013	114,640	30	21	34,392	39,169	4,782
366 - Pitched: Dimensional Composition 203 Squares- [17] Units- [4] Bldgs- 2014	121,800	30	22	32,480	37,454	5,208
370 - Pitched: Dimensional Composition	121,805	30	23	28,421	33,293	5,339

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
05000 - Roofing						
17 Units- [4] Bldgs- 2015						
374 - Pitched: Dimensional Composition 5 Units- [1] Bldg- 2015	35,825	30	23	8,359	9,792	1,570
386 - Pitched: Dimensional Composition 28 Units- [7] Bldgs- Pre 2012	200,620	30	19	73,561	82,254	7,966
400 - Dry-Rot Repairs 204 Roof Repairs	27,540	30	14	14,688	15,996	967
690 - Mansards Wood Shake	445,000	20	1	422,750	456,125	16,994
700 - Gutters / Downspouts Units	45,000	30	7	34,500	36,900	1,329
800 - Carport Roof 14 Unit 1 Carport Spaces	33,654	15	3	26,923	29,896	1,800
804 - Carport Roof 51 Unit 1 Carport Spaces	122,595	15	2	106,249	117,283	6,398
820 - Carport Roof 21 Unit 2 Carport Spaces	34,418	15	2	29,829	32,927	1,796
840 - Carport Roof 34 Unit 3 All Metal Carport Spaces	44,580	30	2	41,608	44,171	1,163
900 - Roofing: Inspections & Repairs 204 Annual Inspections	10,200	1	1	5,100	10,455	3,895
11000 - Gate Equipment						
150 - DoorKing Slide Gate Operators Muldrow Gate Operator	4,600	10	2	3,680	4,244	360
740 - Transmitter Receiver Muldrow Gate RF System	656	10	3	459	538	53
758 - Emergency Vehicle Access Device Muldrow Gate	1,202	10	3	841	986	96
800 - Loops, Misc. Wiring Harness 3 Muldrow Gate Loops	1,521	8	3	950	1,169	153
18000 - Landscaping						
101 - Irrigation: Misc. Irrigation Drip Conversion (2022-2024 Only)[nr:3]	35,000	1	0	35,000	35,875	26,079
104 - Irrigation: Controllers 10 Common Area Controllers	9,298	10	0	9,298	953	693
200 - Irrigation: Valves 100 Common Area Valves (10%)	2,851	2	1	1,426	2,922	1,089
300 - Irrigation: Backflow Preventors 8 Common Area Backflow Valves	4,916	20	11	2,212	2,520	240
490 - Bark Replacement Common Areas- Large Projects w/ Upgrades	25,797	5	1	20,638	26,442	3,941
494 - Bark Replacement Common Areas- Ongoing Refresh	1,416	5	0	1,416	290	211
530 - Plant Replacement Turf & Plants	22,175	2	2	7,392	11,365	5,787
531 - General Repairs/Upgrades Entry Area (2023 Only)[nr:1]	7,000	2	1	3,500	7,175	2,673
19000 - Fencing						
100 - Chain Link 3,100 lf Fence	58,618	30	3	52,756	56,078	1,568
200 - Tubular Steel: 6' 1,855 lf Perimeter	110,467	30	15	55,234	60,389	3,974
201 - Tubular Steel: 6' Manzanita/Muldrow (2022 Only)[nr:1]	9,883	1	0	9,883	0	0
300 - Wood 2,424 lf Unit 1 Patio Fencing (25%)	43,482	5	1	34,786	44,569	6,642
304 - Wood 2,496 lf Unit 2 Patio Fencing (25%)	44,774	5	1	35,819	45,893	6,839
308 - Wood 1,008 lf Unit 3 Patio Fencing (25%)	18,082	5	1	14,465	18,534	2,762
780 - Gates 15 Wrought Iron Gates (20%)	3,992	4	3	998	2,046	801

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
19500 - Retaining Wall						
991 - Miscellaneous 321 If Sound Wall Modification (2023 Only)[nr:1]	56,947	2	1	28,474	58,371	21,747
20000 - Lighting						
100 - Exterior: Misc. Fixtures Ongoing	15,421	2	1	7,711	15,807	5,889
101 - Exterior: Misc. Fixtures 2022 Only[nr:1]	6,092	1	0	6,092	0	0
21000 - Signage						
200 - Street Signs Driveway Entrances	1,705	15	12	341	466	114
29000 - Infrastructure						
140 - Utilities 204 Units Ongoing (10%)	44,580	4	1	33,435	45,695	8,512
30000 - Miscellaneous						
220 - Mailbox Clusters Mailboxes- 2021	15,590	20	19	780	1,598	929
228 - Mailbox Clusters Mailboxes- 2022	10,475	20	0	10,475	537	390
990 - CC&R Revision Governing Documents	7,649	10	3	5,354	6,272	614
31000 - Reserve Study						
100 - 3 Year Update with Site Visit Reserve Study	2,880	3	0	2,880	984	715
32000 - Undesignated						
100 - Miscellaneous Reserve Items	4,371	1	1	2,185	4,480	1,669
Totals	3,845,081			[A] 2,124,661	[B] 2,464,612	308,664
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				81.65%	35.30%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Green Tree HOA Common

Update w/ Site Visit Review

First Draft

Published - November 30, 2022

Prepared for the 2023 Fiscal Year

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>California:</i>	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	<i>[Civil Code §5570]</i> 3
<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 5

November 30, 2022

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

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

Browning Reserve Group, LLC prepared this Update w/ Site Visit Review for the January 1, 2023 - December 31, 2023 fiscal year.

Green Tree HOA Common is a Planned Development with a total of 204 Lots.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

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

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

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2022 Fully Funded Balance</i>	<i>2023 Fully Funded Balance</i>	<i>2023 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	599,582	5-25	1-19	197,661	238,442	35,203
02000 - Concrete	13,775	5-5	1-1	11,020	14,119	2,104
03000 - Painting: Exterior	346,627	2-10	1-8	239,050	314,401	54,649
04000 - Structural Repairs	94,503	2-5	1-3	71,311	91,534	14,809
05000 - Roofing	2,219,158	1-30	1-23	1,217,140	1,349,921	97,361
11000 - Gate Equipment	7,978	8-10	2-3	5,931	6,936	662
18000 - Landscaping	108,453	1-20	0-11	80,881	87,542	40,713
19000 - Fencing	289,297	1-30	0-15	203,941	227,508	22,586
19500 - Retaining Wall	56,947	2-2	1-1	28,474	58,371	21,747
20000 - Lighting	21,513	1-2	0-1	13,803	15,807	5,889
21000 - Signage	1,705	15-15	12-12	341	466	114
29000 - Infrastructure	44,580	4-4	1-1	33,435	45,695	8,512
30000 - Miscellaneous	33,714	10-20	0-19	16,608	8,407	1,933
31000 - Reserve Study	2,880	3-3	0-0	2,880	984	715
32000 - Undesignated	4,371	1-1	1-1	2,185	4,480	1,669
Totals	\$3,845,081			\$2,124,661	\$2,464,612	\$308,664
Estimated Ending Balance				\$1,734,735	\$870,000	\$126.09
Percent Funded				81.6%	35.3%	/Lot/month @ 204

November 30, 2022

(1) The regular assessment per ownership interest per month varies by size or type of ownership interest for the fiscal year beginning January 1, 2023.

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

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

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

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

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

Yes No

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

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

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

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

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$2,124,661, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$1,734,735 resulting in reserves being 82% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2023	\$2,464,612	\$870,000	35.3%
2024	\$1,637,269	\$909,158	55.5%
2025	\$1,686,182	\$1,017,354	60.3%
2026	\$1,804,176	\$1,310,937	72.7%
2027	\$2,115,498	\$1,581,849	74.8%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 1.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2023 is \$7,817 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$\text{Deficiency} = \frac{\text{2023 Fully Funded Balance} - \text{2023 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

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

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

Previously this study contemplated the association gaining responsibility for Greenberry Drive (approximately 30k sf) upon the installation of gates. The street and gates are no longer contemplated within this report.

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	1,485,259	1,734,735	870,000	909,158	1,017,354	1,310,937	1,581,849	1,412,165	1,638,342	1,813,032
Inflated Expenditures @ 2.5%	75,043	1,192,789	292,010	233,607	61,036	98,027	549,799	165,093	230,622	119,873
Reserve Contribution	300,549	308,664	317,924	327,462	337,286	347,405	357,827	368,562	379,619	391,008
<i>Lots/month @ 204</i>	122.77	126.09	129.87	133.77	137.78	141.91	146.17	150.56	155.07	159.73
<i>Percentage Increase</i>		2.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	23,970	19,390	13,244	14,341	17,332	21,534	22,288	22,708	25,693	29,229
Ending Balance	1,734,735	870,000	909,158	1,017,354	1,310,937	1,581,849	1,412,165	1,638,342	1,813,032	2,113,395

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	2,113,395	2,465,724	2,191,150	2,503,617	2,558,534	2,811,390	3,021,578	2,523,952	2,530,021	2,631,344
Inflated Expenditures @ 2.5%	84,497	724,060	149,747	422,850	240,404	300,117	1,019,799	526,872	447,277	895,428
Reserve Contribution	402,738	414,820	427,265	440,083	453,285	466,884	480,891	495,318	510,178	525,483
<i>Lots/month @ 204</i>	164.52	169.45	174.54	179.77	185.17	190.72	196.44	202.34	208.41	214.66
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	34,088	34,667	34,949	37,684	39,975	43,422	41,282	37,623	38,422	36,696
Ending Balance	2,465,724	2,191,150	2,503,617	2,558,534	2,811,390	3,021,578	2,523,952	2,530,021	2,631,344	2,298,095

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	2,298,095	2,510,168	1,166,002	1,446,859	1,418,298	1,975,166	2,465,957	2,239,367	2,678,283	3,080,280
Inflated Expenditures @ 2.5%	364,968	1,929,017	312,802	638,454	71,672	160,629	895,437	247,356	306,777	190,532
Reserve Contribution	541,247	557,484	574,209	588,564	603,278	618,360	633,819	649,664	665,906	682,554
<i>Lots/month @ 204</i>	221.10	227.73	234.56	240.43	246.44	252.60	258.91	265.39	272.02	278.82
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	35,794	27,366	19,451	21,329	25,262	33,060	35,027	36,608	42,868	49,894
Ending Balance	2,510,168	1,166,002	1,446,859	1,418,298	1,975,166	2,465,957	2,239,367	2,678,283	3,080,280	3,622,196