

## Reserve Study Transmittal Letter

Date: April 05, 2023  
To: Shaun McClain, Silvercreek Association Management  
From: Browning Reserve Group, LLC (BRG)

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

Attached, please find the reserve study for Green Tree HOA Rec. 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."* **\$40,523** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$3,376.92 /Lot/month @ 1.** 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 **43.6%** funded.

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

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

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.50%** 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 Rec on this study.



**RESERVE STUDY**

Update w/ Site Visit Review

**Green Tree HOA Rec**

First Draft

Published - April 05, 2023

Prepared for the 2023 Fiscal Year

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## Green Tree HOA Rec

First Draft

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### Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	80
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## Green Tree HOA Rec

First Draft

Published - April 05, 2023

Prepared for the 2023 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Green Tree HOA Rec (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 Rec is a Planned Development with a total of 1 Lot.

### 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 \$224,812.**
  - **[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 \$97,949, constituting 43.6% 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 \$40,523 [*\$3,376.92 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.**

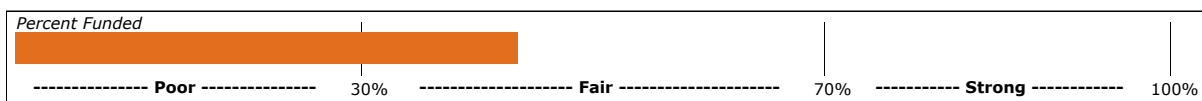
**Funding Assessment**

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.

**Percent Funded Status**

Based on paragraphs 1 - 3 above, the Association is 43.6% 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 Rec 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 Rec

**30 Year Expense Forecast - Detailed**

First Draft

Prepared for the 2023 Fiscal Year

See Section VI-b for Excluded Components

Reserve Component	Current		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Life Useful / Remaining															
<b>00010 - Clubhouse</b>																	
<b>04000 - Structural Repairs</b>																	
912 - Doors 8 Clubhouse Doors (13%)	1,600	10 6							1,856								
Total 04000 - Structural Repairs	1,600								1,856								
<b>05000 - Roofing</b>																	
690 - Pitched: Dimensional Composition 44 Squares- Clubhouse	33,000	25 14															46,628
700 - Gutters / Downspouts 260 lf Clubhouse	2,860	25 14															4,041
Total 05000 - Roofing	35,860																50,669
<b>08000 - Rehab</b>																	
220 - Restrooms 2 Clubhouse Restrooms	20,000	20 8									24,368						
230 - Kitchen Kitchen	5,000	20 0	5,000														
240 - General Office	1,965	20 8									2,394						
250 - General Billiard Room	3,825	10 5						4,328									
260 - General Pool Equipment Room	9,180	40 0	9,180														
270 - General Table Tennis Room	3,275	6 2			3,441							3,990					4,627
Total 08000 - Rehab	43,245		14,180		3,441			4,328			30,752						4,627
<b>14000 - Recreation</b>																	
700 - Billiard Table 2 Pool Tables	2,600	6 1		2,665						3,091							3,584
706 - Ping Pong Table Table Tennis Room	650	10 6							754								
Total 14000 - Recreation	3,250			2,665					754	3,091							3,584
<b>23000 - Mechanical Equipment</b>																	
200 - HVAC Clubhouse Downstairs- Ruud	13,500	20 19															
210 - HVAC Clubhouse Upstairs- Fujitsu	6,500	20 14															9,184
600 - Water Heater Clubhouse Pool Equip Rm	2,689	15 0	2,689														
Total 23000 - Mechanical Equipment	22,689		2,689														9,184
<b>24000 - Furnishings</b>																	
100 - Miscellaneous Fixtures/ Furniture	6,010	5 2			6,314					7,143						8,082	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																	
110 - Miscellaneous Tables & Chairs	4,609	12	4						5,087										
<b>Total 24000 - Furnishings</b>	<b>10,618</b>						6,314		5,087			7,143					8,082		
<b>25000 - Flooring</b>																			
600 - Vinyl 22 Sq. Yds. Clubhouse Kitchen & Pantry	990	20	14																1,399
700 - Hardwood Floors 928 sf Clubhouse Upstairs	12,943	30	24																
<b>Total 25000 - Flooring</b>	<b>13,933</b>																		1,399
<b>27000 - Appliances</b>																			
284 - Microwave Oven Kitchen	546	10	3				588												753
970 - Refrigerator Kitchen	773	20	19																
976 - 4-Burner Stove & Oven Kitchen	1,748	20	3				1,883												
<b>Total 27000 - Appliances</b>	<b>3,067</b>						2,471												753
<b>Total [Clubhouse] Expenditures Inflated @ 2.50%</b>					<b>16,869</b>	<b>2,665</b>	<b>9,755</b>	<b>2,471</b>	<b>5,087</b>	<b>4,328</b>	<b>2,609</b>	<b>10,234</b>	<b>30,752</b>				<b>8,082</b>	<b>4,337</b>	<b>65,880</b>
<b>00020 - Painting</b>																			
<b>03000 - Painting: Exterior</b>																			
110 - Surface Restoration Wood Siding & Trim	6,500	5	1		6,663					7,538						8,529			
120 - Surface Restoration Stucco	6,010	10	6							6,969									
300 - Tubular Steel 260 lf Pool Fence	4,480	6	3				4,824						5,595						
<b>Total 03000 - Painting: Exterior</b>	<b>16,989</b>				<b>6,663</b>		<b>4,824</b>			<b>14,507</b>			<b>5,595</b>			<b>8,529</b>			
<b>03500 - Painting: Interior</b>																			
300 - Clubhouse Clubhouse	5,463	7	3				5,883						6,993						
<b>Total 03500 - Painting: Interior</b>	<b>5,463</b>						<b>5,883</b>						<b>6,993</b>						
<b>04000 - Structural Repairs</b>																			
200 - Wood: Siding & Trim Clubhouse	3,275	5	1		3,357					3,798									4,297
<b>Total 04000 - Structural Repairs</b>	<b>3,275</b>				<b>3,357</b>					<b>3,798</b>									<b>4,297</b>
<b>Total [Painting] Expenditures Inflated @ 2.50%</b>					<b>10,019</b>			<b>10,708</b>		<b>18,305</b>			<b>5,595</b>	<b>6,993</b>	<b>12,826</b>				
<b>00030 - Pool</b>																			
<b>02000 - Concrete</b>																			
600 - Pool Deck 3,475 sf Pool Deck	72,142	40	36																
<b>Total 02000 - Concrete</b>	<b>72,142</b>																		
<b>04000 - Structural Repairs</b>																			
850 - Shed Tuff Shed Building	6,556	15	2			6,888													
<b>Total 04000 - Structural Repairs</b>	<b>6,556</b>					<b>6,888</b>													
<b>12000 - Pool</b>																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																		
100 - Resurface 2,913 sf Large & Small Pools	49,335	12	8										60,110						
200 - Edge: Tile, Coping, Mastic 236 lf Large & Small Pools	24,755	24	20																
700 - Equipment: Replacement Pool	8,741	10	6								10,137								
706 - Pumps 3 Pool Pumps (33%)	2,300	3	1		2,358			2,539				2,734			2,944				3,171
710 - Filter Pool- Filter Cartridges	999	5	3				1,076						1,217						1,377
728 - Equipment: Replacement 2 Chlorinator	2,732	5	3				2,942						3,328						3,766
960 - Furniture: Misc 56 Pool Furnishings	6,888	10	6								7,988								
990 - Lighting 3 Pool LED Lights	2,400	12	8										2,924						
<b>Total 12000 - Pool</b>	<b>98,150</b>				<b>2,358</b>		<b>4,017</b>	<b>2,539</b>			<b>18,125</b>	<b>2,734</b>	<b>67,579</b>		<b>2,944</b>				<b>8,313</b>
<b>19000 - Fencing</b>																			
200 - Wrought Iron 260 lf Pool Perimeter Fence	15,341	30	14																21,676
302 - Gates Pool Pedestrian Gate	16,038	15	8										19,541						
<b>Total 19000 - Fencing</b>	<b>31,379</b>												<b>19,541</b>						<b>21,676</b>
<b>20000 - Lighting</b>																			
980 - Pole Lights Pool Area Pole Lighting	10,448	15	5							11,821									
<b>Total 20000 - Lighting</b>	<b>10,448</b>									<b>11,821</b>									
<b>26000 - Outdoor Equipment</b>																			
840 - Shade Structure 396 sf [2] Trellises	8,195	18	4					9,046											
<b>Total 26000 - Outdoor Equipment</b>	<b>8,195</b>							<b>9,046</b>											
<b>Total [Pool] Expenditures Inflated @ 2.50%</b>					<b>2,358</b>	<b>6,888</b>	<b>4,017</b>	<b>11,584</b>	<b>11,821</b>	<b>18,125</b>	<b>2,734</b>	<b>87,120</b>		<b>2,944</b>				<b>8,313</b>	<b>21,676</b>
<b>00040 - Tennis Courts</b>																			
<b>17000 - Tennis Court</b>																			
500 - Resurface 10,780 sf [2] Courts, Pickle/Tennis & Basketball	29,901	21	20																
504 - Reseal 10,780 sf [2] Courts, Pickle/Tennis & Basketball	8,960	7	6							10,391									12,351
<b>Total 17000 - Tennis Court</b>	<b>38,861</b>									<b>10,391</b>									<b>12,351</b>
<b>19000 - Fencing</b>																			
130 - Chain Link: 10' 590 lf Tennis Court Fence	20,556	30	4					22,690											
<b>Total 19000 - Fencing</b>	<b>20,556</b>							<b>22,690</b>											
<b>Total [Tennis Courts] Expenditures Inflated @ 2.50%</b>								<b>22,690</b>		<b>10,391</b>								<b>12,351</b>	
<b>00050 - Hardscape</b>																			
<b>01000 - Paving</b>																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost																	
100 - Asphalt: Sealing 7,713 sf Parking Lot	1,686	5	1		1,728					1,955					2,212			
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)	1,180	5	1		1,209					1,368					1,548			
300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot	21,596	25	6							25,045								
800 - Striping Clubhouse	437	5	1		448					507					573			
Total 01000 - Paving	24,899				3,385					28,875					4,333			
<b>02000 - Concrete</b>																		
201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)[nr:1]	1,200	2	1		1,230													
Total 02000 - Concrete	1,200				1,230													
Total [Hardscape] Expenditures Inflated @ 2.50%					4,615					28,875					4,333			
<b>00060 - Miscellaneous</b>																		
<b>18000 - Landscaping</b>																		
100 - Irrigation: Misc. Recreation Area Irrigation	1,090	3	1		1,117			1,203			1,296			1,395				1,503
300 - Irrigation: Backflow Preventors Recreation Area Backflow Device	874	20	3				941											
420 - General Repairs/Upgrades Recreation Area Landscaping	1,238	3	0	1,238			1,333			1,436			1,546		1,665			
Total 18000 - Landscaping	3,202			1,238	1,117		2,274	1,203		1,436	1,296		1,546	1,395	1,665	1,503		
<b>24600 - Safety / Access</b>																		
700 - Security System Video Surveillance	5,682	5	3				6,119					6,923						7,832
Total 24600 - Safety / Access	5,682						6,119					6,923						7,832
<b>30000 - Miscellaneous</b>																		
910 - CC&R Revision Governing Documents	2,732	10	3				2,942											3,766
Total 30000 - Miscellaneous	2,732						2,942											3,766
<b>31000 - Reserve Study</b>																		
100 - 3 Year Update with Site Visit Reserve Study	320	3	0	320			345			371			400					430
Total 31000 - Reserve Study	320			320			345			371			400					430
<b>32000 - Undesignated</b>																		
100 - Miscellaneous Reserve Items	3,000	5	3				3,231					3,655						4,136
Total 32000 - Undesignated	3,000						3,231					3,655						4,136
Total [Miscellaneous] Expenditures Inflated @ 2.50%				1,558	1,117		14,910	1,203		1,807	1,296	10,578	1,946	1,395		2,095	17,236	
Total Expenditures Inflated @ 2.50%				18,427	20,774	16,642	32,106	40,565	16,149	80,112	14,264	128,450	7,540	11,333	17,159	10,177	42,237	87,556
Total Current Replacement Cost	487,311																	

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>00010 - Clubhouse</b>															
<b>04000 - Structural Repairs</b>															
912 - Doors 8 Clubhouse Doors (13%)		2,375										3,040			
Total 04000 - Structural Repairs		2,375										3,040			
<b>05000 - Roofing</b>															
690 - Pitched: Dimensional Composition 44 Squares- Clubhouse															
700 - Gutters / Downspouts 260 lf Clubhouse															
Total 05000 - Roofing															
<b>08000 - Rehab</b>															
220 - Restrooms 2 Clubhouse Restrooms															39,930
230 - Kitchen Kitchen						8,193									
240 - General Office															3,923
250 - General Billiard Room	5,540									7,091					
260 - General Pool Equipment Room															
270 - General Table Tennis Room						5,366						6,223			
Total 08000 - Rehab	5,540					13,560				7,091		6,223			43,853
<b>14000 - Recreation</b>															
700 - Billiard Table 2 Pool Tables					4,156						4,820				
706 - Ping Pong Table Table Tennis Room		965										1,235			
Total 14000 - Recreation		965			4,156						4,820	1,235			
<b>23000 - Mechanical Equipment</b>															
200 - HVAC Clubhouse Downstairs- Ruud					21,582										
210 - HVAC Clubhouse Upstairs- Fujitsu															
600 - Water Heater Clubhouse Pool Equip Rm	3,894														
Total 23000 - Mechanical Equipment	3,894				21,582										
<b>24000 - Furnishings</b>															
100 - Miscellaneous Fixtures/ Furniture			9,144					10,346						11,705	
110 - Miscellaneous Tables & Chairs		6,842													9,201
Total 24000 - Furnishings		6,842	9,144					10,346						11,705	9,201
<b>25000 - Flooring</b>															
600 - Vinyl 22 Sq. Yds. Clubhouse Kitchen & Pantry															

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
700 - Hardwood Floors										23,411					
928 sf Clubhouse Upstairs										23,411					
Total 25000 - Flooring										23,411					
<b>27000 - Appliances</b>															
284 - Microwave Oven									964						
Kitchen									964						
970 - Refrigerator					1,235										
Kitchen					1,235										
976 - 4-Burner Stove & Oven									3,085						
Kitchen									3,085						
Total 27000 - Appliances					1,235				4,049						
Total [Clubhouse] Expenditures Inflated @ 2.50%	9,434	10,182	9,144		26,974	13,560		10,346	4,049	23,411	11,912	10,499	11,705	53,054	
<b>00020 - Painting</b>															
<b>03000 - Painting: Exterior</b>															
110 - Surface Restoration		9,649					10,917				12,352				
Wood Siding & Trim		9,649					10,917				12,352				
120 - Surface Restoration		8,921									11,420				
Stucco		8,921									11,420				
300 - Tubular Steel	6,488						7,524							8,726	
260 lf Pool Fence	6,488						7,524							8,726	
Total 03000 - Painting: Exterior	6,488	18,571					18,442				23,772		8,726		
<b>03500 - Painting: Interior</b>															
300 - Clubhouse			8,313						9,882						
Clubhouse			8,313						9,882						
Total 03500 - Painting: Interior			8,313						9,882						
<b>04000 - Structural Repairs</b>															
200 - Wood: Siding & Trim		4,862					5,501				6,223				
Clubhouse		4,862					5,501				6,223				
Total 04000 - Structural Repairs		4,862					5,501				6,223				
Total [Painting] Expenditures Inflated @ 2.50%	6,488	23,432	8,313				23,942		9,882		29,995		8,726		
<b>00030 - Pool</b>															
<b>02000 - Concrete</b>															
600 - Pool Deck															
3,475 sf Pool Deck															
Total 02000 - Concrete															
<b>04000 - Structural Repairs</b>															
850 - Shed			9,976												
Tuff Shed Building			9,976												
Total 04000 - Structural Repairs			9,976												
<b>12000 - Pool</b>															
100 - Resurface					80,841										
2,913 sf Large & Small Pools					80,841										
200 - Edge: Tile, Coping, Mastic					40,564										
236 lf Large & Small Pools					40,564										
700 - Equipment: Replacement		12,976									16,611				
Pool		12,976									16,611				

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
706 - Pumps 3 Pool Pumps (33%)		3,414			3,677			3,960			4,264			4,592	
710 - Filter Pool- Filter Cartridges				1,558					1,763					1,994	
728 - Equipment: Replacement 2 Chlorinator				4,260					4,820					5,454	
960 - Furniture: Misc 56 Pool Furnishings		10,225										13,089			
990 - Lighting 3 Pool LED Lights						3,933									
<b>Total 12000 - Pool</b>		<b>26,616</b>		<b>5,818</b>	<b>3,677</b>	<b>125,338</b>		<b>3,960</b>	<b>6,583</b>		<b>4,264</b>	<b>29,700</b>		<b>12,040</b>	
<b>19000 - Fencing</b>															
200 - Wrought Iron 260 lf Pool Perimeter Fence															
302 - Gates Pool Pedestrian Gate										28,301					
<b>Total 19000 - Fencing</b>										<b>28,301</b>					
<b>20000 - Lighting</b>															
980 - Pole Lights Pool Area Pole Lighting						17,121									
<b>Total 20000 - Lighting</b>						<b>17,121</b>									
<b>26000 - Outdoor Equipment</b>															
840 - Shade Structure 396 sf [2] Trellises									14,108						
<b>Total 26000 - Outdoor Equipment</b>									<b>14,108</b>						
<b>Total [Pool] Expenditures Inflated @ 2.50%</b>		<b>26,616</b>	<b>9,976</b>	<b>5,818</b>	<b>3,677</b>	<b>142,458</b>		<b>18,068</b>	<b>34,883</b>		<b>4,264</b>	<b>29,700</b>		<b>12,040</b>	
<b>00040 - Tennis Courts</b>															
<b>17000 - Tennis Court</b>															
500 - Resurface 10,780 sf [2] Courts, Pickle/Tennis & Basketball						48,997									
504 - Reseal 10,780 sf [2] Courts, Pickle/Tennis & Basketball						14,682							17,452		
<b>Total 17000 - Tennis Court</b>						<b>63,678</b>							<b>17,452</b>		
<b>19000 - Fencing</b>															
130 - Chain Link: 10' 590 lf Tennis Court Fence															
<b>Total 19000 - Fencing</b>															
<b>Total [Tennis Courts] Expenditures Inflated @ 2.50%</b>														<b>17,452</b>	
<b>00050 - Hardscape</b>															
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 7,713 sf Parking Lot		2,502						2,831				3,203			
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)		1,752						1,982				2,242			
300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot															



*See Section VI-b for Excluded Components*

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
800 - Striping Clubhouse		649					734					831			
Total 01000 - Paving		4,903					5,547					6,276			
<b>02000 - Concrete</b>															
201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)[nr:1]															
Total 02000 - Concrete															
Total [Hardscape] Expenditures Inflated @ 2.50%		4,903					5,547					6,276			
<b>00060 - Miscellaneous</b>															
<b>18000 - Landscaping</b>															
100 - Irrigation: Misc. Recreation Area Irrigation		1,618			1,743			1,877			2,021				2,176
300 - Irrigation: Backflow Preventors Recreation Area Backflow Device									1,542						
420 - General Repairs/Upgrades Recreation Area Landscaping	1,793			1,931			2,079			2,239			2,411		
Total 18000 - Landscaping	1,793	1,618		1,931	1,743		2,079	1,877	1,542	2,239	2,021		2,411	2,176	
<b>24600 - Safety / Access</b>															
700 - Security System Video Surveillance				8,862					10,026						11,344
Total 24600 - Safety / Access				8,862					10,026						11,344
<b>30000 - Miscellaneous</b>															
910 - CC&R Revision Governing Documents										4,820					
Total 30000 - Miscellaneous										4,820					
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit Reserve Study	463			499			537			579				623	
Total 31000 - Reserve Study	463			499			537			579				623	
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items				4,679					5,294						5,989
Total 32000 - Undesignated				4,679					5,294						5,989
Total [Miscellaneous] Expenditures Inflated @ 2.50%	2,256	1,618		15,970	1,743		2,617	1,877	21,683	2,818	2,021		3,035	19,509	
<b>Total Expenditures Inflated @ 2.50%</b>	18,179	66,751	27,433	21,789	32,393	219,696	32,106	30,290	60,615	36,110	18,196	76,470	40,918	84,603	0

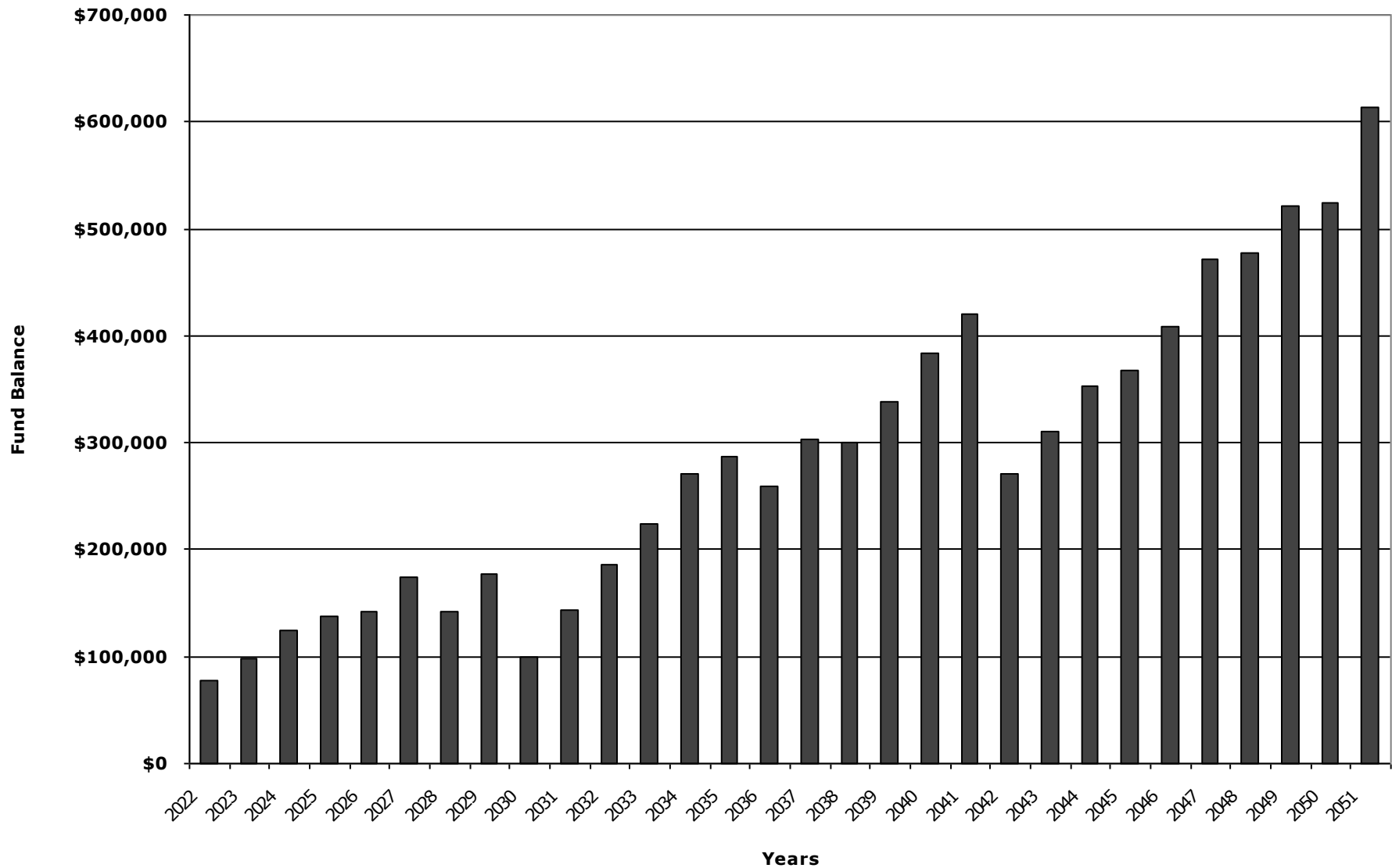
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Beginning Balance</b>	55,000 <sup>1</sup>	76,898	97,949	124,703	137,329	142,701	173,857	142,169	177,509	99,527
<b>Inflated Expenditures @ 2.5%</b>	18,427	20,774	16,642	32,106	40,565	16,149	80,112	14,264	128,450	7,540
<b>Reserve Contribution</b>	39,343	40,523	41,739	42,782	43,852	44,948	46,072	47,224	48,405	49,615
<i>Lot/month @ 1</i>	3,278.58	3,376.92	3,478.25	3,565.17	3,654.33	3,745.67	3,839.33	3,935.33	4,033.75	4,134.58
<i>Percentage Increase</i>		3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	982	1,302	1,657	1,951	2,085	2,357	2,353	2,380	2,062	1,808
<b>Ending Balance</b>	76,898	97,949	124,703	137,329	142,701	173,857	142,169	177,509	99,527	143,410

1) Beginning balance is estimated. Client to provide actual 12/31/2021 reserve fund balance.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Beginning Balance</b>	143,410	185,379	223,389	270,316	286,992	259,640	303,188	299,901	337,664	383,201
<b>Inflated Expenditures @ 2.5%</b>	11,333	17,159	10,177	42,237	87,556	18,179	66,751	27,433	21,789	32,393
<b>Reserve Contribution</b>	50,855	52,126	53,429	54,765	56,134	57,537	58,975	60,449	61,960	63,509
<i>Lot/month @ 1</i>	4,237.92	4,343.83	4,452.42	4,563.75	4,677.83	4,794.75	4,914.58	5,037.42	5,163.33	5,292.42
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	2,448	3,043	3,675	4,149	4,069	4,190	4,490	4,746	5,366	5,981
<b>Ending Balance</b>	185,379	223,389	270,316	286,992	259,640	303,188	299,901	337,664	383,201	420,299

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>Beginning Balance</b>	420,299	270,845	309,785	352,820	367,670	409,198	471,206	477,289	521,183	523,671
<b>Inflated Expenditures @ 2.5%</b>	219,696	32,106	30,290	60,615	36,110	18,196	76,470	40,918	84,603	0
<b>Reserve Contribution</b>	65,097	66,724	68,392	70,102	71,855	73,651	75,492	77,379	79,313	81,296
<i>Lot/month @ 1</i>	5,424.75	5,560.33	5,699.33	5,841.83	5,987.92	6,137.58	6,291.00	6,448.25	6,609.42	6,774.67
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	5,145	4,322	4,933	5,363	5,783	6,554	7,061	7,433	7,778	8,465
<b>Ending Balance</b>	270,845	309,785	352,820	367,670	409,198	471,206	477,289	521,183	523,671	613,432

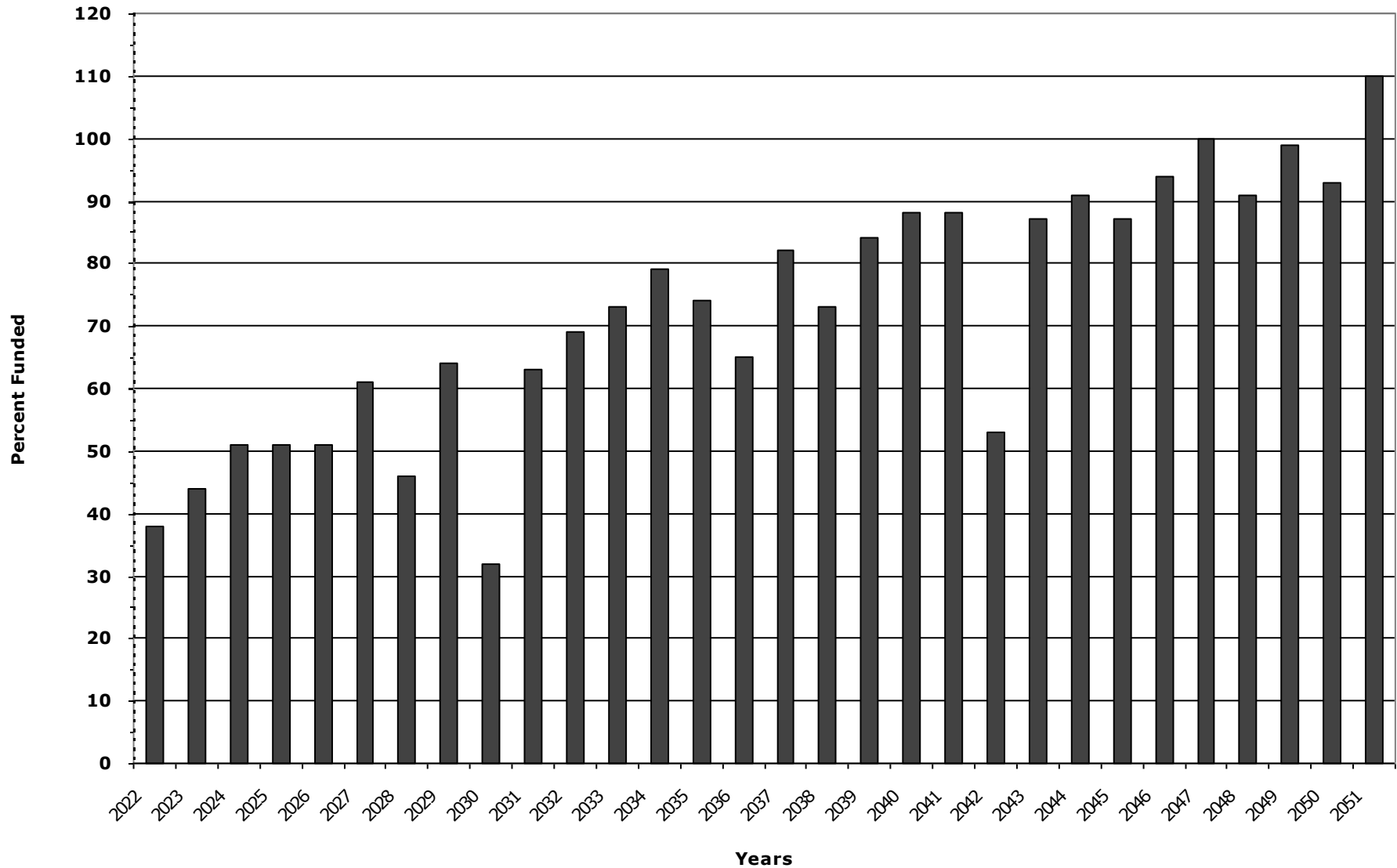
30 Year Reserve Funding Plan Cash Flow Method - Ending Balances



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	55,000	203,806	37.7%	18,427	39,343	0	982	76,898
2023	76,898	224,812	43.6%	20,774	40,523	0	1,302	97,949
2024	97,949	244,177	51.1%	16,642	41,739	0	1,657	124,703
2025	124,703	269,136	51.0%	32,106	42,782	0	1,951	137,329
2026	137,329	279,768	51.0%	40,565	43,852	0	2,085	142,701
2027	142,701	282,915	61.5%	16,149	44,948	0	2,357	173,857
2028	173,857	312,110	45.6%	80,112	46,072	0	2,353	142,169
2029	142,169	277,440	64.0%	14,264	47,224	0	2,380	177,509
2030	177,509	310,388	32.1%	128,450	48,405	0	2,062	99,527
2031	99,527	228,136	62.9%	7,540	49,615	0	1,808	143,410
2032	143,410	268,800	69.0%	11,333	50,855	0	2,448	185,379
2033	185,379	307,661	72.6%	17,159	52,126	0	3,043	223,389
2034	223,389	342,616	78.9%	10,177	53,429	0	3,675	270,316
2035	270,316	386,722	74.2%	42,237	54,765	0	4,149	286,992
2036	286,992	400,218	64.9%	87,556	56,134	0	4,069	259,640
2037	259,640	368,779	82.2%	18,179	57,537	0	4,190	303,188
2038	303,188	408,872	73.3%	66,751	58,975	0	4,490	299,901
2039	299,901	401,420	84.1%	27,433	60,449	0	4,746	337,664
2040	337,664	435,350	88.0%	21,789	61,960	0	5,366	383,201
2041	383,201	477,214	88.1%	32,393	63,509	0	5,981	420,299
2042	420,299	510,589	53.0%	219,696	65,097	0	5,145	270,845
2043	270,845	354,178	87.5%	32,106	66,724	0	4,322	309,785
2044	309,785	387,538	91.0%	30,290	68,392	0	4,933	352,820
2045	352,820	425,027	86.5%	60,615	70,102	0	5,363	367,670
2046	367,670	433,842	94.3%	36,110	71,855	0	5,783	409,198
2047	409,198	469,503	100.4%	18,196	73,651	0	6,554	471,206
2048	471,206	525,963	90.7%	76,470	75,492	0	7,061	477,289
2049	477,289	525,688	99.1%	40,918	77,379	0	7,433	521,183
2050	521,183	563,471	92.9%	84,603	79,313	0	7,778	523,671
2051	523,671	559,086	109.7%	0	81,296	0	8,465	613,432

**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
<b>00010 - Clubhouse</b>									
<b>04000 - Structural Repairs</b>									
912 - Doors 8 Clubhouse Doors (13%)	1,600	10	6	1,856	186	640	820	0.48%	196
<b>05000 - Roofing</b>									
690 - Pitched: Dimensional Composition 44 Squares- Clubhouse	33,000	25	14	46,628	1,865	14,520	16,236	4.85%	1,965
700 - Gutters / Downspouts 260 lf Clubhouse	2,860	25	14	4,041	162	1,258	1,407	0.42%	170
Sub-total [05000 - Roofing]	35,860			50,669	2,027	15,778	17,643	5.27%	2,135
<b>08000 - Rehab</b>									
220 - Restrooms 2 Clubhouse Restrooms	20,000	20	8	24,368	1,218	12,000	13,325	3.17%	1,284
230 - Kitchen Kitchen	5,000	20	0	5,000	250	5,000	256	0.65%	263
240 - General Office	1,965	20	8	2,394	120	1,179	1,309	0.31%	126
250 - General Billiard Room	3,825	10	5	4,328	433	1,913	2,352	1.13%	456
260 - General Pool Equipment Room	9,180	40	0	9,180	229	9,180	235	0.60%	242
270 - General Table Tennis Room	3,275	6	2	3,441	573	2,183	2,797	1.49%	604
Sub-total [08000 - Rehab]	43,245			48,710	2,824	31,455	20,275	7.34%	2,975
<b>14000 - Recreation</b>									
700 - Billiard Table 2 Pool Tables	2,600	6	1	2,665	444	2,167	2,665	1.15%	468
706 - Ping Pong Table Table Tennis Room	650	10	6	754	75	260	333	0.20%	79
Sub-total [14000 - Recreation]	3,250			3,419	520	2,427	2,998	1.35%	547

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
<b>00010 - Clubhouse</b>									
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Clubhouse Downstairs- Ruud	13,500	20	19	21,582	1,079	675	1,384	2.81%	1,137
210 - HVAC Clubhouse Upstairs- Fujitsu	6,500	20	14	9,184	459	1,950	2,332	1.19%	484
600 - Water Heater Clubhouse Pool Equip Rm	2,689	15	0	2,689	179	2,689	184	0.47%	189
Sub-total [23000 - Mechanical Equipment]	22,689			33,455	1,718	5,314	3,899	4.47%	1,810
<b>24000 - Furnishings</b>									
100 - Miscellaneous Fixtures/ Furniture	6,010	5	2	6,314	1,263	3,606	4,928	3.28%	1,330
110 - Miscellaneous Tables & Chairs	4,609	12	4	5,087	424	3,072	3,543	1.10%	447
Sub-total [24000 - Furnishings]	10,618			11,401	1,687	6,678	8,471	4.39%	1,777
<b>25000 - Flooring</b>									
600 - Vinyl 22 Sq. Yds. Clubhouse Kitchen & Pantry	990	20	14	1,399	70	297	355	0.18%	74
700 - Hardwood Floors 928 sf Clubhouse Upstairs	12,943	30	24	23,411	780	2,589	3,096	2.03%	822
Sub-total [25000 - Flooring]	13,933			24,810	850	2,886	3,451	2.21%	896
<b>27000 - Appliances</b>									
284 - Microwave Oven Kitchen	546	10	3	588	59	382	448	0.15%	62
970 - Refrigerator Kitchen	773	20	19	1,235	62	39	79	0.16%	65
976 - 4-Burner Stove & Oven Kitchen	1,748	20	3	1,883	94	1,486	1,613	0.24%	99
Sub-total [27000 - Appliances]	3,067			3,706	215	1,907	2,140	0.56%	226
Sub-total Clubhouse	134,263			178,026	10,025	67,085	59,698	26.07%	10,563

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
<b>00020 - Painting</b>									
<b>03000 - Painting: Exterior</b>									
110 - Surface Restoration Wood Siding & Trim	6,500	5	1	6,663	1,333	5,200	6,663	3.46%	1,404
120 - Surface Restoration Stucco	6,010	10	6	6,969	697	2,404	3,080	1.81%	734
300 - Tubular Steel 260 If Pool Fence	4,480	6	3	4,824	804	2,240	3,061	2.09%	847
Sub-total [03000 - Painting: Exterior]	16,989			18,456	2,833	9,844	12,804	7.37%	2,985
<b>03500 - Painting: Interior</b>									
300 - Clubhouse Clubhouse	5,463	7	3	5,883	840	3,122	4,000	2.19%	886
<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim Clubhouse	3,275	5	1	3,357	671	2,620	3,357	1.75%	707
Sub-total Painting	25,728			27,696	4,345	15,586	20,160	11.30%	4,578
<b>00030 - Pool</b>									
<b>02000 - Concrete</b>									
600 - Pool Deck 3,475 sf Pool Deck	72,142	40	36	0	0	7,214	9,243	0.00%	0
<b>04000 - Structural Repairs</b>									
850 - Shed Tuff Shed Building	6,556	15	2	6,888	459	5,682	6,272	1.19%	484



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
<b>00030 - Pool</b>									
<b>12000 - Pool</b>									
100 - Resurface 2,913 sf Large & Small Pools	49,335	12	8	60,110	5,009	16,445	21,070	13.02%	5,278
200 - Edge: Tile, Coping, Mastic 236 lf Large & Small Pools	24,755	24	20	40,564	1,690	4,126	5,286	4.39%	1,781
700 - Equipment: Replacement Pool	8,741	10	6	10,137	1,014	3,496	4,480	2.64%	1,068
706 - Pumps 3 Pool Pumps (33%)	2,300	3	1	2,358	786	1,533	2,358	2.04%	828
710 - Filter Pool- Filter Cartridges	999	5	3	1,076	215	400	614	0.56%	227
728 - Equipment: Replacement 2 Chlorinator	2,732	5	3	2,942	588	1,093	1,680	1.53%	620
960 - Furniture: Misc 56 Pool Furnishings	6,888	10	6	7,988	799	2,755	3,530	2.08%	842
990 - Lighting 3 Pool LED Lights	2,400	12	8	2,924	244	800	1,025	0.63%	257
Sub-total [12000 - Pool]	98,150			128,098	10,345	30,648	40,043	26.90%	10,899
<b>19000 - Fencing</b>									
200 - Wrought Iron 260 lf Pool Perimeter Fence	15,341	30	14	21,676	723	8,182	8,910	1.88%	761
302 - Gates Pool Pedestrian Gate	16,038	15	8	19,541	1,303	7,484	8,767	3.39%	1,373
Sub-total [19000 - Fencing]	31,379			41,217	2,025	15,666	17,678	5.27%	2,134
<b>20000 - Lighting</b>									
980 - Pole Lights Pool Area Pole Lighting	10,448	15	5	11,821	788	6,965	7,854	2.05%	830
<b>26000 - Outdoor Equipment</b>									
840 - Shade Structure 396 sf [2] Trellises	8,195	18	4	9,046	503	6,374	7,000	1.31%	529
Sub-total Pool	226,869			197,069	14,120	72,549	88,089	36.71%	14,877
<b>00040 - Tennis Courts</b>									
<b>17000 - Tennis Court</b>									
500 - Resurface 10,780 sf [2] Courts, Pickle/Tennis & Basketball	29,901	21	20	48,997	2,333	1,424	2,919	6.07%	2,458
504 - Reseal 10,780 sf [2] Courts, Pickle/Tennis & Basketball	8,960	7	6	10,391	1,484	1,280	2,624	3.86%	1,564
Sub-total [17000 - Tennis Court]	38,861			59,387	3,818	2,704	5,543	9.93%	4,022

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
<b>00040 - Tennis Courts</b>									
<b>19000 - Fencing</b>									
130 - Chain Link: 10' 590 lf Tennis Court Fence	20,556	30	4	22,690	756	17,815	18,963	1.97%	797
Sub-total Tennis Courts	59,417			82,078	4,574	20,519	24,506	11.89%	4,819
<b>00050 - Hardscape</b>									
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 7,713 sf Parking Lot	1,686	5	1	1,728	346	1,348	1,728	0.90%	364
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)	1,180	5	1	1,209	242	944	1,209	0.63%	255
300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot	21,596	25	6	25,045	1,002	16,413	17,709	2.60%	1,056
800 - Striping Clubhouse	437	5	1	448	90	350	448	0.23%	94
Sub-total [01000 - Paving]	24,899			28,430	1,679	19,055	21,094	4.37%	1,769
<b>02000 - Concrete</b>									
201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)[nr:1]	1,200	2	1	1,230	615	600	1,230	1.60%	648
Sub-total Hardscape	26,099			29,660	2,294	19,655	22,324	5.96%	2,417
<b>00060 - Miscellaneous</b>									
<b>18000 - Landscaping</b>									
100 - Irrigation: Misc. Recreation Area Irrigation	1,090	3	1	1,117	372	727	1,117	0.97%	392
300 - Irrigation: Backflow Preventors Recreation Area Backflow Device	874	20	3	941	47	743	806	0.12%	50
420 - General Repairs/Upgrades Recreation Area Landscaping	1,238	3	0	1,238	413	1,238	423	1.07%	435
Sub-total [18000 - Landscaping]	3,202			3,297	832	2,708	2,347	2.16%	877
<b>24600 - Safety / Access</b>									
700 - Security System Video Surveillance	5,682	5	3	6,119	1,224	2,273	3,494	3.18%	1,289
<b>30000 - Miscellaneous</b>									
910 - CC&R Revision Governing Documents	2,732	10	3	2,942	294	1,912	2,240	0.76%	310
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit Reserve Study	320	3	0	320	107	320	109	0.28%	112

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
<b>00060 - Miscellaneous</b>									
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	3,000	5	3	3,231	646	1,200	1,845	1.68%	681
Sub-total Miscellaneous	14,935			15,908	3,103	8,412	10,035	8.07%	3,269
<b>Totals</b>	<b>487,311</b>			<b>530,437</b>	<b>38,461</b>	<b>203,806</b>	<b>224,812</b>	<b>100.00%</b>	<b>40,523</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>37.73%</b>	<b>43.57%</b>		

**00010 - Clubhouse**

**04000 - Structural Repairs**

912 - Doors	Useful Life 10	Remaining Life 6
8 Clubhouse Doors (13%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$1,600	Qty * \$/Itm \$12,800
	% Included 12.50%	Total Cost/Study \$1,600
Summary	Replacement Year 2028	Future Cost \$1,856

This is to periodically repair, replace and maintain the doors and door hardware including rekeying on a percentage basis.

- 1- panic exit hardware
- 3- single doors
- 4- double doors



**00010 - Clubhouse**

**05000 - Roofing**

690 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 14	
44 Squares- Clubhouse	Quantity 44	Unit of Measure Squares	
	Cost /Sqrs \$750		
	% Included 100.00%	Total Cost/Study \$33,000	
Summary	Replacement Year 2036	Future Cost \$46,628	

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

2011- \$13,594 was expended to install dimensional composition roofing.



700 - Gutters / Downspouts	Useful Life 25	Remaining Life 14	
260 lf Clubhouse	Quantity 260	Unit of Measure Linear Feet	
	Cost /l.f. \$11.00		
	% Included 100.00%	Total Cost/Study \$2,860	
Summary	Replacement Year 2036	Future Cost \$4,041	

This is to replace the gutters and downspouts.

2023- A disconnected downspout was observed.

Disconnected downspout.



**00010 - Clubhouse**

**08000 - Rehab**

220 - Restrooms	Useful Life 20	Remaining Life 8	
2 Clubhouse Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$10,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2030	Future Cost	\$24,368

This is to rehab and redecorate the clubhouse restrooms, outdoor tile shower, and drinking fountain. Includes items such as partitions, fixtures, lighting, mirrors, tile, etc. Association input will further define this component. Doors and paint are provided for within other components.

2019- These areas looks similar to 2016.  
 2010- \$14,826 was expended for rehab.



**00010 - Clubhouse**

**08000 - Rehab**

230 - Kitchen	Useful Life 20	Remaining Life 0
Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2022	Future Cost \$5,000

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

lower cabinets- 13 lf  
 upper cabinets- 10 lf

2022- Client indicates that approximately \$5,000 was expended to correct electrical issues.  
 2019- Most of the clubhouse has been remodeled, but the kitchen. BRG has set 2021 as the year for all remaining rehab work, pending client direction.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2020.  
 1996- Remodeled.



240 - General	Useful Life 20	Remaining Life 8
Office	Quantity 1	Unit of Measure Room
	Cost /Rm \$1,965	
	% Included 100.00%	Total Cost/Study \$1,965
Summary	Replacement Year 2030	Future Cost \$2,394

This is to rehab and redecorate the office including items such as paint, 10'x11' wood laminate floor, lighting, etc. Association input will further define this component. Doors are provided for within another component.

2010- \$1,315 was expended for wood floor, break-resistant window and paint.



**00010 - Clubhouse**

**08000 - Rehab**

250 - General	Useful Life 10	Remaining Life 5
Billiard Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$3,825	
	% Included 100.00%	Total Cost/Study \$3,825
Summary	Replacement Year 2027	Future Cost \$4,328

This is to rehab and redecorate the including items such as paint, 19'x23' VTC floor, lighting, etc. Association input will further define this component. Doors are provided for within another component.

2017- \$6,850 was expended for general rehab of the billiard and table tennis room, River City Restoration. Added as a component of the reserve study per client.



260 - General	Useful Life 40	Remaining Life 0
Pool Equipment Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$9,180	
	% Included 100.00%	Total Cost/Study \$9,180
Summary	Replacement Year 2022	Future Cost \$9,180

This is to rehab the pool equipment room. Doors are provided for within another component.

2022- \$9,180 was expended.





**00010 - Clubhouse**

**08000 - Rehab**

270 - General	Useful Life 6	Remaining Life 2
Table Tennis Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$3,275	
	% Included 100.00%	Total Cost/Study \$3,275
Summary	Replacement Year 2024	Future Cost \$3,441

This is to rehab the room including items such as 17'x23' VTC flooring, lighting, wall coverings, etc. Doors are provided for within another component.

- 2022- Per client, room may be converted into another use in 2024, so extended remaining life from 2023 to 2024. Client input will further define this component.
- 2017- Per client 10/27/2017, move remaining life from 2018 to 2023.
- 2011- \$2,605 was expended to replace sliding glass door.



**00010 - Clubhouse**

**14000 - Recreation**

700 - Billiard Table	Useful Life 6	Remaining Life 1	
2 Pool Tables	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,300		
	% Included 100.00%	Total Cost/Study	\$2,600
Summary	Replacement Year 2023	Future Cost	\$2,665

This is to maintain the pool tables including felt, pocket and bumper replacement. This is for maintenance only and not full replacement.

- 1- Brunswick
- 1- Dunham

2022- The tables are worn.  
 2019- This equipment looks in poor condition. Full replacement should be considered.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2023.



706 - Ping Pong Table	Useful Life 10	Remaining Life 6	
Table Tennis Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$650		
	% Included 100.00%	Total Cost/Study	\$650
Summary	Replacement Year 2028	Future Cost	\$754

This is for replacing the ping pong table.



**00010 - Clubhouse**

**23000 - Mechanical Equipment**

200 - HVAC	Useful Life 20	Remaining Life 19	
Clubhouse Downstairs- Ruud	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,500		
	% Included 100.00%	Total Cost/Study	\$13,500
Summary	Replacement Year 2041	Future Cost	\$21,582

This is to replace the clubhouse HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

RUUD 2.5-ton, rooftop, package unit

2021- \$20,075 total was expended for 2.5 ton RUUD package unit and the Fujitsu Halcyon HFI 45 MBH mini-split system. This is for both upstairs and downstairs, Empire Mechanical Services.

2014- Per client, one or both units may be replaced in 2015.

1995- Installed.



**00010 - Clubhouse**

**23000 - Mechanical Equipment**

210 - HVAC	Useful Life 20	Remaining Life 14	
Clubhouse Upstairs- Fujitsu	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,500		
	% Included 100.00%	Total Cost/Study	\$6,500
Summary	Replacement Year 2036	Future Cost	\$9,184

This is to replace the clubhouse HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

Fujitsu Halcyon HFI 45 MBH mini-split system

2021- \$20,075 total was expended for 2.5 ton RUUD package unit and the Fujitsu Halcyon HFI 45 MBH mini-split system. This is for both upstairs and downstairs, Empire Mechanical Services.

2016- \$9,402 anticipated to replace the upstairs unit.

2014- Per client, one or both units may be replaced in 2015.

1995- Installed.



**00010 - Clubhouse**

**23000 - Mechanical Equipment**

600 - Water Heater	Useful Life 15	Remaining Life 0	
Clubhouse Pool Equip Rm	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,689		
	% Included 100.00%	Total Cost/Study	\$2,689
Summary	Replacement Year 2022	Future Cost	\$2,689

This is to replace the electric water heater and expansion tank.

Bradford White Corp, 30-gallon  
 mn RE330S6-INCWW  
 sn XM49025797

2022- \$2,689 was expended to replace prior GE water heater (30-gallon, sn GE 1299613713, mn GE30T6A)



**00010 - Clubhouse**

**24000 - Furnishings**

100 - Miscellaneous	Useful Life 5	Remaining Life 2	
Fixtures/ Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,010	
	% Included	100.00%	Total Cost/Study \$6,010
Summary	Replacement Year	2024	Future Cost \$6,314

This is to periodically replace miscellaneous furniture and equipment.

- 1- leather seat
- 1- metal/tile table
- 1- metal/tile table
- 1- wood buffet table
- 2- ceiling fans w/ light kits
- 3- leather couches
- 4- lamps
- fireplace
- paintings
- artificial plants

2019- There appears to be furnishing changes since 2016.  
 2017- Per client 10/27/2017, move remaining life from 2019 to 2023.  
 2015- \$2,807 was expended for fireplace insert, and \$1,467 expended for fans. Estimate decreased from \$13,000 to \$5,000 and useful life from 28 to 5 years.  
 2014- \$3,728 total was expended for couches & tables.  
 2009- \$500 was expended for office desk/chairs.



**00010 - Clubhouse**

**24000 - Furnishings**

110 - Miscellaneous	Useful Life 12	Remaining Life 4	
Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,609		
Summary	% Included 100.00%	Total Cost/Study	\$4,609
	Replacement Year 2026	Future Cost	\$5,087

This is to replace miscellaneous tables and chairs.

- Indoors-
- 2- folding tables
- 4- non-folding tables
- 10- standard fabric chairs
- 40- folding chairs
- Outdoors-
- 1- round wrought iron table
- 4- benches (3 free-standing, 1 built in)
- 6- chairs

2019- Not all pieces were on display.  
 2014- \$3,728 total was expended for couches & tables.  
 2000- Purchased.



**00010 - Clubhouse**

**25000 - Flooring**

600 - Vinyl	Useful Life 20	Remaining Life 14
22 Sq. Yds. Clubhouse Kitchen & Pantry	Quantity 22	Unit of Measure Square Yard
	Cost /SqYd \$45.00	
	% Included 100.00%	Total Cost/Study \$990
Summary	Replacement Year 2036	Future Cost \$1,399

This is to replace the vinyl flooring.

kitchen- 9 square yards  
 pantry- 13 square yards

2016- \$600 was expended to replace kitchen flooring.



700 - Hardwood Floors	Useful Life 30	Remaining Life 24
928 sf Clubhouse Upstairs	Quantity 928	Unit of Measure Square Feet
	Cost /SqFt \$13.95	
	% Included 100.00%	Total Cost/Study \$12,943
Summary	Replacement Year 2046	Future Cost \$23,411

This is to replace the hardwood flooring.

29'x32'

2020- Per client email 11/10/2020, hardwood repairs anticipated for 2021. No costing provided.  
 2016- \$11,000 was expended to replace prior carpet with solid eucalyptus hardwood.  
 2015- Remaining life reduced from 2016 to 2015.  
 2010- Carpeting is in good condition with some minor stains.  
 2004- Replaced.





**00010 - Clubhouse**

**27000 - Appliances**

284 - Microwave Oven	Useful Life 10	Remaining Life 3	
Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$546		
	% Included 100.00%	Total Cost/Study	\$546
Summary	Replacement Year 2025	Future Cost	\$588

This is to replace the microwave oven and toaster oven.

Magic Chef microwave  
 Black and Decker toaster oven

2021- No work indicated, moved remaining life from 2021 to 2022.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2020.



970 - Refrigerator	Useful Life 20	Remaining Life 19	
Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$773		
	% Included 100.00%	Total Cost/Study	\$773
Summary	Replacement Year 2041	Future Cost	\$1,235

This is to replace the refrigerator/freezer.

Midea, top freezer

2021- \$743 was expended to replace prior Sears, mn 2539668011, Mfg. 12/1996.  
 2019- All kitchen items given same remaining life of 2021, pending direction.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2020.  
 1996- Purchased.



**00010 - Clubhouse**

**27000 - Appliances**

976 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 3	
Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,748		
Summary	% Included 100.00%	Total Cost/Study	\$1,748
	Replacement Year 2025	Future Cost	\$1,883

This is to replace the electric range.

Kenmore

2019- All kitchen items given same remaining life of 2021, pending direction.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2020.  
 1996- Purchased.



**00020 - Painting**

**03000 - Painting: Exterior**

110 - Surface Restoration	Useful Life 5	Remaining Life 1
Wood Siding & Trim	Quantity 1	Unit of Measure Building
	Cost /Bldg \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2023	Future Cost \$6,663

This is to prepare and paint the clubhouse trim and attached metal with a premium paint appropriate to the painted surface. Wood trim and siding repairs are provided for within another component.

2021- No work indicated, moved remaining life from 2021 to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Per client 10/27/2017, move remaining life from 2018 to 2019 to coincide with Phase 3 painting project for townhomes.  
 2015- \$820 was expended for clubhouse staining.  
 2013- \$4,500 total was expended to repair siding and paint entire building.  
 2001- Painted.



120 - Surface Restoration	Useful Life 10	Remaining Life 6
Stucco	Quantity 1	Unit of Measure Building
	Cost /Bldg \$6,010	
	% Included 100.00%	Total Cost/Study \$6,010
Summary	Replacement Year 2028	Future Cost \$6,969

This is to prepare and paint the stucco surfaces with a premium paint appropriate to the painted surface.

2013- \$4,500 total was expended to repair siding and paint entire building.  
 2001- Painted.



**00020 - Painting**

**03000 - Painting: Exterior**

300 - Tubular Steel	Useful Life 6	Remaining Life 3
260 lf Pool Fence	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$17.23	
	% Included 100.00%	Total Cost/Study \$4,480
Summary	Replacement Year 2025	Future Cost \$4,824

This is to prepare, power wash, sand, scrape, spot prime and paint the tubular steel fencing at the pool perimeter fence.

2022- Extended useful life from 5 to 6 years and remaining life from 2024 to 2025.  
 2019- This was done with the pool rehab in 2019.  
 2018- \$4,000 to be expended in 2019, per signed contract.

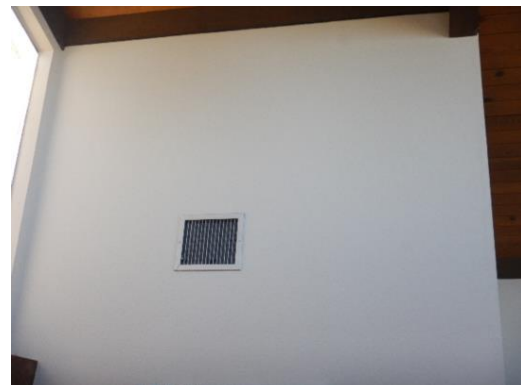


**03500 - Painting: Interior**

300 - Clubhouse	Useful Life 7	Remaining Life 3
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,463	
	% Included 100.00%	Total Cost/Study \$5,463
Summary	Replacement Year 2025	Future Cost \$5,883

This is to prepare and paint the clubhouse interior.

2016- \$500 was expended to paint upstairs (unique 2016 only cost - anticipate \$2,000 going forward). \$2,600 anticipated to paint downstairs in 2017 after which anticipate \$4,600 total to paint up/down stairs together thereafter.  
 2015- Client advises this to be done in late 2015.  
 2013- \$4,500 was expended to paint per client.  
 2010- Bathrooms & office painted.  
 2004- Painted.



**00020 - Painting**  
**03500 - Painting: Interior**

**04000 - Structural Repairs**

200 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,275		
	% Included 100.00%	Total Cost/Study	\$3,275
Summary	Replacement Year 2023	Future Cost	\$3,357

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

2020- \$288 was expended for window dry rot repair at the clubhouse. CJL Construction.

2017- Per client 10/27/2017, move remaining life from 2018 to 2019 to coincide with Phase 3 painting project for townhomes.

2013- \$8,388 total was expended to repair wood siding and trim and paint entire building. \$5,000 expended to remove second floor balcony & replace window. Per client 6/11/2014, \$13,318 was expended.



**00030 - Pool**

**02000 - Concrete**

600 - Pool Deck	Useful Life 40	Remaining Life 36	
3,475 sf Pool Deck	Quantity 3,475	Unit of Measure	Square Feet
	Cost /SqFt \$20.76		
	% Included 100.00%	Total Cost/Study	\$72,142
Summary	Replacement Year 2058	Future Cost	\$175,488

This is to replace the concrete pool deck.

2018- \$61,550 was expended, Burkett's Pool Plastering. Work completed in 2018, not 2017.  
 2017- \$52,600 was expended to remove and replace the existing concrete deck, Burkett's Pool Plastering. Changed quantity from 4,460 to 3,475 square feet per Burkett's measurements.  
 2016- Increased replacement estimate from \$23,000 to \$75,820 pending contractor proposals. the deck and deck surface are in poor condition. The mastic has exceeded its useful life and should be replaced. The concrete has fractures in several locations. Some areas exhibit unevenness. The association is currently exploring options for deck rehab including replacement and surface coating. Additional client input, when available, will further define this component.  
 2013- Per client, extend pool resurface and deck work from 2014 to 2017.



**04000 - Structural Repairs**

850 - Shed	Useful Life 15	Remaining Life 2	
Tuff Shed Building	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,556		
	% Included 100.00%	Total Cost/Study	\$6,556
Summary	Replacement Year 2024	Future Cost	\$6,888

This is to replace and maintain the tough shed building.

2019- Per client, this shed is a target for thieves and the doors & lock are often damaged.  
 2009- \$2,450 was expended.



**00030 - Pool**  
**04000 - Structural Repairs**

**12000 - Pool**

100 - Resurface	Useful Life 12	Remaining Life 8
2,913 sf Large & Small Pools	Quantity 2,913	Unit of Measure Square Feet
	Cost /SqFt \$16.94	
	% Included 100.00%	Total Cost/Study \$49,335
Summary	Replacement Year 2030	Future Cost \$60,110

This is to resurface both pools including start-up costs.

small = 91.5 sf

2019- \$18,384 was expended to Burkett's for remainder of 2018 work. Warranty work remaining includes: mastic drip on coping need cleaning. Also, the handle railing at the wading pool is showing signs of rust at one year old.  
 2018- \$25,900 was expended, Burkett's Pool Plastering for the work completed in 2018.  
 2017- \$42,000 was expended, Burkett's Pool and Plastering.  
 2013- Per client, extend pool resurface and deck work from 2014 to 2017.



**00030 - Pool**

**12000 - Pool**

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 20
236 lf Large & Small Pools	Quantity 236	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$24,755
Summary	Replacement Year 2042	Future Cost \$40,564

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

small pool- 58 lf  
 large pool- 178 lf

2018- \$14,650 was expended, Burkett's Pool Plastering for the work completed in 2018.  
 2017- \$21,400 was expended, Burkett's Pool and Plastering.





**00030 - Pool**

**12000 - Pool**

700 - Equipment: Replacement	Useful Life 10	Remaining Life 6	
Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,741	
	% Included	100.00%	Total Cost/Study \$8,741
Summary	Replacement Year	2028	Future Cost \$10,137

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years. Pumps, filter cartridge, lights and chlorinator replacement are provided for within other components.

- 1- Pentair Clean & Clear Plus, FLT CNC PLS 520, pn 160332, sn 0196313050216G
- 1- Pentair Clean & Clear Plus, FLT CNC PLS 520, pn 160332, sn 0196313050270E
- 1- Pentair Clean & Clear Plus, FLT CNC PLS 320, pn 160340, sn 0196014060195G
- 4- drain covers
- 5- skimmers
- 6- grab bars
- Assorted- valves, fittings, gauges, controls, electrical, plumbing, etc.

- 2023- Filters appear older than 2018 and possibly older than 2007.
- 2019- The pool eq room was not accessible despite a great effort by BRG and two board members.
- 2018- \$10,658 was expended for all equipment replacement, Burkett's Pool Plastering.



**00030 - Pool**

**12000 - Pool**

706 - Pumps	Useful Life 3	Remaining Life 1
3 Pool Pumps (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,300	Qty * \$/Itm \$6,900
	% Included 33.33%	Total Cost/Study \$2,300
Summary	Replacement Year 2023	Future Cost \$2,358

This is to periodically replace the pumps on a percentage basis.

- 1- IntelliFlo VS+VSRS, 3.0HP, pn 011017, sn 03323550800098, mfg 12/20/2008 (pool)
- 1- IntelliFlo VS+VSRS, 3.0HP, pn 011017, sn 03323550800113, mfg 12/20/2008 (wader)
- 1- Jandy VS, 2.7HP (no vacuum release)

2020- \$192 was expended for pump replacement. Robb's Commercial Pool Services.  
 2018- \$10,658 was expended for all equipment replacement, Burkett's Pool Plastering.  
 2017- \$848 was expended for repairs to the computer and drive that runs the variable speed pump, Robb's Commercial Pool Services.  
 2009- Pumps installed for \$5,685 (\$1,895/each).



Costing provided by Robb's Commercial Pool Services, Inc.

**00030 - Pool**

**12000 - Pool**

710 - Filter	Useful Life 5	Remaining Life 3	
Pool- Filter Cartridges	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$999		
Summary	% Included 100.00%	Total Cost/Study	\$999
	Replacement Year 2025	Future Cost	\$1,076

This is to replace the pool filter cartridges.

Pentair filter cartridges

2020- \$937 was expended to replace filters. Robb's Commercial Pool Services.  
 2018- \$10,658 was expended for all equipment replacement, Burkett's Pool Plastering.  
 2017- \$280 was expended for a set of cartridges for play pool filter, Robb's Commercial Pool Services.



Costing provided by Robb's Commercial Pool Services, Inc.

**00030 - Pool**

**12000 - Pool**

728 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
2 Chlorinator	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,366		
	% Included 100.00%	Total Cost/Study	\$2,732
Summary	Replacement Year 2025	Future Cost	\$2,942

This is to replace the chlorinators.

Acu-Tab chlorinator (small), mn 3008C, sn 12017-00869  
 Acu-Tab chlorinator (large), mn 3075

2018- \$10,658 was expended for all equipment replacement, Burkett's Pool Plastering.  
 2017- \$236 was expended for flow meter, Robb's Commercial Pool Services.  
 2010- \$2,095 was expended for installation.



**00030 - Pool**

**12000 - Pool**

960 - Furniture: Misc	Useful Life 10	Remaining Life 6	
56 Pool Furnishings	Quantity 56	Unit of Measure	Items
	Cost /Itm \$123		
	% Included 100.00%	Total Cost/Study	\$6,888
Summary	Replacement Year 2028	Future Cost	\$7,988

This is to replace miscellaneous pool furniture.

- 2- umbrellas
- 3- rectangular tables
- 3- round tables
- 15- chaise lounges
- 33- chairs

2018- \$1,018 was expended for unspecified pool furniture.



990 - Lighting	Useful Life 12	Remaining Life 8	
3 Pool LED Lights	Quantity 3	Unit of Measure	Items
	Cost /Itm \$800		
	% Included 100.00%	Total Cost/Study	\$2,400
Summary	Replacement Year 2030	Future Cost	\$2,924

This is to replace the pool LED lights.

- 2011- \$1,845 was expended to replace three incandescent lights with LED lights.
- 2007- \$1,000 was expended to replace two incandescent pool lights.

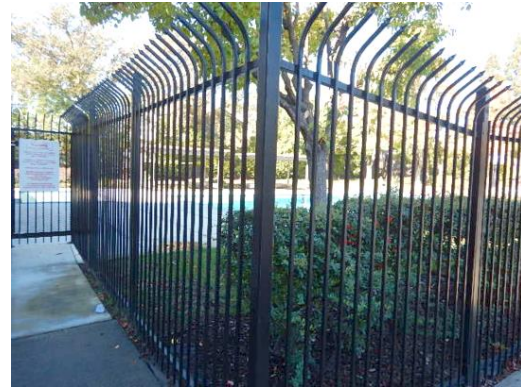
**00030 - Pool**

**19000 - Fencing**

200 - Wrought Iron	Useful Life 30	Remaining Life 14
260 lf Pool Perimeter Fence	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$15,341
Summary	Replacement Year 2036	Future Cost \$21,676

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

2016- 30 year useful and 2036 remaining estimates per client.



302 - Gates	Useful Life 15	Remaining Life 8
Pool Pedestrian Gate	Quantity 1	Unit of Measure Items
	Cost /itm \$16,038	
	% Included 100.00%	Total Cost/Study \$16,038
Summary	Replacement Year 2030	Future Cost \$19,541

This is to repair the pool area pedestrian gate and panic exit hardware.

2022- Rust and unconventional installation were observed, so reduced remaining life from 2034 to 2030.  
 2019- The fire department demanded a new pool gate be installed and all of the panic hardware be replaced. \$14,678 expended.  
 2017- Per client 10/27/2017, \$4,225 anticipated in 2018 for a new self closing gate and powder coating, River City Restoration.  
 2016- \$2,000 estimate per client.



**00030 - Pool**

**20000 - Lighting**

980 - Pole Lights	Useful Life 15	Remaining Life 5	
Pool Area Pole Lighting	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,448		
	% Included 100.00%	Total Cost/Study \$10,448	
Summary	Replacement Year 2027	Future Cost \$11,821	

This is to replace the pool area pole lights.

2022- 1 globe was missing. Client indicates that repairs are anticipated in 5-10 years, so reduced remaining life from 2033 to 2027.  
 2018- \$8,250 was expended for new pool area lighting and conduits, Venegas Construction.



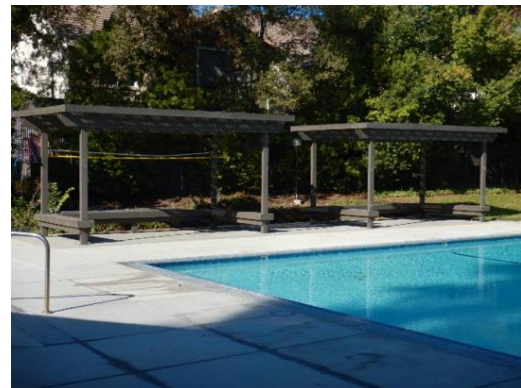
**26000 - Outdoor Equipment**

840 - Shade Structure	Useful Life 18	Remaining Life 4	
396 sf [2] Trellises	Quantity 396	Unit of Measure Square Feet	
	Cost /SqFt \$20.69		
	% Included 100.00%	Total Cost/Study \$8,195	
Summary	Replacement Year 2026	Future Cost \$9,046	

This is to replace the wood trellis shade structures.

2- 11'x18'

2022- Some top wood strips are curled.  
 2019- Still in service.  
 2008- Replaced.



**00040 - Tennis Courts**

**17000 - Tennis Court**

500 - Resurface	Useful Life 21	Remaining Life 20	
10,780 sf [2] Courts, Pickle/Tennis & Basketball	Quantity 10,780	Unit of Measure Square Feet	
	Cost /SqFt \$2.77		
	% Included 100.00%	Total Cost/Study \$29,901	
Summary	Replacement Year 2042	Future Cost \$48,997	

This is to resurface the courts.

110' x 98'

2022- The prior double tennis court layout has been replaced with a full basketball court and a combination tennis/pickleball court.

2021- \$28,751 was expended for asphalt repair, crack fill, resurface and striping, Breault Asphalt Maintenance.

2020- Per client email 11/10/20, \$28,751 anticipated expenditure in 2021. Breault Asphalt Maintenance.

2019- This area is in poor condition. Major grading, and root removal work is needed. At the next resurface opportunity, the association should consider making the basketball stanchion permanent, or restoring the original second tennis court, or considering a pickleball court.

2017- Per client 10/27/2017, move remaining life from 2018 to 2020.

2010- \$9,500 was expended.



Costing provided by Breault Asphalt Maintenance, Inc.



**00040 - Tennis Courts**

**17000 - Tennis Court**

504 - Reseal	Useful Life 7	Remaining Life 6	
10,780 sf [2] Courts, Pickle/Tennis & Basketball	Quantity 10,780	Unit of Measure Square Feet	
	Cost /SqFt \$0.831		
	% Included 100.00%	Total Cost/Study \$8,960	
Summary	Replacement Year 2028	Future Cost \$10,391	

This is to crack fill, seal, and stripe the courts.

110' x 98'

2022- Some cracks were observed.



**19000 - Fencing**

130 - Chain Link: 10'	Useful Life 30	Remaining Life 4	
590 lf Tennis Court Fence	Quantity 590	Unit of Measure Linear Feet	
	Cost /l.f. \$34.84		
	% Included 100.00%	Total Cost/Study \$20,556	
Summary	Replacement Year 2026	Future Cost \$22,690	

This is to replace the tennis court chain link fencing.

2022- The gate and gate hardware have issues and need reinstallation.

2019- The fencing is serving its intended purpose keeping balls in check. But it is visually challenging and at the 2019 inspection, the keyway was not operational.



**00050 - Hardscape**

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
7,713 sf Parking Lot	Quantity 7,713	Unit of Measure	Square Feet
	Cost /SqFt \$0.219		
	% Included 100.00%	Total Cost/Study	\$1,686
Summary	Replacement Year 2023	Future Cost	\$1,728

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.

- 2022- The parking stall seal coat is in fair shape but the driveway is due for sealing.
- 2020- No work indicated, remaining life moved to 2021.
- 2015- \$1,118 was expended to seal.



**00050 - Hardscape**

**01000 - Paving**

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
7,713 sf Parking Lot (4%)	Quantity 7,713	Unit of Measure	Square Feet
	Cost /SqFt \$3.82	Qty * \$/SqFt	\$29,497
	% Included 4.00%	Total Cost/Study	\$1,180
Summary	Replacement Year 2023	Future Cost	\$1,209

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

- 2022- The parking stalls have issues including a failure at the southeast most stall.
- 2020- No work indicated, remaining life moved to 2021.
- 2016- The main drive area of the parking lot appears in very good condition with minimal to no cracking exhibited. The parking stalls are in a more deteriorated state, exhibiting linear and some alligator type cracking.
- 2015- \$920 was expended for concrete replacement, unspecified location.
- 2013- Per client, remaining life set for 2014. Work coincides with master association paving project which may yield some cost efficiency.
- 2006- \$19,342 & \$21,581 was expended for major repairs.



**00050 - Hardscape**

**01000 - Paving**

300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot	Useful Life 25    Remaining Life 6 Quantity 7,713    Unit of Measure Square Feet Cost /SqFt \$2.80 % Included 100.00%    Total Cost/Study \$21,596
Summary	Replacement Year 2028    Future Cost \$25,045

This is to apply a paving fabric interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt.

2022- Overlay or major repair are more needed in the parking stall areas as compared to the driveway portion.  
 2016- The main drive area of the parking lot appears in very good condition with minimal to no cracking exhibited. The parking stalls are in a more deteriorated state, exhibiting linear and some alligator type cracking.



800 - Striping Clubhouse	Useful Life 5    Remaining Life 1 Quantity 1    Unit of Measure Lump Sum Cost /LS \$437 % Included 100.00%    Total Cost/Study \$437
Summary	Replacement Year 2023    Future Cost \$448

This is to stripe asphalt to match existing plan.

- 1- ADA stall
- 22- stalls
- Red fire lane- 200 linear feet

2020- No work indicated, remaining life moved to 2021.  
 2015- \$291 was expended.  
 2013- Per client, remaining life set for 2014. Work coincides with master association paving project which may yield some cost efficiency.



**00050 - Hardscape**

**01000 - Paving**

**02000 - Concrete**

201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)	Useful Life 2 Quantity 1 Cost /LS \$1,200 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$1,200 Future Cost \$1,230	Treatment [nr:1]
Summary	Replacement Year 2023		

This is to cut, grind or repair concrete to remove or minimize a large vertical walkway displacement near the ADA parking stall.

2022- A significant walkway elevation shift exists near the ADA parking stall. This walkway concrete panel is uplifted and cracked.

Large elevation shift between curb and walkway.



**00060 - Miscellaneous**

**18000 - Landscaping**

100 - Irrigation: Misc. Recreation Area Irrigation	Useful Life 3 Quantity 1 Cost /LS \$1,090 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$1,090 Future Cost \$1,117	
Summary	Replacement Year 2023		

This is for major irrigation system repair in excess of the operating budget.

2017- Per client 10/27/2017, \$2,500 anticipated in 2018 for planned upgrades.



**00060 - Miscellaneous**

**18000 - Landscaping**

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 3	
Recreation Area Backflow Device	Quantity 1	Unit of Measure	Items
	Cost /Itm \$874		
	% Included 100.00%	Total Cost/Study	\$874
Summary	Replacement Year 2025	Future Cost	\$941

This is to replace the backflow prevention valve.

2016- Client reports that the valve was repaired a few years ago.



420 - General Repairs/Upgrades	Useful Life 3	Remaining Life 0	
Recreation Area Landscaping	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,238		
	% Included 100.00%	Total Cost/Study	\$1,238
Summary	Replacement Year 2022	Future Cost	\$1,238

This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the association.

2022- \$1,238 was expended for walk on bark outside tennis courts.  
 2021- \$1,443 was expended on irrigation repairs.  
 2017- Per client 10/27/2017, \$2,500 anticipated in 2018 for planned upgrades.



**00060 - Miscellaneous**

**24600 - Safety / Access**

700 - Security System	Useful Life 5	Remaining Life 3	
Video Surveillance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,682	
	% Included	100.00%	Total Cost/Study \$5,682
Summary	Replacement Year	2025	Future Cost \$6,119

This is to repair and replace security system items including cameras, recorder, software, monitor, etc.

- 2- billiard room cameras
- 3- other cameras
- 4- exterior cameras

2022- Per client, there are 9 total cameras including 2 newer units. Client anticipates security upgrade including converting to digital cameras and recorder in 2024, so extended remaining life from 2022 to 2024.  
 2019- \$431 was expended for Ring equipment.  
 2018- \$1,250 was expended for Ring floodlight cameras and chime.  
 2017- \$4,243 was expended to install a new security system including cameras, DVR, hard disk drive and monitor, Mr. Security Camera.  
 2009- \$1,600 was expended for cameras, cabling, conduits.  
 2007- \$1,639 was expended



**30000 - Miscellaneous**

910 - CC&R Revision	Useful Life 10	Remaining Life 3	
Governing Documents	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,732	
	% Included	100.00%	Total Cost/Study \$2,732
Summary	Replacement Year	2025	Future Cost \$2,942

This is to periodically revise the governing documents. Includes legal fees, filing fees, reproduction and distribution.

- 2014- \$431 was expended.
- 2012- \$126 was expended.
- 2010- \$413 was expended.
- 2008- \$232 was expended.
- 2007- \$178 was expended.

**00060 - Miscellaneous**

**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 \$320		
	% Included 100.00%	Total Cost/Study	\$320
Summary	Replacement Year 2022	Future Cost	\$320

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 full study which includes a visual observation of the accessible reserve components.

2022- \$320 is the 10% portion of the total contract.  
 2019- \$310 was expended which is 10% of the total contract or \$3,100.

**32000 - Undesignated**

100 - Miscellaneous	Useful Life 5	Remaining Life 3	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2025	Future Cost	\$3,231

This is for unanticipated reserve component repairs.

2021- \$269 was expended for exit signs, flood light upgrade and smoke alarm hardwiring with backup batteries.  
 2020- \$5,753 was expended for the following: \$2,600 to install circuits to clubhouse kitchen and \$3,153 to replace the pump room doors. CJL Construction.  
 2014- \$3,160 was expended for replacement glass.  
 2013- \$5,000 was expended for deck removal and window replacement.



**00030 - Pool**

**12000 - Pool**

720 - Equipment: Replacement	Useful Life 10	Remaining Life 6
Deck Valve Repair Contingency	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,552	
	% Included 100.00%	Total Cost/Study \$7,552
Summary	Replacement Year N/A	Future Cost N/A

The is a contingency for deck valve repairs.

2022- This component was not identified during the site visit and the client wasn't aware of it, so it was excluded.  
 2018- \$10,658 was expended for all equipment replacement, Burkett's Pool Plastering.  
 2005- Repairs.

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>00010 - Clubhouse</b>							
<b>04000 - Structural Repairs</b>							
912 - Doors	\$1,600	10	6	8	\$1,600/Itm (13%)		Clubhouse Doors
<b>05000 - Roofing</b>							
690 - Pitched: Dimensional Composition	\$33,000	25	14	44	\$750/Sqrs		Clubhouse
700 - Gutters / Downspouts	\$2,860	25	14	260	\$11.00/l.f.		Clubhouse
<b>08000 - Rehab</b>							
220 - Restrooms	\$20,000	20	8	2	\$10,000/Rm		Clubhouse Restrooms
230 - Kitchen	\$5,000	20	0	1	\$5,000/Rm		Kitchen
240 - General	\$1,965	20	8	1	\$1,965/Rm		Office
250 - General	\$3,825	10	5	1	\$3,825/Rm		Billiard Room
260 - General	\$9,180	40	0	1	\$9,180/Rm		Pool Equipment Room
270 - General	\$3,275	6	2	1	\$3,275/Rm		Table Tennis Room
<b>14000 - Recreation</b>							
700 - Billiard Table	\$2,600	6	1	2	\$1,300/Itm		Pool Tables
706 - Ping Pong Table	\$650	10	6	1	\$650/Itm		Table Tennis Room
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$13,500	20	19	1	\$13,500/Itm		Clubhouse Downstairs- Ruud
210 - HVAC	\$6,500	20	14	1	\$6,500/Itm		Clubhouse Upstairs- Fujitsu
600 - Water Heater	\$2,689	15	0	1	\$2,689/Itm		Clubhouse Pool Equip Rm
<b>24000 - Furnishings</b>							
100 - Miscellaneous	\$6,010	5	2	1	\$6,010/LS		Fixtures/ Furniture
110 - Miscellaneous	\$4,609	12	4	1	\$4,609/LS		Tables & Chairs
<b>25000 - Flooring</b>							
600 - Vinyl	\$990	20	14	22	\$45.00/SqYd		Clubhouse Kitchen & Pantry
700 - Hardwood Floors	\$12,943	30	24	928	\$13.95/SqFt		Clubhouse Upstairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00010 - Clubhouse</b>							
<b>27000 - Appliances</b>							
284 - Microwave Oven	\$546	10	3	1	\$546/Itm		Kitchen
970 - Refrigerator	\$773	20	19	1	\$773/Itm		Kitchen
976 - 4-Burner Stove & Oven	\$1,748	20	3	1	\$1,748/Itm		Kitchen
<b>00020 - Painting</b>							
<b>03000 - Painting: Exterior</b>							
110 - Surface Restoration	\$6,500	5	1	1	\$6,500/Bldg		Wood Siding & Trim
120 - Surface Restoration	\$6,010	10	6	1	\$6,010/Bldg		Stucco
300 - Tubular Steel	\$4,480	6	3	260	\$17.23/l.f.		Pool Fence
<b>03500 - Painting: Interior</b>							
300 - Clubhouse	\$5,463	7	3	1	\$5,463/Bldg		Clubhouse
<b>04000 - Structural Repairs</b>							
200 - Wood: Siding & Trim	\$3,275	5	1	1	\$3,275/Itm		Clubhouse
<b>00030 - Pool</b>							
<b>02000 - Concrete</b>							
600 - Pool Deck	\$72,142	40	36	3,475	\$20.76/SqFt		Pool Deck
<b>04000 - Structural Repairs</b>							
850 - Shed	\$6,556	15	2	1	\$6,556/Itm		Tuff Shed Building
<b>12000 - Pool</b>							
100 - Resurface	\$49,335	12	8	2,913	\$16.94/SqFt		Large & Small Pools
200 - Edge: Tile, Coping, Mastic	\$24,755	24	20	236	\$105/l.f.		Large & Small Pools
700 - Equipment: Replacement	\$8,741	10	6	1	\$8,741/LS		Pool
706 - Pumps	\$2,300	3	1	3	\$2,300/Itm (33%)		Pool Pumps
710 - Filter	\$999	5	3	1	\$999/LS		Pool- Filter Cartridges
728 - Equipment: Replacement	\$2,732	5	3	2	\$1,366/Itm		Chlorinator
960 - Furniture: Misc	\$6,888	10	6	56	\$123/Itm		Pool Furnishings
990 - Lighting	\$2,400	12	8	3	\$800/Itm		Pool LED Lights
<b>19000 - Fencing</b>							
200 - Wrought Iron	\$15,341	30	14	260	\$59.00/l.f.		Pool Perimeter Fence
302 - Gates	\$16,038	15	8	1	\$16,038/Itm		Pool Pedestrian Gate
<b>20000 - Lighting</b>							
980 - Pole Lights	\$10,448	15	5	1	\$10,448/LS		Pool Area Pole Lighting

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00030 - Pool</b>							
<b>26000 - Outdoor Equipment</b>							
840 - Shade Structure	\$8,195	18	4	396	\$20.69/SqFt		[2] Trellises
<b>00040 - Tennis Courts</b>							
<b>17000 - Tennis Court</b>							
500 - Resurface	\$29,901	21	20	10,780	\$2.77/SqFt		[2] Courts, Pickle/Tennis & Basketball
504 - Reseal	\$8,960	7	6	10,780	\$.83/SqFt		[2] Courts, Pickle/Tennis & Basketball
<b>19000 - Fencing</b>							
130 - Chain Link: 10'	\$20,556	30	4	590	\$34.84/l.f.		Tennis Court Fence
<b>00050 - Hardscape</b>							
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$1,686	5	1	7,713	\$.22/SqFt		Parking Lot
200 - Asphalt: Ongoing Repairs	\$1,180	5	1	7,713	\$3.82/SqFt (4%)		Parking Lot
300 - Asphalt: Overlay w/ Interlayer	\$21,596	25	6	7,713	\$2.80/SqFt		Parking Lot
800 - Striping	\$437	5	1	1	\$437/LS		Clubhouse
<b>02000 - Concrete</b>							
201 - Sidewalks, Curbs & Gutters	\$1,200	2	1	1	\$1,200/LS [nr:1]		Parking Area Walkway (2023 Only)
<b>00060 - Miscellaneous</b>							
<b>18000 - Landscaping</b>							
100 - Irrigation: Misc.	\$1,090	3	1	1	\$1,090/LS		Recreation Area Irrigation
300 - Irrigation: Backflow Preventors	\$874	20	3	1	\$874/Itm		Recreation Area Backflow Device
420 - General Repairs/Upgrades	\$1,238	3	0	1	\$1,238/LS		Recreation Area Landscaping
<b>24600 - Safety / Access</b>							
700 - Security System	\$5,682	5	3	1	\$5,682/LS		Video Surveillance
<b>30000 - Miscellaneous</b>							
910 - CC&R Revision	\$2,732	10	3	1	\$2,732/LS		Governing Documents
<b>31000 - Reserve Study</b>							
100 - 3 Year Update with Site Visit	\$320	3	0	1	\$320/LS		Reserve Study
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$3,000	5	3	1	\$3,000/LS		Reserve Items

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>00030 - Pool</b>							
<b>12000 - Pool</b>							
720 - Equipment: Replacement	\$7,552	10	6	1	\$7,552/LS		Deck Valve Repair Contingency

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2022</b>			
<b>00010 - Clubhouse</b>			
<b>08000 - Rehab</b>			
230 - Kitchen Kitchen	20	5,000	
260 - General Pool Equipment Room	40	9,180	
Total 08000 - Rehab:		14,180	14,180
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Clubhouse Pool Equip Rm	15	2,689	
Total Clubhouse:		16,869	16,869
<b>00060 - Miscellaneous</b>			
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Recreation Area Landscaping	3	1,238	
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	320	
Total Miscellaneous:		1,558	1,558
Total 2022:		18,427	
<b>2023</b>			
<b>00010 - Clubhouse</b>			
<b>14000 - Recreation</b>			
700 - Billiard Table 2 Pool Tables	6	2,600	2,665
Total Clubhouse:		2,600	2,665
<b>00020 - Painting</b>			
<b>03000 - Painting: Exterior</b>			
110 - Surface Restoration Wood Siding & Trim	5	6,500	6,663
<b>04000 - Structural Repairs</b>			
200 - Wood: Siding & Trim Clubhouse	5	3,275	3,357
Total Painting:		9,775	10,020
<b>00030 - Pool</b>			
<b>12000 - Pool</b>			
706 - Pumps 3 Pool Pumps (33%)	3	2,300	2,358
Total Pool:		2,300	2,358
<b>00050 - Hardscape</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,713 sf Parking Lot	5	1,686	1,728

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023</b>			
<b>00050 - Hardscape</b>			
<b>01000 - Paving</b>			
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)	5	1,180	1,209
800 - Striping Clubhouse	5	437	448
Total 01000 - Paving:		3,303	3,385
<b>02000 - Concrete</b>			
201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)[nr:1]	2	1,200	1,230
Total Hardscape:		4,503	4,615
<b>00060 - Miscellaneous</b>			
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Recreation Area Irrigation	3	1,090	1,117
Total Miscellaneous:		1,090	1,117
Total 2023:		20,268	20,775
<b>2024</b>			
<b>00010 - Clubhouse</b>			
<b>08000 - Rehab</b>			
270 - General Table Tennis Room	6	3,275	3,441
<b>24000 - Furnishings</b>			
100 - Miscellaneous Fixtures/ Furniture	5	6,010	6,314
Total Clubhouse:		9,285	9,755
<b>00030 - Pool</b>			
<b>04000 - Structural Repairs</b>			
850 - Shed Tuff Shed Building	15	6,556	6,888
Total Pool:		6,556	6,888
Total 2024:		15,841	16,643
<b>2025</b>			
<b>00010 - Clubhouse</b>			
<b>27000 - Appliances</b>			
284 - Microwave Oven Kitchen	10	546	588
976 - 4-Burner Stove & Oven Kitchen	20	1,748	1,883
Total 27000 - Appliances:		2,294	2,471
Total Clubhouse:		2,294	2,471
<b>00020 - Painting</b>			
<b>03000 - Painting: Exterior</b>			
300 - Tubular Steel 260 lf Pool Fence	6	4,480	4,824

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2025</b>			
<b>00020 - Painting</b>			
<b>03500 - Painting: Interior</b>			
300 - Clubhouse Clubhouse	7	5,463	5,883
		Total Painting:	9,943 10,707
<b>00030 - Pool</b>			
<b>12000 - Pool</b>			
710 - Filter Pool- Filter Cartridges	5	999	1,076
728 - Equipment: Replacement 2 Chlorinator	5	2,732	2,942
		Total 12000 - Pool:	3,731 4,018
		Total Pool:	3,731 4,018
<b>00060 - Miscellaneous</b>			
<b>18000 - Landscaping</b>			
300 - Irrigation: Backflow Preventors Recreation Area Backflow Device	20	874	941
420 - General Repairs/Upgrades Recreation Area Landscaping	3	1,238	1,333
		Total 18000 - Landscaping:	2,112 2,274
<b>24600 - Safety / Access</b>			
700 - Security System Video Surveillance	5	5,682	6,119
<b>30000 - Miscellaneous</b>			
910 - CC&R Revision Governing Documents	10	2,732	2,942
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	320	345
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	5	3,000	3,231
		Total Miscellaneous:	13,846 14,911
		Total 2025:	29,814 32,107
<b>2026</b>			
<b>00010 - Clubhouse</b>			
<b>24000 - Furnishings</b>			
110 - Miscellaneous Tables & Chairs	12	4,609	5,087
		Total Clubhouse:	4,609 5,087
<b>00030 - Pool</b>			
<b>12000 - Pool</b>			
706 - Pumps 3 Pool Pumps (33%)	3	2,300	2,539
<b>26000 - Outdoor Equipment</b>			
840 - Shade Structure 396 sf [2] Trellises	18	8,195	9,046
		Total Pool:	10,495 11,585



Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2026</b>			
<b>00040 - Tennis Courts</b>			
<b>19000 - Fencing</b>			
130 - Chain Link: 10' 590 lf Tennis Court Fence	30	20,556	22,690
		Total Tennis Courts:	20,556      22,690
<b>00060 - Miscellaneous</b>			
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Recreation Area Irrigation	3	1,090	1,203
		Total Miscellaneous:	1,090      1,203
		Total 2026:	36,750      40,565
<b>2027</b>			
<b>00010 - Clubhouse</b>			
<b>08000 - Rehab</b>			
250 - General Billiard Room	10	3,825	4,328
		Total Clubhouse:	3,825      4,328
<b>00030 - Pool</b>			
<b>20000 - Lighting</b>			
980 - Pole Lights Pool Area Pole Lighting	15	10,448	11,821
		Total Pool:	10,448      11,821
		Total 2027:	14,273      16,149
<b>2028</b>			
<b>00010 - Clubhouse</b>			
<b>04000 - Structural Repairs</b>			
912 - Doors 8 Clubhouse Doors (13%)	10	1,600	1,856
<b>14000 - Recreation</b>			
706 - Ping Pong Table Table Tennis Room	10	650	754
		Total Clubhouse:	2,250      2,610
<b>00020 - Painting</b>			
<b>03000 - Painting: Exterior</b>			
110 - Surface Restoration Wood Siding & Trim	5	6,500	7,538
120 - Surface Restoration Stucco	10	6,010	6,969
		Total 03000 - Painting: Exterior:	12,510      14,507
<b>04000 - Structural Repairs</b>			
200 - Wood: Siding & Trim Clubhouse	5	3,275	3,798
		Total Painting:	15,785      18,305
<b>00030 - Pool</b>			
<b>12000 - Pool</b>			
700 - Equipment: Replacement Pool	10	8,741	10,137

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2028</b>			
<b>00030 - Pool</b>			
<b>12000 - Pool</b>			
960 - Furniture: Misc 56 Pool Furnishings	10	6,888	7,988
Total 12000 - Pool:		15,629	18,125
		Total Pool:	15,629
			18,125
<b>00040 - Tennis Courts</b>			
<b>17000 - Tennis Court</b>			
504 - Reseal 10,780 sf [2] Courts, Pickle/Tennis & Basketball	7	8,960	10,391
Total Tennis Courts:		8,960	10,391
<b>00050 - Hardscape</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 7,713 sf Parking Lot	5	1,686	1,955
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)	5	1,180	1,368
300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot	25	21,596	25,045
800 - Striping Clubhouse	5	437	507
Total 01000 - Paving:		24,899	28,875
		Total Hardscape:	24,899
			28,875
<b>00060 - Miscellaneous</b>			
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Recreation Area Landscaping	3	1,238	1,436
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	320	371
Total Miscellaneous:		1,558	1,807
Total 2028:		69,081	80,113

**00030 - Pool**

**Robb's Commercial Pool Services, Inc.**

PO Box 2159 Rocklin , CA 95677    *Phone:* (916) 408-6610    *License #:* 792084

**12000 - Pool**

706 - Pumps	Pool Pumps
710 - Filter	Pool- Filter Cartridges

**00040 - Tennis Courts**

**Breault Asphalt Maintenance, Inc.**

8234 Galena Avenue Sacramento    *Phone:* (916) 379-9769    *License #:* 827350  
, CA 95828

**17000 - Tennis Court**

500 - Resurface	[2] Courts, Pickle/Tennis & Basketball
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This report is intended to assist the auditor while preparing the audit, review or compilation of Green Tree HOA Rec'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 Rec.

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 \$55,000 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 \$76,898.

"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
<b>00010 - Clubhouse</b>						
<b>04000 - Structural Repairs</b>						
912 - Doors 8 Clubhouse Doors (13%)	1,600	10	6	640	820	196
<b>05000 - Roofing</b>						
690 - Pitched: Dimensional Composition 44 Squares- Clubhouse	33,000	25	14	14,520	16,236	1,965
700 - Gutters / Downspouts 260 lf Clubhouse	2,860	25	14	1,258	1,407	170
<b>08000 - Rehab</b>						
220 - Restrooms 2 Clubhouse Restrooms	20,000	20	8	12,000	13,325	1,284
230 - Kitchen Kitchen	5,000	20	0	5,000	256	263
240 - General Office	1,965	20	8	1,179	1,309	126
250 - General Billiard Room	3,825	10	5	1,913	2,352	456
260 - General Pool Equipment Room	9,180	40	0	9,180	235	242
270 - General Table Tennis Room	3,275	6	2	2,183	2,797	604
<b>14000 - Recreation</b>						
700 - Billiard Table 2 Pool Tables	2,600	6	1	2,167	2,665	468
706 - Ping Pong Table Table Tennis Room	650	10	6	260	333	79
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Clubhouse Downstairs- Ruud	13,500	20	19	675	1,384	1,137
210 - HVAC Clubhouse Upstairs- Fujitsu	6,500	20	14	1,950	2,332	484
600 - Water Heater Clubhouse Pool Equip Rm	2,689	15	0	2,689	184	189
<b>24000 - Furnishings</b>						
100 - Miscellaneous Fixtures/ Furniture	6,010	5	2	3,606	4,928	1,330
110 - Miscellaneous Tables & Chairs	4,609	12	4	3,072	3,543	447
<b>25000 - Flooring</b>						
600 - Vinyl 22 Sq. Yds. Clubhouse Kitchen & Pantry	990	20	14	297	355	74
700 - Hardwood Floors 928 sf Clubhouse Upstairs	12,943	30	24	2,589	3,096	822
<b>27000 - Appliances</b>						
284 - Microwave Oven Kitchen	546	10	3	382	448	62
970 - Refrigerator Kitchen	773	20	19	39	79	65
976 - 4-Burner Stove & Oven Kitchen	1,748	20	3	1,486	1,613	99
Sub-total Clubhouse	134,263			67,085	59,698	10,563

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
<b>00020 - Painting</b>						
<b>03000 - Painting: Exterior</b>						
110 - Surface Restoration Wood Siding & Trim	6,500	5	1	5,200	6,663	1,404
120 - Surface Restoration Stucco	6,010	10	6	2,404	3,080	734
300 - Tubular Steel 260 lf Pool Fence	4,480	6	3	2,240	3,061	847
<b>03500 - Painting: Interior</b>						
300 - Clubhouse Clubhouse	5,463	7	3	3,122	4,000	886
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim Clubhouse	3,275	5	1	2,620	3,357	707
Sub-total Painting	25,728			15,586	20,160	4,578
<b>00030 - Pool</b>						
<b>02000 - Concrete</b>						
600 - Pool Deck 3,475 sf Pool Deck	72,142	40	36	7,214	9,243	0
<b>04000 - Structural Repairs</b>						
850 - Shed Tuff Shed Building	6,556	15	2	5,682	6,272	484
<b>12000 - Pool</b>						
100 - Resurface 2,913 sf Large & Small Pools	49,335	12	8	16,445	21,070	5,278
200 - Edge: Tile, Coping, Mastic 236 lf Large & Small Pools	24,755	24	20	4,126	5,286	1,781
700 - Equipment: Replacement Pool	8,741	10	6	3,496	4,480	1,068
706 - Pumps 3 Pool Pumps (33%)	2,300	3	1	1,533	2,358	828
710 - Filter Pool- Filter Cartridges	999	5	3	400	614	227
728 - Equipment: Replacement 2 Chlorinator	2,732	5	3	1,093	1,680	620
960 - Furniture: Misc 56 Pool Furnishings	6,888	10	6	2,755	3,530	842
990 - Lighting 3 Pool LED Lights	2,400	12	8	800	1,025	257
<b>19000 - Fencing</b>						
200 - Wrought Iron 260 lf Pool Perimeter Fence	15,341	30	14	8,182	8,910	761
302 - Gates Pool Pedestrian Gate	16,038	15	8	7,484	8,767	1,373
<b>20000 - Lighting</b>						
980 - Pole Lights Pool Area Pole Lighting	10,448	15	5	6,965	7,854	830
<b>26000 - Outdoor Equipment</b>						
840 - Shade Structure 396 sf [2] Trellises	8,195	18	4	6,374	7,000	529
Sub-total Pool	226,869			72,549	88,089	14,877
<b>00040 - Tennis Courts</b>						
<b>17000 - Tennis Court</b>						
500 - Resurface 10,780 sf [2] Courts, Pickle/Tennis & Basketball	29,901	21	20	1,424	2,919	2,458
504 - Reseal 10,780 sf [2] Courts, Pickle/Tennis & Basketball	8,960	7	6	1,280	2,624	1,564
<b>19000 - Fencing</b>						
130 - Chain Link: 10' 590 lf Tennis Court Fence	20,556	30	4	17,815	18,963	797
Sub-total Tennis Courts	59,417			20,519	24,506	4,819

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
<b>00050 - Hardscape</b>						
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 7,713 sf Parking Lot	1,686	5	1	1,348	1,728	364
200 - Asphalt: Ongoing Repairs 7,713 sf Parking Lot (4%)	1,180	5	1	944	1,209	255
300 - Asphalt: Overlay w/ Interlayer 7,713 sf Parking Lot	21,596	25	6	16,413	17,709	1,056
800 - Striping Clubhouse	437	5	1	350	448	94
<b>02000 - Concrete</b>						
201 - Sidewalks, Curbs & Gutters Parking Area Walkway (2023 Only)[nr:1]	1,200	2	1	600	1,230	648
Sub-total Hardscape	26,099			19,655	22,324	2,417
<b>00060 - Miscellaneous</b>						
<b>18000 - Landscaping</b>						
100 - Irrigation: Misc. Recreation Area Irrigation	1,090	3	1	727	1,117	392
300 - Irrigation: Backflow Preventors Recreation Area Backflow Device	874	20	3	743	806	50
420 - General Repairs/Upgrades Recreation Area Landscaping	1,238	3	0	1,238	423	435
<b>24600 - Safety / Access</b>						
700 - Security System Video Surveillance	5,682	5	3	2,273	3,494	1,289
<b>30000 - Miscellaneous</b>						
910 - CC&R Revision Governing Documents	2,732	10	3	1,912	2,240	310
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit Reserve Study	320	3	0	320	109	112
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	3,000	5	3	1,200	1,845	681
Sub-total Miscellaneous	14,935			8,412	10,035	3,269
				[A]	[B]	
<b>Totals</b>	<b>487,311</b>			<b>203,806</b>	<b>224,812</b>	<b>40,523</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>37.73%</b>	<b>43.57%</b>	



## 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 Rec**

*Update w/ Site Visit Review*

First Draft

Published - April 05, 2023

Prepared for the 2023 Fiscal Year

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April 05, 2023

This is a summary of the Reserve Study that has been performed for Green Tree HOA Rec, (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 Rec is a Planned Development with a total of 1 Lot.

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

### **Funding Assessment**

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

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

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>	<b>24,899</b>	<b>5-25</b>	<b>1-6</b>	<b>19,055</b>	<b>21,094</b>	<b>1,769</b>
<b>02000 - Concrete</b>	<b>73,342</b>	<b>2-40</b>	<b>1-36</b>	<b>7,814</b>	<b>10,473</b>	<b>648</b>
<b>03000 - Painting: Exterior</b>	<b>16,989</b>	<b>5-10</b>	<b>1-6</b>	<b>9,844</b>	<b>12,804</b>	<b>2,985</b>
<b>03500 - Painting: Interior</b>	<b>5,463</b>	<b>7-7</b>	<b>3-3</b>	<b>3,122</b>	<b>4,000</b>	<b>886</b>
<b>04000 - Structural Repairs</b>	<b>11,431</b>	<b>5-15</b>	<b>1-6</b>	<b>8,942</b>	<b>10,449</b>	<b>1,387</b>
<b>05000 - Roofing</b>	<b>35,860</b>	<b>25-25</b>	<b>14-14</b>	<b>15,778</b>	<b>17,643</b>	<b>2,135</b>
<b>08000 - Rehab</b>	<b>43,245</b>	<b>6-40</b>	<b>0-8</b>	<b>31,455</b>	<b>20,275</b>	<b>2,975</b>
<b>12000 - Pool</b>	<b>98,150</b>	<b>3-24</b>	<b>1-20</b>	<b>30,648</b>	<b>40,043</b>	<b>10,899</b>
<b>14000 - Recreation</b>	<b>3,250</b>	<b>6-10</b>	<b>1-6</b>	<b>2,427</b>	<b>2,998</b>	<b>547</b>
<b>17000 - Tennis Court</b>	<b>38,861</b>	<b>7-21</b>	<b>6-20</b>	<b>2,704</b>	<b>5,543</b>	<b>4,022</b>
<b>18000 - Landscaping</b>	<b>3,202</b>	<b>3-20</b>	<b>0-3</b>	<b>2,708</b>	<b>2,347</b>	<b>877</b>
<b>19000 - Fencing</b>	<b>51,935</b>	<b>15-30</b>	<b>4-14</b>	<b>33,482</b>	<b>36,641</b>	<b>2,931</b>
<b>20000 - Lighting</b>	<b>10,448</b>	<b>15-15</b>	<b>5-5</b>	<b>6,965</b>	<b>7,854</b>	<b>830</b>
<b>23000 - Mechanical Equipment</b>	<b>22,689</b>	<b>15-20</b>	<b>0-19</b>	<b>5,314</b>	<b>3,899</b>	<b>1,810</b>
<b>24000 - Furnishings</b>	<b>10,618</b>	<b>5-12</b>	<b>2-4</b>	<b>6,678</b>	<b>8,471</b>	<b>1,777</b>
<b>24600 - Safety / Access</b>	<b>5,682</b>	<b>5-5</b>	<b>3-3</b>	<b>2,273</b>	<b>3,494</b>	<b>1,289</b>
<b>25000 - Flooring</b>	<b>13,933</b>	<b>20-30</b>	<b>14-24</b>	<b>2,886</b>	<b>3,451</b>	<b>896</b>
<b>26000 - Outdoor Equipment</b>	<b>8,195</b>	<b>18-18</b>	<b>4-4</b>	<b>6,374</b>	<b>7,000</b>	<b>529</b>
<b>27000 - Appliances</b>	<b>3,067</b>	<b>10-20</b>	<b>3-19</b>	<b>1,907</b>	<b>2,140</b>	<b>226</b>
<b>30000 - Miscellaneous</b>	<b>2,732</b>	<b>10-10</b>	<b>3-3</b>	<b>1,912</b>	<b>2,240</b>	<b>310</b>
<b>31000 - Reserve Study</b>	<b>320</b>	<b>3-3</b>	<b>0-0</b>	<b>320</b>	<b>109</b>	<b>112</b>
<b>32000 - Undesignated</b>	<b>3,000</b>	<b>5-5</b>	<b>3-3</b>	<b>1,200</b>	<b>1,845</b>	<b>681</b>
Totals	<b>\$487,311</b>			<b>\$203,806</b>	<b>\$224,812</b>	<b>\$40,523</b>
Estimated Ending Balance				<b>\$76,898</b>	<b>\$97,949</b>	<b>\$3,376.92</b>
Percent Funded				<b>37.7%</b>	<b>43.6%</b>	<b>/Lot/month @ 1</b>

April 5, 2023

(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 \$203,806, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of April, 2023. The projected reserve fund cash balance at the end of the current fiscal year is \$76,898 resulting in reserves being 37.7% 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	\$224,812	\$97,949	43.6%
2024	\$244,177	\$124,703	51.1%
2025	\$269,136	\$137,329	51.0%
2026	\$279,768	\$142,701	51.0%
2027	\$282,915	\$173,857	61.5%

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 \$126,864 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.*

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

**Note:** due to Green Tree Recreation's unique single family and condominium ownership mixture, this deficiency amount is represented as the total amount and not a per ownership average amount.

**§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.

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Beginning Balance</b>	55,000 <sup>1</sup>	76,898	97,949	124,703	137,329	142,701	173,857	142,169	177,509	99,527
<b>Inflated Expenditures @ 2.5%</b>	18,427	20,774	16,642	32,106	40,565	16,149	80,112	14,264	128,450	7,540
<b>Reserve Contribution</b>	39,343	40,523	41,739	42,782	43,852	44,948	46,072	47,224	48,405	49,615
<i>Lot/month @ 1</i>	3,278.58	3,376.92	3,478.25	3,565.17	3,654.33	3,745.67	3,839.33	3,935.33	4,033.75	4,134.58
<i>Percentage Increase</i>		3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	982	1,302	1,657	1,951	2,085	2,357	2,353	2,380	2,062	1,808
<b>Ending Balance</b>	76,898	97,949	124,703	137,329	142,701	173,857	142,169	177,509	99,527	143,410

1) Beginning balance is estimated. Client to provide actual 12/31/2021 reserve fund balance.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Beginning Balance</b>	143,410	185,379	223,389	270,316	286,992	259,640	303,188	299,901	337,664	383,201
<b>Inflated Expenditures @ 2.5%</b>	11,333	17,159	10,177	42,237	87,556	18,179	66,751	27,433	21,789	32,393
<b>Reserve Contribution</b>	50,855	52,126	53,429	54,765	56,134	57,537	58,975	60,449	61,960	63,509
<i>Lot/month @ 1</i>	4,237.92	4,343.83	4,452.42	4,563.75	4,677.83	4,794.75	4,914.58	5,037.42	5,163.33	5,292.42
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	2,448	3,043	3,675	4,149	4,069	4,190	4,490	4,746	5,366	5,981
<b>Ending Balance</b>	185,379	223,389	270,316	286,992	259,640	303,188	299,901	337,664	383,201	420,299

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>Beginning Balance</b>	420,299	270,845	309,785	352,820	367,670	409,198	471,206	477,289	521,183	523,671
<b>Inflated Expenditures @ 2.5%</b>	219,696	32,106	30,290	60,615	36,110	18,196	76,470	40,918	84,603	0
<b>Reserve Contribution</b>	65,097	66,724	68,392	70,102	71,855	73,651	75,492	77,379	79,313	81,296
<i>Lot/month @ 1</i>	5,424.75	5,560.33	5,699.33	5,841.83	5,987.92	6,137.58	6,291.00	6,448.25	6,609.42	6,774.67
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	5,145	4,322	4,933	5,363	5,783	6,554	7,061	7,433	7,778	8,465
<b>Ending Balance</b>	270,845	309,785	352,820	367,670	409,198	471,206	477,289	521,183	523,671	613,432