



## Reserve Study Transmittal Letter

Date: November 09, 2021  
To: Gold Ridge Forest HOA  
From: Browning Reserve Group (BRG)

**Re: Gold Ridge Forest HOA; Update w/ Site Visit Review**

Attached, please find the reserve study for Gold Ridge Forest HOA. 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 next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$69,792** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$27.83 /Lot/quarter @ 627.** 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, 2022, the Association is **44.3%** funded.

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

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

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)?

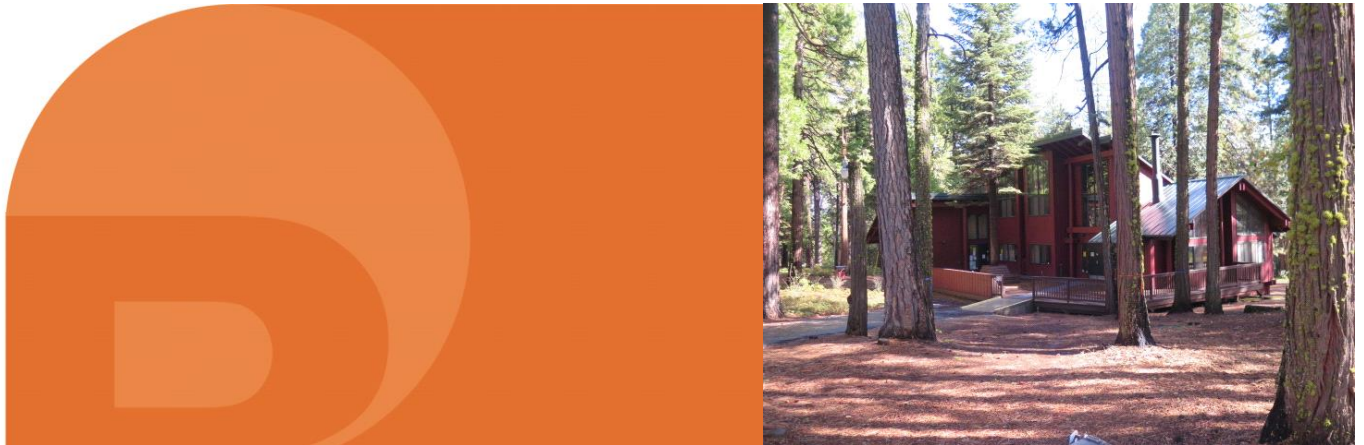
Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves 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, (2021) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Gold Ridge Forest HOA on this study.



**RESERVE STUDY**

Update w/ Site Visit Review

**Gold Ridge Forest HOA**

Second Draft

Published - November 09, 2021

Prepared for the 2022 Fiscal Year

**Browning Reserve Group**

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## Gold Ridge Forest HOA

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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	106
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Published - November 09, 2021

Prepared for the 2022 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Gold Ridge Forest HOA (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.

Gold Ridge Forest HOA is a Planned Development with a total of 627 Lots.

### Physical Inspection

Browning Reserve Group ("**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 \$585,323.**
  - [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, 2022 is estimated to be \$259,418, constituting 44.3% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
  
- 4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$69,792 [*\$27.83 per Lot per quarter (average)*] for the fiscal year ending December 31, 2022 (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.**



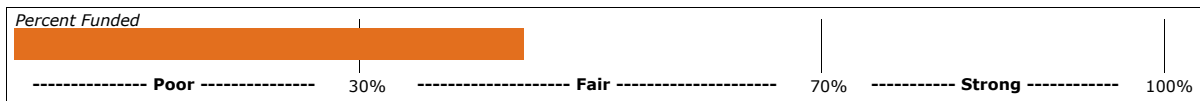
### Funding Assessment

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 44.3% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



### Methodology

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

### Funding Goals

The funding goal employed for Gold Ridge Forest HOA 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*

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
<b>01000 - Paving</b>																			
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,546	3	2			8,978				9,669			10,412			11,213			12,075
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,040	3	2			2,143				2,308			2,486			2,677			2,882
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	6,800	6	5							7,693						8,922			
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,690	3	2			8,079				8,700			9,369			10,089			10,865
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	44,856	25	2			47,127													
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3,900	3	2			4,097				4,412			4,752			5,117			5,511
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	22,750	25	2			23,902													
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,880	5	1		2,952						3,340					3,779			
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,920	5	1		1,968						2,227					2,519			
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	25,920	25	4					28,611											
Total 01000 - Paving	127,301				4,920	94,326		28,611	32,783	5,567		27,018			44,316				31,333
<b>02000 - Concrete</b>																			
380 - Pad 624 sf Shuffle Board Pad (10%)	998	5	5							1,130					1,278				
400 - Pool Deck 6,000 sf Large Pool	80,000	35	0	80,000															
410 - Pool Deck Small Pool	13,800	15	4					15,233											
Total 02000 - Concrete	94,799			80,000				15,233	1,130						1,278				
<b>03000 - Painting: Exterior</b>																			
100 - Surface Restoration Lodge	6,790	10	1	6,960												8,909			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,520	2	4					3,885		4,082		4,289		4,506			4,734		4,974
110 - Acrylic 624 sf Shuffle Board Stripe	1,248	10	1	1,279												1,637			
150 - Stain Lodge Decking, Benches, Etc	1,537	2	1	1,576		1,656			1,740		1,828		1,920		2,017			2,119	
400 - Wrought Iron 405 lf Pool Area Fence	4,050	5	1	4,151						4,697						5,314			

See Section VI-b for Excluded Components

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement		Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																
Total 03000 - Painting: Exterior	17,145				13,966		1,656	3,885	1,740	8,779	1,828	4,289	1,920	4,506	17,878	4,734	2,119	4,974
<b>03500 - Painting: Interior</b>																		
300 - Clubhouse Lodge (50%)	3,190	8	3				3,435											4,186
310 - Miscellaneous Pool Building	800	10	9										999					
Total 03500 - Painting: Interior	3,990						3,435						999					4,186
<b>04000 - Structural Repairs</b>																		
660 - Decking: Wood Lodge Decking, Benches, Etc	17,975	20	5						20,337									
910 - Building Maintenance Various	3,477	20	1		3,564													
912 - Building Maintenance Polaris Quad- Tuff Shed	3,800	15	6							4,407								
920 - Doors Lodge Fire-Safe Upgrade	17,275	25	11															22,666
Total 04000 - Structural Repairs	42,527				3,564				20,337	4,407								22,666
<b>05000 - Roofing</b>																		
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	21,600	25	20															
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,000	25	3				9,692											
440 - Pitched: Metal 37 Squares- Lodge	35,890	30	27															
Total 05000 - Roofing	66,490						9,692											
<b>08000 - Rehab</b>																		
100 - General Lodge	14,261	20	13															19,659
210 - Bathrooms 2 Lodge Bathrooms	14,260	30	23															
220 - Bathrooms 2 Pool Building Bathrooms	3,480	20	12															4,680
230 - Kitchen Pool Building Kitchen	4,525	20	1		4,638													
234 - Kitchen Lodge	35,900	20	14															50,726
Total 08000 - Rehab	72,426				4,638													4,680 19,659 50,726
<b>12000 - Pool</b>																		
100 - Resurface 136 If Small Pool	22,032	12	1		22,583													30,371
120 - Resurface 240 If Large Pool	60,000	12	1		61,500													82,711
200 - Edge: Tile, Coping, Mastic 240 If Large Pool	12,000	24	16															
700 - Equipment: Replacement Small Pool (50%)	3,000	5	2			3,152					3,566							4,035
710 - Equipment: Replacement Large Pool (50%)	5,000	5	5					5,657					6,400					
711 - Equipment: Replacement Large Pool (2021 Only)[nr:1]	25,000	1	0	25,000														

See Section VI-b for Excluded Components

Reserve Component	Current Life			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement Cost	Useful	/															
714 - Chemical System 2 IntelliChem Controllers	5,000	6	2			5,253						6,092						7,065
730 - Equipment: Replacement 24 Filter Cartridges	1,651	3	0	1,651			1,778			1,915			2,062			2,220		
800 - Solar System Small Pool	11,540	15	3				12,427											
810 - Solar System Large Pool	34,800	15	3				37,476											
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,239	4	4					7,991				8,820				9,736		
934 - Furniture: Misc 4 Pool- Chaise Lounges	370	2	0	370		389		408		429		451		474		498		523
<b>Total 12000 - Pool</b>	<b>187,632</b>			<b>27,021</b>	<b>84,083</b>	<b>8,794</b>	<b>51,681</b>	<b>8,399</b>	<b>5,657</b>	<b>2,344</b>	<b>3,566</b>	<b>15,363</b>	<b>2,062</b>	<b>6,874</b>		<b>16,488</b>	<b>113,082</b>	<b>7,588</b>
<b>14000 - Recreation</b>																		
700 - Billiard Table Lodge Upstairs	4,000	30	13															5,514
902 - Game Table Pool Building Table Tennis	810	12	1		830													1,117
<b>Total 14000 - Recreation</b>	<b>4,810</b>				<b>830</b>													<b>6,631</b>
<b>17000 - Tennis Court</b>																		
100 - Reseal 14,400 sf [2] Tennis Courts	12,672	7	6							14,696								17,468
500 - Resurface 14,400 sf [2] Tennis Courts	54,720	21	6							63,458								
<b>Total 17000 - Tennis Court</b>	<b>67,392</b>									<b>78,154</b>								<b>17,468</b>
<b>17500 - Basketball / Sport Court</b>																		
300 - Basketball Standard Backboard & Hoop	500	8	4					552								672		
<b>Total 17500 - Basketball / Sport Court</b>	<b>500</b>							<b>552</b>								<b>672</b>		
<b>18000 - Landscaping</b>																		
460 - Defensible Space Greenbelt Clearing	20,000	2	2			21,013		22,076		23,194		24,368		25,602		26,898		28,259
461 - Defensible Space Greenbelt Clearing (2021 Only)[nr:1]	50,000	2	0	50,000														
<b>Total 18000 - Landscaping</b>	<b>70,000</b>			<b>50,000</b>		<b>21,013</b>		<b>22,076</b>		<b>23,194</b>		<b>24,368</b>		<b>25,602</b>		<b>26,898</b>		<b>28,259</b>
<b>19000 - Fencing</b>																		
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,816	30	14															3,979
114 - Chain Link: 6' 221 lf Pool Area	3,536	30	1		3,624													
130 - Chain Link: 10' 450 lf Tennis Courts	12,150	30	2			12,765												
190 - Chain Link: Slats 221 lf Pool	2,652	10	1		2,718										3,480			
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	20,250	30	11												26,570			
<b>Total 19000 - Fencing</b>	<b>41,404</b>				<b>6,343</b>	<b>12,765</b>									<b>30,049</b>			<b>3,979</b>
<b>20000 - Lighting</b>																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
100 - Exterior: Misc. Fixtures Walkway & Pool Area	30,000	15	1			30,750													
Total 20000 - Lighting	30,000					30,750													
<b>21000 - Signage</b>																			
100 - Miscellaneous 6 Activities Area (33%)	800	5	4					883						999					1,130
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,000	20	9											8,742					
Total 21000 - Signage	7,800							883						9,741					1,130
<b>22000 - Office Equipment</b>																			
100 - Miscellaneous Camera- 2021	700	6	0	700						812							941		
200 - Computers, Misc. Office	2,500	6	1		2,563							2,972							3,446
204 - Computers, Misc. Office- Laptop	1,500	5	0	1,500					1,697						1,920				
300 - Copier Office	4,100	5	2			4,308						4,874						5,514	
Total 22000 - Office Equipment	8,800			2,200	2,563	4,308			1,697	812	7,845			1,920			6,455	3,446	
<b>23000 - Mechanical Equipment</b>																			
200 - HVAC Lodge	4,800	15	9											5,995					
600 - Water Heater Pool Equipment Room	1,400	10	3				1,508												1,930
610 - Water Heater Lodge	1,400	15	5						1,584										
700 - Wall A/C Small Office Ductless	4,000	20	8										4,874						
704 - HVAC Lodge	8,900	20	8										10,844						
Total 23000 - Mechanical Equipment	20,500					1,508		1,584			15,717		5,995						1,930
<b>24000 - Furnishings</b>																			
106 - Miscellaneous 13 Lodge	2,145	6	1		2,199						2,550								2,957
200 - Chairs 80 Lodge- Folding Chairs	2,880	10	3				3,101												3,970
300 - Tables: Buffet 10 Lodge (50%)	850	7	1		871								1,036						
620 - Modular Office Desk Office Desk Only	1,500	20	14																2,119
Total 24000 - Furnishings	7,375				3,070		3,101				2,550	1,036							6,927
<b>24600 - Safety / Access</b>																			
560 - Cameras Security Cameras	1,500	6	0	1,500						1,740								2,017	
700 - Security System Pool & Tennis Gates	13,080	6	3				14,086							16,335					
710 - Security System Gates Software Upgrade	4,900	6	2			5,148							5,970						6,924

See Section VI-b for Excluded Components

Prepared for the 2022 Fiscal Year

Reserve Component	Current Life			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement Cost	Useful	Remaining /															
720 - Security System Wireless Upgrade	1,000	6	1		1,025						1,189						1,379	
Total 24600 - Safety / Access	20,480			1,500	1,025	5,148	14,086			1,740	1,189	5,970	16,335			2,017	1,379	6,924
<b>25000 - Flooring</b>																		
200 - Carpeting 62 Sq. Yds. Pool Building	2,385	8	0	2,385								2,906						
400 - Tile Lodge	15,657	20	8									19,077						
990 - Vinyl 270 sf Office- Laminate	2,052	15	10														2,627	
Total 25000 - Flooring	20,094			2,385								21,982					2,627	
<b>26000 - Outdoor Equipment</b>																		
100 - Tot Lot: Play Equipment Play Area Structure	29,100	25	0	29,100														
104 - Tot Lot: Play Equipment 4 Play Area	8,340	15	0	8,340														
105 - Tot Lot: Play Equipment Play Area (2021 Only)[nr:1]	1,800	1	0	1,800														
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,000	3	3				1,077			1,160			1,249				1,345	
141 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber (2021 Only)[nr:1]	6,665	2	0	6,665														
200 - Pedestal Grill BBQ 5 Activities Area (20%)	123	3	2			129			139			150			161			174
210 - Barbecue 2 Activities Area (50%)	750	15	2			788												
214 - Barbecue Brinkmann Gas	600	12	10														768	
280 - Picnic Tables 7 Activities Area	7,105	15	2			7,465												
284 - Picnic Tables 3 Activities Area	3,300	15	7									3,923						
310 - Benches 7 Activities Area	3,780	15	6							4,384								
380 - Garbage Receptacles 8 Activities Area	4,000	15	2			4,203												
480 - Drinking Fountain 5 Activities Area	4,000	20	7								4,755							
900 - Miscellaneous Wood Shed Behind Lodge	2,800	30	15															
Total 26000 - Outdoor Equipment	73,363			45,905		12,584	1,077		139	5,543	8,677	150	1,249	768	161	1,345		174
<b>27000 - Appliances</b>																		
200 - Refrigerator Lodge	2,140	15	9											2,673				
204 - Refrigerator Pool Building	900	15	1		923													
700 - Stove Lodge	1,570	15	9											1,961				
720 - Oven: Wall Lodge- Double Oven	2,250	15	9											2,810				



See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total 27000 - Appliances	6,860				923								7,443					
<b>30000 - Miscellaneous</b>																		
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8	1		513								624					
710 - Tools Maintenance Bldg- Compressor	1,040	15	5						1,177									
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	725	5	1		743					841				951				
740 - Tractor Maintenance Bldg- Ranger Quad Runner	13,900	10	5						15,727									
860 - Field Equipment Chipper/Shredder	9,525	15	12															12,810
Total 30000 - Miscellaneous	25,690				1,256				16,903	841			624	951		12,810		
<b>31000 - Reserve Study</b>																		
100 - 3 Year Update with Site Visit Reserve Study	2,000	3	0	2,000			2,154			2,319			2,498					2,690
Total 31000 - Reserve Study	2,000			2,000			2,154			2,319			2,498					2,690
<b>32000 - Undesignated</b>																		
100 - Miscellaneous Reserve Items	1,045	1	1	1,071	1,098	1,125	1,153	1,182	1,212	1,242	1,273	1,305	1,338	1,371	1,405	1,441	1,477	
Total 32000 - Undesignated	1,045			1,071	1,098	1,125	1,153	1,182	1,212	1,242	1,273	1,305	1,338	1,371	1,405	1,441	1,477	
<b>Total Expenditures Inflated @ 2.50%</b>				211,011	159,001	160,036	89,515	80,793	83,152	134,911	26,897	117,167	50,171	44,912	121,579	80,196	174,082	138,682
Total Current Replacement Cost		1,020,424																

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives			13,003			14,003			15,080			16,239			17,488
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)			3,104			3,343			3,600			3,877			4,175
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)			10,347						11,999						13,915
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)			11,701			12,600			13,569			14,612			15,736
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway													87,371		
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)			5,934			6,391			6,882			7,411			7,981
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway													44,312		
190 - Asphalt: Sealing 9,600 sf Basketball Court		4,275					4,837					5,473			
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)		2,850					3,225					3,649			
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court															53,043
Total 01000 - Paving		7,126	44,089			36,337	8,062		51,130			51,261	131,683		112,338
<b>02000 - Concrete</b>															
380 - Pad 624 sf Shuffle Board Pad (10%)	1,446					1,636					1,851				
400 - Pool Deck 6,000 sf Large Pool															
410 - Pool Deck Small Pool					22,062										
Total 02000 - Concrete	1,446				22,062	1,636					1,851				
<b>03000 - Painting: Exterior</b>															
100 - Surface Restoration Lodge							11,404								
102 - Surface Restoration Pool Bldg/ Maintenance Bldg		5,225		5,490		5,768		6,060		6,367		6,689		7,028	
110 - Acrylic 624 sf Shuffle Board Stripe							2,096								
150 - Stain Lodge Decking, Benches, Etc	2,227		2,339		2,458		2,582		2,713		2,850		2,995		3,146
400 - Wrought Iron 405 lf Pool Area Fence		6,012					6,802					7,696			
Total 03000 - Painting: Exterior	2,227	11,238	2,339	5,490	2,458	5,768	22,885	6,060	2,713	6,367	2,850	14,385	2,995	7,028	3,146
<b>03500 - Painting: Interior</b>															
300 - Clubhouse Lodge (50%)					5,100								6,213		
310 - Miscellaneous Pool Building					1,279										1,637
Total 03500 - Painting: Interior					6,379								6,213		1,637

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>04000 - Structural Repairs</b>															
660 - Decking: Wood Lodge Decking, Benches, Etc											33,325				
910 - Building Maintenance Various							5,840								
912 - Building Maintenance Polaris Quad- Tuff Shed							6,382								
920 - Doors Lodge Fire-Safe Upgrade															
Total 04000 - Structural Repairs							12,222				33,325				
<b>05000 - Roofing</b>															
410 - Pitched: Dimensional Composition 24 Squares- Pool Building						35,394									
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building														17,968	
440 - Pitched: Metal 37 Squares- Lodge													69,907		
Total 05000 - Roofing						35,394							69,907	17,968	
<b>08000 - Rehab</b>															
100 - General Lodge															
210 - Bathrooms 2 Lodge Bathrooms									25,163						
220 - Bathrooms 2 Pool Building Bathrooms															
230 - Kitchen Pool Building Kitchen							7,600								
234 - Kitchen Lodge															
Total 08000 - Rehab							7,600		25,163						
<b>12000 - Pool</b>															
100 - Resurface 136 lf Small Pool											40,846				
120 - Resurface 240 lf Large Pool											111,237				
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool			17,814												
700 - Equipment: Replacement Small Pool (50%)				4,565				5,165					5,843		
710 - Equipment: Replacement Large Pool (50%)		7,241				8,193					9,270				
711 - Equipment: Replacement Large Pool (2021 Only)[nr:1]															
714 - Chemical System 2 IntelliChem Controllers						8,193						9,501			
730 - Equipment: Replacement 24 Filter Cartridges		2,391		2,575			2,773			2,986			3,216		
800 - Solar System Small Pool				17,998											
810 - Solar System Large Pool				54,276											

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
930 - Furniture: Misc 127 Pool- All Furniture (50%)		10,746				11,862				13,093				14,453	
934 - Furniture: Misc 4 Pool- Chaise Lounges		549		577		606		637		669		703		739	
Total 12000 - Pool	9,633	29,110	4,565	75,427		28,854	2,773	5,802		16,749	161,352	10,205	9,059	15,191	
<b>14000 - Recreation</b>															
700 - Billiard Table Lodge Upstairs															
902 - Game Table Pool Building Table Tennis											1,502				
Total 14000 - Recreation											1,502				
<b>17000 - Tennis Court</b>															
100 - Reseal 14,400 sf [2] Tennis Courts						20,765								24,683	
500 - Resurface 14,400 sf [2] Tennis Courts														106,584	
Total 17000 - Tennis Court						20,765								131,266	
<b>17500 - Basketball / Sport Court</b>															
300 - Basketball Standard Backboard & Hoop						819									998
Total 17500 - Basketball / Sport Court						819									998
<b>18000 - Landscaping</b>															
460 - Defensible Space Greenbelt Clearing		29,690		31,193		32,772		34,431		36,175		38,006		39,930	
461 - Defensible Space Greenbelt Clearing (2021 Only)[nr:1]															
Total 18000 - Landscaping		29,690		31,193		32,772		34,431		36,175		38,006		39,930	
<b>19000 - Fencing</b>															
110 - Chain Link: 6' 176 lf Large Pool Solar System															
114 - Chain Link: 6' 221 lf Pool Area															
130 - Chain Link: 10' 450 lf Tennis Courts															
190 - Chain Link: Slats 221 lf Pool								4,454							
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates															
Total 19000 - Fencing								4,454							
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures Walkway & Pool Area		44,535													
Total 20000 - Lighting		44,535													
<b>21000 - Signage</b>															
100 - Miscellaneous 6 Activities Area (33%)					1,279					1,447					1,637

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite															14,325
Total 21000 - Signage					1,279					1,447					15,962
<b>22000 - Office Equipment</b>															
100 - Miscellaneous Camera- 2021				1,092						1,266					
200 - Computers, Misc. Office					3,997						4,635				
204 - Computers, Misc. Office- Laptop	2,172					2,458					2,781				
300 - Copier Office			6,239					7,058					7,986		
Total 22000 - Office Equipment	2,172		6,239	1,092	3,997	2,458		7,058		1,266	7,416		7,986		
<b>23000 - Mechanical Equipment</b>															
200 - HVAC Lodge										8,682					
600 - Water Heater Pool Equipment Room								2,470							
610 - Water Heater Lodge						2,294									
700 - Wall A/C Small Office Ductless														7,986	
704 - HVAC Lodge														17,769	
Total 23000 - Mechanical Equipment						2,294		2,470		8,682				25,755	
<b>24000 - Furnishings</b>															
106 - Miscellaneous 13 Lodge					3,429						3,977				
200 - Chairs 80 Lodge- Folding Chairs									5,082						
300 - Tables: Buffet 10 Lodge (50%)	1,231							1,463							1,739
620 - Modular Office Desk Office Desk Only															
Total 24000 - Furnishings	1,231				3,429			1,463	5,082		3,977				1,739
<b>24600 - Safety / Access</b>															
560 - Cameras Security Cameras				2,339						2,713					
700 - Security System Pool & Tennis Gates	18,944						21,969							25,477	
710 - Security System Gates Software Upgrade						8,029						9,311			
720 - Security System Wireless Upgrade					1,599					1,854					
Total 24600 - Safety / Access	18,944			2,339	1,599	8,029	21,969			2,713	1,854	9,311	25,477		
<b>25000 - Flooring</b>															
200 - Carpeting 62 Sq. Yds. Pool Building		3,541								4,314					

See Section VI-b for Excluded Components

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
400 - Tile Lodge															31,259
990 - Vinyl 270 sf Office- Laminate											3,804				
Total 25000 - Flooring		3,541								4,314	3,804				31,259
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Play Area Structure											53,950				
104 - Tot Lot: Play Equipment 4 Play Area	12,079														
105 - Tot Lot: Play Equipment Play Area (2021 Only)[nr:1]															
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,448			1,560			1,680			1,809				1,948	
141 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber (2021 Only)[nr:1]															
200 - Pedestal Grill BBQ 5 Activities Area (20%)			187			202			217			234			252
210 - Barbecue 2 Activities Area (50%)			1,141												
214 - Barbecue Brinkmann Gas								1,033							
280 - Picnic Tables 7 Activities Area			10,811												
284 - Picnic Tables 3 Activities Area								5,681							
310 - Benches 7 Activities Area							6,349								
380 - Garbage Receptacles 8 Activities Area			6,086												
480 - Drinking Fountain 5 Activities Area													7,791		
900 - Miscellaneous Wood Shed Behind Lodge	4,055														
Total 26000 - Outdoor Equipment	17,582		18,226	1,560		202	8,028	6,714	217	1,809	53,950	234	9,739		252
<b>27000 - Appliances</b>															
200 - Refrigerator Lodge										3,871					
204 - Refrigerator Pool Building		1,336													
700 - Stove Lodge										2,840					
720 - Oven: Wall Lodge- Double Oven										4,070					
Total 27000 - Appliances		1,336								10,780					
<b>30000 - Miscellaneous</b>															
700 - Field Equipment Maintenance Bldg- Lawnmower			761								927				
710 - Tools Maintenance Bldg- Compressor						1,704									

See Section VI-b for Excluded Components

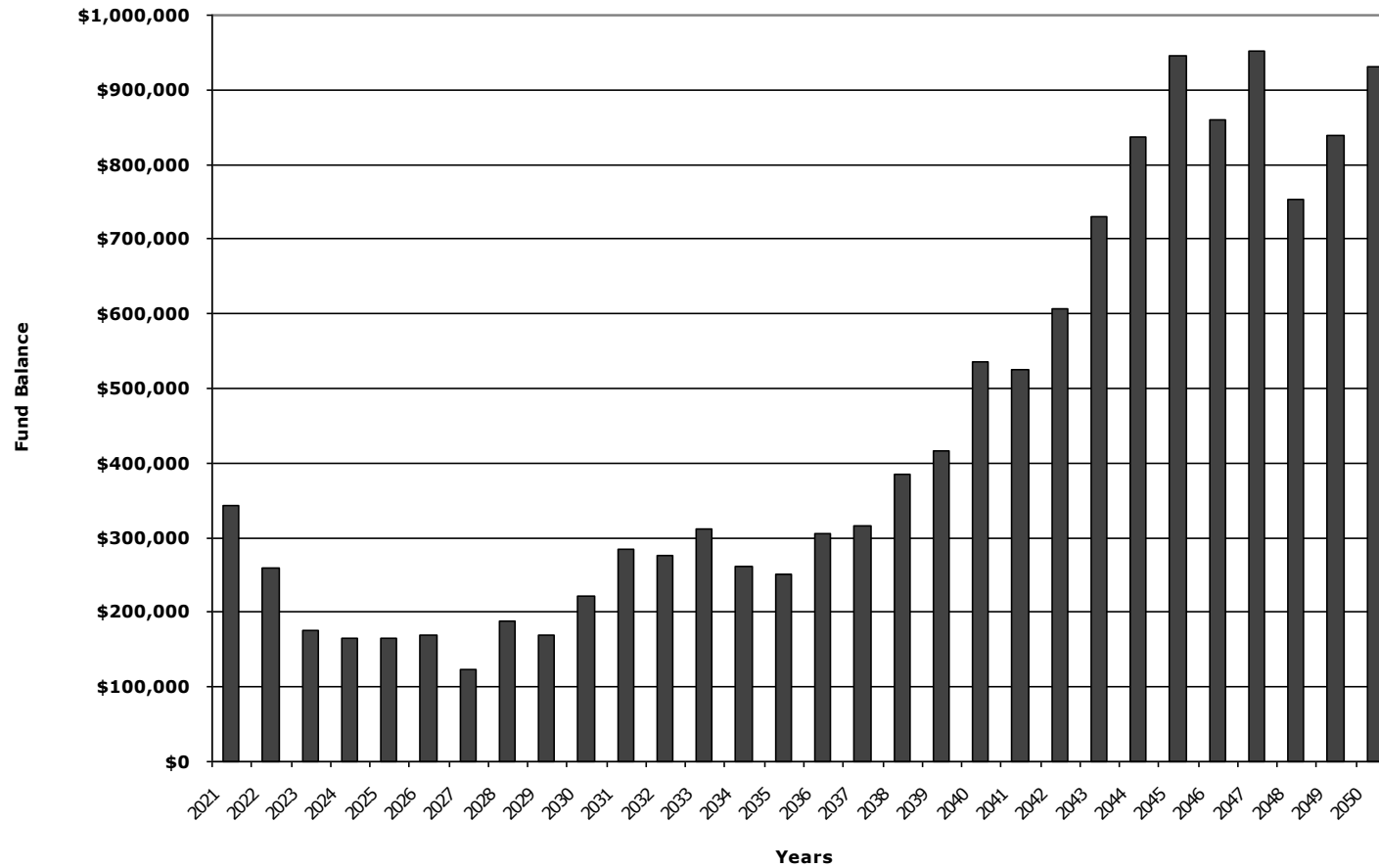
<i>Reserve Component</i>	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)		1,076					1,218					1,378			
740 - Tractor Maintenance Bldg- Ranger Quad Runner	20,131										25,770				
860 - Field Equipment Chipper/Shredder														18,553	
Total 30000 - Miscellaneous	20,131	1,076	761			1,704	1,218				26,697	1,378	18,553		
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit Reserve Study	2,897			3,119			3,359			3,617			3,896		
Total 31000 - Reserve Study	2,897			3,119			3,359			3,617			3,896		
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	1,513	1,551	1,590	1,630	1,671	1,712	1,755	1,799	1,844	1,890	1,937	1,986	2,035	2,086	2,138
Total 32000 - Undesignated	1,513	1,551	1,590	1,630	1,671	1,712	1,755	1,799	1,844	1,890	1,937	1,986	2,035	2,086	2,138
<b>Total Expenditures Inflated @ 2.50%</b>	<b>77,776</b>	<b>129,202</b>	<b>77,809</b>	<b>121,850</b>	<b>42,872</b>	<b>178,745</b>	<b>94,326</b>	<b>63,328</b>	<b>88,620</b>	<b>95,808</b>	<b>300,515</b>	<b>126,765</b>	<b>418,809</b>	<b>140,216</b>	<b>137,213</b>

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	482,206	344,133	259,418	175,553	164,787	166,102	168,671	122,905	189,220	169,703
<b>Inflated Expenditures @ 2.5%</b>	211,011	159,001	160,036	89,515	80,793	83,152	134,911	26,897	117,167	50,171
<b>Reserve Contribution</b>	66,787	69,792	72,933	76,215	79,645	83,229	86,974	90,888	94,978	99,252
<i>Lots/quarter @ 627</i>	26.63	27.83	29.08	30.39	31.76	33.19	34.68	36.24	37.87	39.57
<i>Percentage Increase</i>		4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	6,151	4,493	3,238	2,534	2,463	2,492	2,171	2,324	2,672	2,914
<b>Ending Balance</b>	344,133	259,418	175,553	164,787	166,102	168,671	122,905	189,220	169,703	221,697

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Beginning Balance</b>	221,697	284,270	275,241	312,684	261,233	250,042	305,653	316,147	384,700	416,310
<b>Inflated Expenditures @ 2.5%</b>	44,912	121,579	80,196	174,082	138,682	77,776	129,202	77,809	121,850	42,872
<b>Reserve Contribution</b>	103,718	108,385	113,262	118,359	123,685	129,251	135,067	141,145	147,497	154,134
<i>Lots/quarter @ 627</i>	41.35	43.22	45.16	47.19	49.32	51.54	53.85	56.28	58.81	61.46
<i>Percentage Increase</i>	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	3,767	4,165	4,377	4,272	3,806	4,137	4,629	5,217	5,963	7,079
<b>Ending Balance</b>	284,270	275,241	312,684	261,233	250,042	305,653	316,147	384,700	416,310	534,651

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Beginning Balance</b>	534,651	524,863	607,283	729,801	836,649	946,190	859,842	951,295	754,011	838,660
<b>Inflated Expenditures @ 2.5%</b>	178,745	94,326	63,328	88,620	95,808	300,515	126,765	418,809	140,216	137,213
<b>Reserve Contribution</b>	161,070	168,318	175,892	183,807	192,078	200,722	204,736	208,831	213,008	217,268
<i>Lots/quarter @ 627</i>	64.22	67.11	70.13	73.29	76.59	80.03	81.63	83.27	84.93	86.63
<i>Percentage Increase</i>	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	2.0%	2.0%	2.0%	2.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	7,887	8,428	9,953	11,661	13,272	13,444	13,482	12,695	11,856	13,180
<b>Ending Balance</b>	524,863	607,283	729,801	836,649	946,190	859,842	951,295	754,011	838,660	931,895





**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
2021	482,206	713,809	48.2%	211,011	66,787	0	6,151	344,133
2022	344,133	585,323	44.3%	159,001	69,792	0	4,493	259,418
2023	259,418	519,195	33.8%	160,036	72,933	0	3,238	175,553
2024	175,553	452,723	36.4%	89,515	76,215	0	2,534	164,787
2025	164,787	460,284	36.1%	80,793	79,645	0	2,463	166,102
2026	166,102	479,173	35.2%	83,152	83,229	0	2,492	168,671
2027	168,671	498,372	24.7%	134,911	86,974	0	2,171	122,905
2028	122,905	467,309	40.5%	26,897	90,888	0	2,324	189,220
2029	189,220	548,553	30.9%	117,167	94,978	0	2,672	169,703
2030	169,703	541,729	40.9%	50,171	99,252	0	2,914	221,697
2031	221,697	605,894	46.9%	44,912	103,718	0	3,767	284,270
2032	284,270	679,605	40.5%	121,579	108,385	0	4,165	275,241
2033	275,241	679,190	46.0%	80,196	113,262	0	4,377	312,684
2034	312,684	723,863	36.1%	174,082	118,359	0	4,272	261,233
2035	261,233	676,167	37.0%	138,682	123,685	0	3,806	250,042
2036	250,042	666,380	45.9%	77,776	129,251	0	4,137	305,653
2037	305,653	721,662	43.8%	129,202	135,067	0	4,629	316,147
2038	316,147	728,573	52.8%	77,809	141,145	0	5,217	384,700
2039	384,700	791,368	52.6%	121,850	147,497	0	5,963	416,310
2040	416,310	813,700	65.7%	42,872	154,134	0	7,079	534,651
2041	534,651	920,727	57.0%	178,745	161,070	0	7,887	524,863
2042	524,863	894,427	67.9%	94,326	168,318	0	8,428	607,283
2043	607,283	957,346	76.2%	63,328	175,892	0	9,953	729,801
2044	729,801	1,057,042	79.1%	88,620	183,807	0	11,661	836,649
2045	836,649	1,136,823	83.2%	95,808	192,078	0	13,272	946,190
2046	946,190	1,214,835	70.8%	300,515	200,722	0	13,444	859,842
2047	859,842	1,088,668	87.4%	126,765	204,736	0	13,482	951,295
2048	951,295	1,141,228	66.1%	418,809	208,831	0	12,695	754,011
2049	754,011	899,639	93.2%	140,216	213,008	0	11,856	838,660
2050	838,660	941,546	99.0%	137,213	217,268	0	13,180	931,895

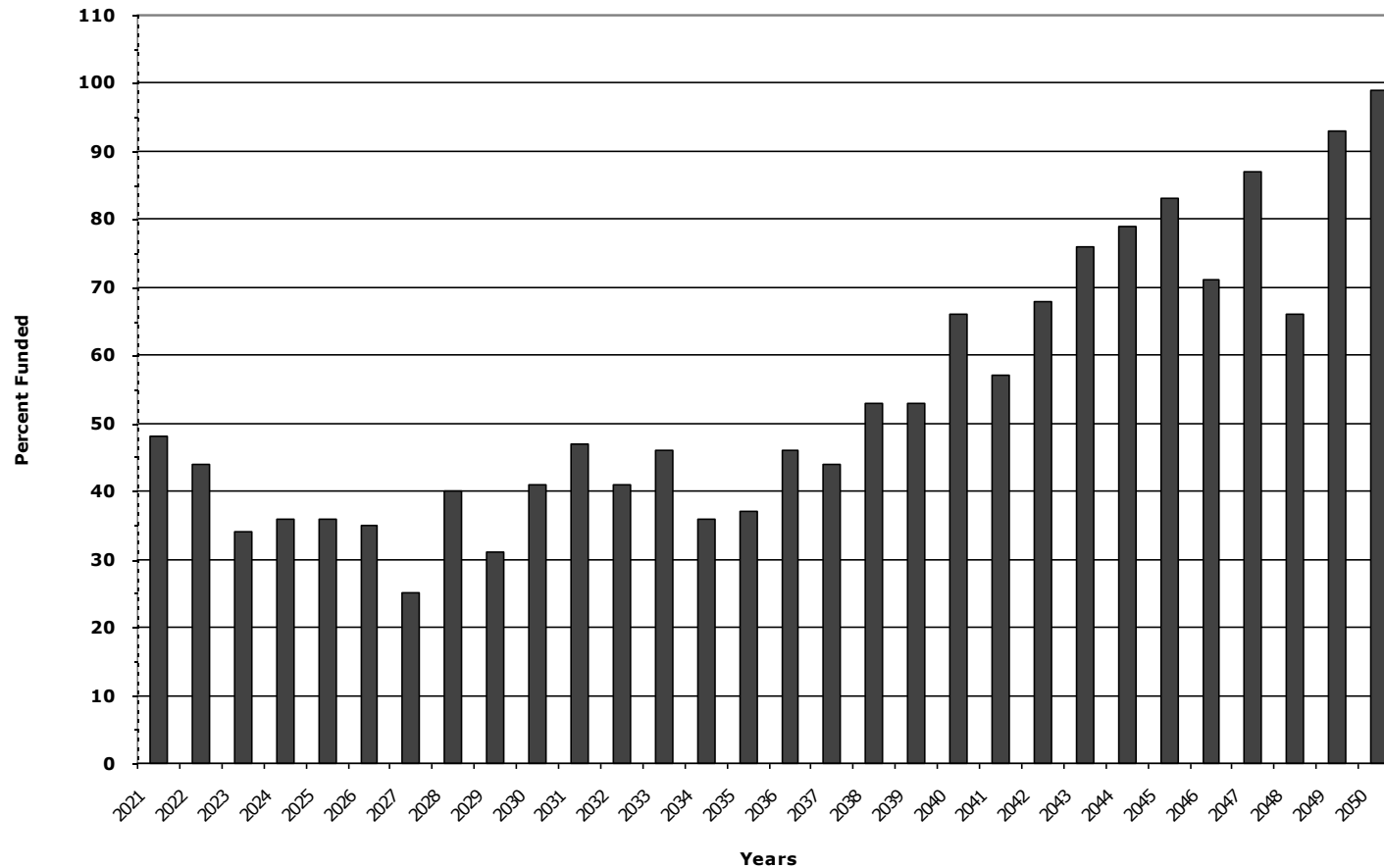
## 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

### Section IV-a

Gold Ridge Forest HOA

Second Draft

Prepared for the 2022 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,546	3	2	8,978	2,993	2,849	5,839	3.61%	2,521
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,040	3	2	2,143	714	680	1,394	0.86%	602
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	6,800	6	5	7,693	1,282	1,133	2,323	1.55%	1,080
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,690	3	2	8,079	2,693	2,563	5,255	3.25%	2,268
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	44,856	25	2	47,127	1,885	41,268	44,138	2.28%	1,588
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3,900	3	2	4,097	1,366	1,300	2,665	1.65%	1,151
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	22,750	25	2	23,902	956	20,930	22,386	1.15%	805
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,880	5	1	2,952	590	2,304	2,952	0.71%	497
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,920	5	1	1,968	394	1,536	1,968	0.48%	332
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	25,920	25	4	28,611	1,144	21,773	23,380	1.38%	964
Sub-total [01000 - Paving]	127,301			135,551	14,018	96,335	112,301	16.92%	11,808
<b>02000 - Concrete</b>									
380 - Pad 624 sf Shuffle Board Pad (10%)	998	5	5	1,130	188	166	205	0.23%	159
400 - Pool Deck 6,000 sf Large Pool	80,000	35	0	80,000	2,286	80,000	2,343	2.76%	1,925
410 - Pool Deck Small Pool	13,800	15	4	15,233	1,016	10,120	11,316	1.23%	855
Sub-total [02000 - Concrete]	94,799			96,363	3,490	90,287	13,864	4.21%	2,939

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>03000 - Painting: Exterior</b>									
100 - Surface Restoration Lodge	6,790	10	1	6,960	696	6,111	6,960	0.84%	586
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,520	2	4	3,885	777	704	902	0.94%	655
110 - Acrylic 624 sf Shuffle Board Stripe	1,248	10	1	1,279	128	1,123	1,279	0.15%	108
150 - Stain Lodge Decking, Benches, Etc	1,538	2	1	1,576	788	769	1,576	0.95%	664
400 - Wrought Iron 405 lf Pool Area Fence	4,050	5	1	4,151	830	3,240	4,151	1.00%	699
Sub-total [03000 - Painting: Exterior]	17,146			17,852	3,219	11,947	14,868	3.89%	2,712
<b>03500 - Painting: Interior</b>									
300 - Clubhouse Lodge (50%)	3,190	8	3	3,435	429	1,994	2,452	0.52%	362
310 - Miscellaneous Pool Building	800	10	9	999	100	80	164	0.12%	84
Sub-total [03500 - Painting: Interior]	3,990			4,434	529	2,074	2,616	0.64%	446
<b>04000 - Structural Repairs</b>									
660 - Decking: Wood Lodge Decking, Benches, Etc	17,975	20	5	20,337	1,017	13,481	14,740	1.23%	857
910 - Building Maintenance Various	3,477	20	1	3,564	178	3,303	3,564	0.22%	150
912 - Building Maintenance Polaris Quad- Tuff Shed	3,800	15	6	4,407	294	2,280	2,597	0.35%	247
920 - Doors Lodge Fire-Safe Upgrade	17,275	25	11	22,666	907	9,674	10,624	1.09%	764
Sub-total [04000 - Structural Repairs]	42,527			50,974	2,395	28,738	31,524	2.89%	2,018
<b>05000 - Roofing</b>									
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	21,600	25	20	35,394	1,416	4,320	5,314	1.71%	1,193
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,000	25	3	9,692	388	7,920	8,487	0.47%	327
440 - Pitched: Metal 37 Squares- Lodge	35,890	30	27	69,907	2,330	3,589	4,905	2.81%	1,963
Sub-total [05000 - Roofing]	66,490			114,993	4,134	15,829	18,706	4.99%	3,482

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>08000 - Rehab</b>									
100 - General Lodge	14,261	20	13	19,659	983	4,991	5,847	1.19%	828
210 - Bathrooms 2 Lodge Bathrooms	14,260	30	23	25,163	839	3,327	3,898	1.01%	707
220 - Bathrooms 2 Pool Building Bathrooms	3,480	20	12	4,680	234	1,392	1,605	0.28%	197
230 - Kitchen Pool Building Kitchen	4,525	20	1	4,638	232	4,299	4,638	0.28%	195
234 - Kitchen Lodge	35,900	20	14	50,726	2,536	10,770	12,879	3.06%	2,136
Sub-total [08000 - Rehab]	72,426			104,866	4,824	24,779	28,867	5.82%	4,063
<b>12000 - Pool</b>									
100 - Resurface 136 lf Small Pool	22,032	12	1	22,583	1,882	20,196	22,583	2.27%	1,585
120 - Resurface 240 lf Large Pool	60,000	12	1	61,500	5,125	55,000	61,500	6.19%	4,317
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	12,000	24	16	17,814	742	4,000	4,613	0.90%	625
700 - Equipment: Replacement Small Pool (50%)	3,000	5	2	3,152	630	1,800	2,460	0.76%	531
710 - Equipment: Replacement Large Pool (50%)	5,000	5	5	5,657	943	833	1,025	1.14%	794
711 - Equipment: Replacement Large Pool (2021 Only)[nr:1]	25,000	1	0	0	0	25,000	0	0.00%	0
714 - Chemical System 2 IntelliChem Controllers	5,000	6	2	5,253	876	3,333	4,271	1.06%	738
730 - Equipment: Replacement 24 Filter Cartridges	1,651	3	0	1,651	550	1,651	564	0.66%	464
800 - Solar System Small Pool	11,540	15	3	12,427	828	9,232	10,251	1.00%	698
810 - Solar System Large Pool	34,800	15	3	37,476	2,498	27,840	30,914	3.02%	2,105
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,239	4	4	7,991	1,598	1,448	1,855	1.93%	1,346
934 - Furniture: Misc 4 Pool- Chaise Lounges	370	2	0	370	185	370	190	0.22%	156
Sub-total [12000 - Pool]	187,632			175,874	15,858	150,703	140,225	19.14%	13,358

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>14000 - Recreation</b>									
700 - Billiard Table Lodge Upstairs	4,000	30	13	5,514	184	2,267	2,460	0.22%	155
902 - Game Table Pool Building Table Tennis	810	12	1	830	69	743	830	0.08%	58
Sub-total [14000 - Recreation]	4,810			6,344	253	3,009	3,290	0.31%	213
<b>17000 - Tennis Court</b>									
100 - Reseal 14,400 sf [2] Tennis Courts	12,672	7	6	14,696	2,099	1,810	3,711	2.53%	1,768
500 - Resurface 14,400 sf [2] Tennis Courts	54,720	21	6	63,458	3,022	39,086	42,734	3.65%	2,545
Sub-total [17000 - Tennis Court]	67,392			78,154	5,121	40,896	46,445	6.18%	4,314
<b>17500 - Basketball / Sport Court</b>									
300 - Basketball Standard Backboard & Hoop	500	8	4	552	69	250	320	0.08%	58
<b>18000 - Landscaping</b>									
460 - Defensible Space Greenbelt Clearing	20,000	2	2	21,013	7,004	6,667	10,250	8.45%	5,900
461 - Defensible Space Greenbelt Clearing (2021 Only)[nr:1]	50,000	2	0	0	0	50,000	0	0.00%	0
Sub-total [18000 - Landscaping]	70,000			21,013	7,004	56,667	10,250	8.45%	5,900
<b>19000 - Fencing</b>									
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,816	30	14	3,979	133	1,502	1,636	0.16%	112
114 - Chain Link: 6' 221 lf Pool Area	3,536	30	1	3,624	121	3,418	3,624	0.15%	102
130 - Chain Link: 10' 450 lf Tennis Courts	12,150	30	2	12,765	426	11,340	12,039	0.51%	358
190 - Chain Link: Slats 221 lf Pool	2,652	10	1	2,718	272	2,387	2,718	0.33%	229
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	20,250	30	11	26,570	886	12,825	13,838	1.07%	746
Sub-total [19000 - Fencing]	41,404			49,656	1,836	31,472	33,854	2.22%	1,547
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures Walkway & Pool Area	30,000	15	1	30,750	2,050	28,000	30,750	2.47%	1,727

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>21000 - Signage</b>									
100 - Miscellaneous 6 Activities Area (33%)	800	5	4	883	177	160	328	0.21%	149
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,000	20	9	8,742	437	3,850	4,305	0.53%	368
Sub-total [21000 - Signage]	7,800			9,625	614	4,010	4,633	0.74%	517
<b>22000 - Office Equipment</b>									
100 - Miscellaneous Camera- 2021	700	6	0	700	117	700	120	0.14%	98
200 - Computers, Misc. Office	2,500	6	1	2,563	427	2,083	2,563	0.52%	360
204 - Computers, Misc. Office- Laptop	1,500	5	0	1,500	300	1,500	308	0.36%	253
300 - Copier Office	4,100	5	2	4,308	862	2,460	3,362	1.04%	726
Sub-total [22000 - Office Equipment]	8,800			9,070	1,705	6,743	6,352	2.06%	1,436
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Lodge	4,800	15	9	5,995	400	1,920	2,296	0.48%	337
600 - Water Heater Pool Equipment Room	1,400	10	3	1,508	151	980	1,148	0.18%	127
610 - Water Heater Lodge	1,400	15	5	1,584	106	933	1,052	0.13%	89
700 - Wall A/C Small Office Ductless	4,000	20	8	4,874	244	2,400	2,665	0.29%	205
704 - HVAC Lodge	8,900	20	8	10,844	542	5,340	5,930	0.65%	457
Sub-total [23000 - Mechanical Equipment]	20,500			24,804	1,442	11,573	13,091	1.74%	1,215
<b>24000 - Furnishings</b>									
106 - Miscellaneous 13 Lodge	2,145	6	1	2,199	366	1,788	2,199	0.44%	309
200 - Chairs 80 Lodge- Folding Chairs	2,880	10	3	3,101	310	2,016	2,362	0.37%	261
300 - Tables: Buffet 10 Lodge (50%)	850	7	1	871	124	729	871	0.15%	105
620 - Modular Office Desk Office Desk Only	1,500	20	14	2,119	106	450	538	0.13%	89
Sub-total [24000 - Furnishings]	7,375			8,291	907	4,982	5,970	1.09%	764



<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
<b>24600 - Safety / Access</b>									
560 - Cameras Security Cameras	1,500	6	0	1,500	250	1,500	256	0.30%	211
700 - Security System Pool & Tennis Gates	13,080	6	3	14,086	2,348	6,540	8,938	2.83%	1,978
710 - Security System Gates Software Upgrade	4,900	6	2	5,148	858	3,267	4,185	1.04%	723
720 - Security System Wireless Upgrade	1,000	6	1	1,025	171	833	1,025	0.21%	144
Sub-total [24600 - Safety / Access]	20,480			21,759	3,626	12,140	14,405	4.38%	3,055
<b>25000 - Flooring</b>									
200 - Carpeting 62 Sq. Yds. Pool Building	2,385	8	0	2,385	298	2,385	306	0.36%	251
400 - Tile Lodge	15,657	20	8	19,077	954	9,394	10,431	1.15%	803
990 - Vinyl 270 sf Office- Laminate	2,052	15	10	2,627	175	684	841	0.21%	148
Sub-total [25000 - Flooring]	20,094			24,088	1,427	12,463	11,578	1.72%	1,202

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Play Area Structure	29,100	25	0	29,100	1,164	29,100	1,193	1.40%	981
104 - Tot Lot: Play Equipment 4 Play Area	8,340	15	0	8,340	556	8,340	570	0.67%	468
105 - Tot Lot: Play Equipment Play Area (2021 Only)[nr:1]	1,800	1	0	0	0	1,800	0	0.00%	0
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,000	3	3	1,077	269	250	342	0.32%	227
141 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber (2021 Only)[nr:1]	6,665	2	0	0	0	6,665	0	0.00%	0
200 - Pedestal Grill BBQ 5 Activities Area (20%)	123	3	2	129	43	41	84	0.05%	36
210 - Barbecue 2 Activities Area (50%)	750	15	2	788	53	650	718	0.06%	44
214 - Barbecue Brinkmann Gas	600	12	10	768	64	100	154	0.08%	54
280 - Picnic Tables 7 Activities Area	7,105	15	2	7,465	498	6,158	6,797	0.60%	419
284 - Picnic Tables 3 Activities Area	3,300	15	7	3,923	262	1,760	2,030	0.32%	220
310 - Benches 7 Activities Area	3,780	15	6	4,384	292	2,268	2,583	0.35%	246
380 - Garbage Receptacles 8 Activities Area	4,000	15	2	4,203	280	3,467	3,827	0.34%	236
480 - Drinking Fountain 5 Activities Area	4,000	20	7	4,755	238	2,600	2,870	0.29%	200
900 - Miscellaneous Wood Shed Behind Lodge	2,800	30	15	4,055	135	1,400	1,531	0.16%	114
Sub-total [26000 - Outdoor Equipment]	73,363			68,986	3,853	64,598	22,697	4.65%	3,246
<b>27000 - Appliances</b>									
200 - Refrigerator Lodge	2,140	15	9	2,673	178	856	1,024	0.22%	150
204 - Refrigerator Pool Building	900	15	1	923	62	840	923	0.07%	52
700 - Stove Lodge	1,570	15	9	1,961	131	628	751	0.16%	110
720 - Oven: Wall Lodge- Double Oven	2,250	15	9	2,810	187	900	1,076	0.23%	158
Sub-total [27000 - Appliances]	6,860			8,366	558	3,224	3,773	0.67%	470

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>									
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8	1	513	64	438	513	0.08%	54
710 - Tools Maintenance Bldg- Compressor	1,040	15	5	1,177	78	693	782	0.09%	66
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	725	5	1	743	149	580	743	0.18%	125
740 - Tractor Maintenance Bldg- Ranger Quad Runner	13,900	10	5	15,727	1,573	6,950	8,549	1.90%	1,325
860 - Field Equipment Chipper/Shredder	9,525	15	12	12,810	854	1,905	2,604	1.03%	719
Sub-total [30000 - Miscellaneous]	25,690			30,969	2,718	10,566	13,189	3.28%	2,289
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit Reserve Study	2,000	3	0	2,000	667	2,000	683	0.80%	562
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	1,045	1	1	1,071	536	523	1,071	0.65%	451
<b>Totals</b>	<b>1,020,424</b>			<b>1,096,403</b>	<b>82,853</b>	<b>713,809</b>	<b>585,323</b>	<b>100.00%</b>	<b>69,792</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>48.21%</b>	<b>44.32%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 2
24,416 sf Walkways, Upper & Lower Parking, Drives	Quantity 24,416	Unit of Measure Square Feet
	Cost /SqFt \$0.350	
	% Included 100.00%	Total Cost/Study \$8,546
Summary	Replacement Year 2023	Future Cost \$8,978

This is to prepare the surface and apply a two coat asphalt emulsion product such as Reed & Graham's Overkote.

Walkways- 5,100 square feet  
 Upper Parking & driveways- 12,816 square feet  
 Lower parking & driveways- 6500 square feet

2020- \$9,950 was expended for two seal coats at all parking areas and walkways. Sierra Nevada Sealcoating.  
 2019- \$2,020 anticipated in 2020 per client.  
 2017- ALL PAVING SHOULD BE ASSESSED, A PAVING PLAN DEVELOPED AND THE INFORMATION ENTERED INTO THE RESERVE STUDY. As the paving nears major paving rehab, seal coating will not be of maintenance value. Crack filling should continue as needed.  
 2016- Per client, move asphalt sealing to 2018.  
 2015- \$1,840 was expended.  
 2014- \$1,836 anticipated to seal in 2015 figuring 5,100 square feet of walkway and 1,500 square feet of road base rock added to walkway width, to feather out edges 3 feet (with rock) for a 6,600 square foot total per Sierra Nevada Seal Coating. BRG component quantity change from 6,120 square feet to 5,100. Work is projected for 2015.  
 2010- \$1,000 was expended.



**01000 - Paving**

110 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
5,100 sf Walkways (10%)	Quantity 5,100	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$20,400
	% Included 10.00%	Total Cost/Study \$2,040
Summary	Replacement Year 2023	Future Cost \$2,143

This is for miscellaneous walkway repairs including crackfill, skin patching and minor dig out & fill.

2015- \$2,200 was expended.

2014- \$1,220 anticipated for 2015 to crackfill and repair tree root damage at \$620 and \$600 respectively per Sierra Nevada Seal coating estimate dated 8/1/2014. \$3,375 anticipated to add base rock for walkway edge feathering.

2010- \$920 was expended.



**01000 - Paving**

120 - Asphalt: Major Repairs	Useful Life 6	Remaining Life 5
5,100 sf Walkways (33%)	Quantity 5,100	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$20,400
	% Included 33.33%	Total Cost/Study \$6,800
Summary	Replacement Year 2026	Future Cost \$7,693

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.  
 2021- Unit cost is increased from \$3.31/sf to \$4/sf.

2017- The paving appears to be maintained as needed; not to be replaced simultaneously. **Should client have the paving assessed and a paving plan developed, information received may be incorporated into the reserve study.**

2016- Per client 10/26/2016, change remaining life from 2019 to 2020.

2014- Walkway measurement reduced from 6,120 to 5,100 based on adding new rock base along perimeter. The walkways are in good to fair condition. Overlay remaining life extended from 2017 to 2019. Client should have the paving assessed with on-going remove and replace considered in lieu of overlay. Information received may be incorporated into the reserve study.



140 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
12,816 sf Upper Parking & Driveway (15%)	Quantity 12,816	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$51,264
	% Included 15.00%	Total Cost/Study \$7,690
Summary	Replacement Year 2023	Future Cost \$8,079

This is for miscellaneous parking and driveway repairs including crackfill, skin patching and minor dig out & fill.



**01000 - Paving**

150 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 2
12,816 sf Upper Parking & Driveway	Quantity 12,816	Unit of Measure Square Feet
	Cost /SqFt \$3.50	
	% Included 100.00%	Total Cost/Study \$44,856
Summary	Replacement Year 2023	Future Cost \$47,127

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

2021- To add clarity to the paving components, client should confer with a paving professional regarding paving remaining life, recommended method of paving rehab, and cost to complete based on today's dollars. Information received may be incorporated into the reserve study. Unit cost is being increased from \$2.32/sf to \$3.50/sf until the paving has been professionally assessed.

2016- Per client 10/26/2016, change remaining life from 2018 to 2020.

170 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
6,500 sf Lower Parking & Driveway (15%)	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$26,000
	% Included 15.00%	Total Cost/Study \$3,900
Summary	Replacement Year 2023	Future Cost \$4,097

This is for miscellaneous parking and driveway repairs including crackfill, skin patching and minor dig out & fill.

2015- \$2,908 was expended.



**01000 - Paving**

180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	Useful Life 25    Remaining Life 2 Quantity 6,500    Unit of Measure Square Feet Cost /SqFt \$3.50 % Included 100.00%    Total Cost/Study \$22,750 Replacement Year 2023    Future Cost \$23,902
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Summary

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

2016- Per client 10/26/2016, change remaining life from 2019 to 2020.



190 - Asphalt: Sealing 9,600 sf Basketball Court	Useful Life 5    Remaining Life 1 Quantity 9,600    Unit of Measure Square Feet Cost /SqFt \$0.300 % Included 100.00%    Total Cost/Study \$2,880 Replacement Year 2022    Future Cost \$2,952
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Summary

This is to prepare the surface, apply a single coat asphalt emulsion product such as Reed & Graham's Overkote and restripe the court.

2020- No work indicated, remaining life moved to 2021.  
 2019- \$1,900 anticipated in 2020 per client.  
 2016- Per client 10/26/2016, change remaining life from 2017 to 2018.  
 2012- \$2,599 was expended.





**01000 - Paving**

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
9,600 sf Basketball Court (5%)	Quantity 9,600	Unit of Measure Square Feet
	Cost /SqFt \$4.00	Qty * \$/SqFt \$38,400
	% Included 5.00%	Total Cost/Study \$1,920
Summary	Replacement Year 2022	Future Cost \$1,968

This is for miscellaneous basketball court repairs including crackfill, skin patching and minor dig out & fill.

2016- Per client 10/26/2016, change remaining life from 2017 to 2018.

2012- \$1,615 was expended.

2011- \$1,000 repair cost for 2012 is anticipated per client.



210 - Asphalt: Boni Fiber Overlay	Useful Life 25	Remaining Life 4
9,600 sf Basketball Court	Quantity 9,600	Unit of Measure Square Feet
	Cost /SqFt \$2.70	
	% Included 100.00%	Total Cost/Study \$25,920
Summary	Replacement Year 2025	Future Cost \$28,611

This is to install a 1-1/2' Boni Fiber overlay on top of existing court asphalt surface.

**As the overlay approaches, the association should contract the services of a qualified paving professional to develop a paving plan. The results of that plan can then be incorporated into the reserve study. A major consideration is whether the paved surfaces are a good candidate for overlay versus the more expensive alternative of removal and replacement. Several determining factors are the condition of the paving to be overlaid, adequate space for heavy equipment and maintaining drainage.**



**02000 - Concrete**

380 - Pad 624 sf Shuffle Board Pad (10%)	Useful Life 5    Remaining Life 5 Quantity 624 Cost /SqFt \$16.00 % Included 10.00%	Unit of Measure Square Feet Qty * \$/SqFt \$9,984 Total Cost/Study \$998 Replacement Year 2026 Future Cost \$1,130
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Summary

This is to repair, replace or grind the shuffle board concrete pad to remove vertical displacements and to maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement. Painting is provided for within another component.



400 - Pool Deck 6,000 sf Large Pool	Useful Life 35    Remaining Life 0 Quantity 6,000 Cost /SqFt \$13.33 % Included 100.00%	Unit of Measure Square Feet Total Cost/Study \$80,000 Replacement Year 2021 Future Cost \$80,000
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Summary

This is to replace the concrete pool deck.

2020- Per client, \$80,000 anticipated expenditure for 2021.  
 2019- \$60,000 anticipated in 2020 per client.  
 2014- \$40,000 proposal received from Geremia Pools to replace the pool deck, per client. This component is amended to reflect a complete pool deck replacement in lieu of ongoing repairs.  
 2011- Areas of cracking and missing expansion joint.



**02000 - Concrete**

410 - Pool Deck Small Pool	Useful Life 15 Quantity 1 Cost /LS \$13,800 % Included 100.00%	Remaining Life 4 Unit of Measure Lump Sum Total Cost/Study \$13,800 Replacement Year 2025 Future Cost \$15,233
Summary		

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

2013- Useful life revised to 15 per client (8/4/13)  
 2010- \$11,436 was expended to replace deck.



**03000 - Painting: Exterior**

100 - Surface Restoration	Useful Life 10	Remaining Life 1	
Lodge	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,790		
	% Included 100.00%	Total Cost/Study \$6,790	
Summary	Replacement Year 2022	Future Cost \$6,960	

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

- 2021- Remaining life from 2021 to 2022.
- 2020- No work indicated, remaining life moved to 2021.
- 2017- Per client 11/7/2017, extend remaining life from 2017 to 2018.
- 2016- \$6,000 anticipated in 2017 for lodge only, per client. Pool Building & Maintenance Building now a separate component. (3000/102)
- 2015- Painting of the lodge is anticipated in 2017 per client.
- 2014- \$14,500 anticipated for 2015 per client direction 9/9/2014.
- 2013- \$18,826 anticipated for 2015 per client direction 8/19/2013.



**03000 - Painting: Exterior**

102 - Surface Restoration	Useful Life 2	Remaining Life 4
Pool Bldg/ Maintenance Bldg	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,520	
	% Included 100.00%	Total Cost/Study \$3,520
Summary	Replacement Year 2025	Future Cost \$3,885

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

2019- Per client 12/10/2019, move remaining life from 2020 to 2025.  
 2016- \$3,110 was expended for the pool building & maintenance building, per client. Lodge painting is now a separate component (3000/100).  
 2015- Painting of the lodge is anticipated in 2017 per client.  
 2014- \$14,500 anticipated for 2015 per client direction 9/9/2014.  
 2013- \$18,826 anticipated for 2015 per client direction 8/19/2013.



110 - Acrylic	Useful Life 10	Remaining Life 1
624 sf Shuffle Board Stripe	Quantity 624	Unit of Measure Square Feet
	Cost /SqFt \$2.00	
	% Included 100.00%	Total Cost/Study \$1,248
Summary	Replacement Year 2022	Future Cost \$1,279

This is to stripe both shuffle board pads.

2021- Unit cost is reduced from \$5.62/sf to \$2/sf  
 2020- No work indicated, remaining life moved to 2021.  
 2016- Per client 10/6/2016, move remaining life from 2016 to 2020. \$360 is anticipated in 2017.  
 2015- \$359 was expended.  
 2014- \$3,000 anticipated for 2015 per client 9/9/2014.  
 2013- Work was not done in 2012 per client, projected for 2014.  
 2012- \$3,500 was expended.

**03000 - Painting: Exterior**

150 - Stain	Useful Life 2	Remaining Life 1
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,537	
	% Included 100.00%	Total Cost/Study \$1,537
Summary	Replacement Year 2022	Future Cost \$1,576

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain.

2020- \$1,500 was expended. Donovan Painting.  
 2019- \$1,560 is anticipated in 2020 per client.  
 2017- Stained and funded from operating.  
 2016- \$246 was expended for stain only. \$1,425 for labor anticipated in 2017.  
 2014- \$1,700 was expended.



400 - Wrought Iron	Useful Life 5	Remaining Life 1
405 If Pool Area Fence	Quantity 405	Unit of Measure Linear Feet
	Cost /l.f. \$10.00	
	% Included 100.00%	Total Cost/Study \$4,050
Summary	Replacement Year 2022	Future Cost \$4,151

This is to prepare, power wash, sand, scrape, spot prime and paint the pool area 6' wrought iron fence and gates.

2016- \$2,020 anticipated in 2017, per client.  
 2014- Useful life revised from 8 years to 5, per client.



**03500 - Painting: Interior**

300 - Clubhouse	Useful Life 8	Remaining Life 3
Lodge (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,380	Qty * \$/LS \$6,380
	% Included 50.00%	Total Cost/Study \$3,190
Summary	Replacement Year 2024	Future Cost \$3,435

This is to prepare and paint the lodge interior.

2014- Remaining life revised from 2015 to 2024 as painting is included in remodel quote.  
 2012- Cost revised from \$8,120 to \$4,986 per client.  
 2010- Work to be completed in 2011 per client.



310 - Miscellaneous	Useful Life 10	Remaining Life 9
Pool Building	Quantity 1	Unit of Measure Building
	Cost /Bldg \$800	
	% Included 100.00%	Total Cost/Study \$800
Summary	Replacement Year 2030	Future Cost \$999

This is to prepare and paint the cabana interior.

2020- \$780 was expended. Donovan Painting.  
 2019- \$1,040 anticipated in 2020 per client.  
 2016- Move remaining life from 2016 to 2018.  
 2015- Work anticipated in 2016 per client.  
 2014- \$2,300 anticipated in 2015 per client 9/9/2014.  
 2010- This work is scheduled for 2013.



**04000 - Structural Repairs**

660 - Decking: Wood	Useful Life 20	Remaining Life 5	
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$17,975		
	% Included 100.00%	Total Cost/Study \$17,975	
Summary	Replacement Year 2026	Future Cost \$20,337	

This is to repair the wood trim around the chain link fence, lodge decking, stairs, railings, benches and other wood common area accessories.

2006- All lodge decking, benches, stairs and railings were replaced.



910 - Building Maintenance	Useful Life 20	Remaining Life 1	
Various	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,477		
	% Included 100.00%	Total Cost/Study \$3,477	
Summary	Replacement Year 2022	Future Cost \$3,564	

This is for ongoing building repairs, as needed. Association input may further define this component.

- 2021- Remaining life from 2021 to 2022.
- 2020- No work indicated, remaining life moved to 2021.
- 2017- Remaining life reduced from 2024 to 2018 to reflect expedited repairs.
- 2016- \$352 was expended on the cabana.
- 2015- \$2,095 was expended for various repairs and \$3,919 for cabana repairs anticipated in 2016 per client.
- 2014- \$3,095 anticipated to complete kitchen floor joist repair (\$2,375) and trim repair (\$720).
- 2013- Useful life revised to 20 and remaining life to 2015 per client (8/4/13)
- 2013- \$5,800 anticipated in 2014 for pool room; sheetrock over paneling, texture, paint and new trim.





**04000 - Structural Repairs**

912 - Building Maintenance	Useful Life 15	Remaining Life 6
Polaris Quad- Tuff Shed	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,800	
	% Included 100.00%	Total Cost/Study \$3,800
Summary	Replacement Year 2027	Future Cost \$4,407

This is to replace the Tuff Shed Tractor storage garage.

2012- Placed in service.



920 - Doors	Useful Life 25	Remaining Life 11
Lodge Fire-Safe Upgrade	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$17,275	
	% Included 100.00%	Total Cost/Study \$17,275
Summary	Replacement Year 2032	Future Cost \$22,666

This is for the lodge doors.

2007- Work was completed.

**05000 - Roofing**

410 - Pitched: Dimensional Composition 24 Squares- Pool Building	Useful Life 25 Quantity 24 Cost /Sqrs \$900 % Included 100.00%	Remaining Life 20 Unit of Measure Squares Total Cost/Study \$21,600 Replacement Year 2041 Future Cost \$35,394
Summary		

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

2021- The location name was corrected to align with summaries and metrics.  
 2016- \$8,800 was expended including cabana solar extension.  
 2015- Remaining life decreased from 2024 to 2016 per client, \$11,600 anticipated to reroof the entire cabana in 2016.  
 2011- Some tab curling especially on lower slope shed type roofs. Ideally, composition roofing should not be installed on less than 4/12 pitch roofs.



420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	Useful Life 25 Quantity 10 Cost /Sqrs \$900 % Included 100.00%	Remaining Life 3 Unit of Measure Squares Total Cost/Study \$9,000 Replacement Year 2024 Future Cost \$9,692
Summary		

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

2021- Unit cost is increased from \$750/sq to \$900/sq. The location name was corrected to align with summaries and metrics.

**05000 - Roofing**

440 - Pitched: Metal 37 Squares- Lodge	Useful Life 30 Quantity 37 Cost /Sqrs \$970 % Included 100.00%	Remaining Life 27 Unit of Measure Squares Total Cost/Study \$35,890 Replacement Year 2048 Future Cost \$69,907
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Summary

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

2018- \$43,979 was expended to reroof the lodge's prior composition roof with a metal roof including all the plywood sheeting.



**08000 - Rehab**

100 - General Lodge	Useful Life 20 Quantity 1 Cost /LS \$14,261 % Included 100.00%	Remaining Life 13 Unit of Measure Lump Sum Total Cost/Study \$14,261 Replacement Year 2034 Future Cost \$19,659
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Summary

This is for a general rehab of the interior.

2014- \$12,000 anticipated up from \$10,072 per client email 9/10/2014. \$10,072 anticipated to complete the following:

- \$1,465 flooring rehab
  - \$5,890 miscellaneous interior work.
  - \$2,717 of misc. Work for doors, trim, ceiling fan, lights, switches, etc.
- Refer to Pecota Construction proposals dated 8/13/2014.



**08000 - Rehab**

210 - Bathrooms	Useful Life 30	Remaining Life 23
2 Lodge Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,130	
	% Included 100.00%	Total Cost/Study \$14,260
Summary	Replacement Year 2044	Future Cost \$25,163

This is to rehab and redecorate the lodge bathrooms.

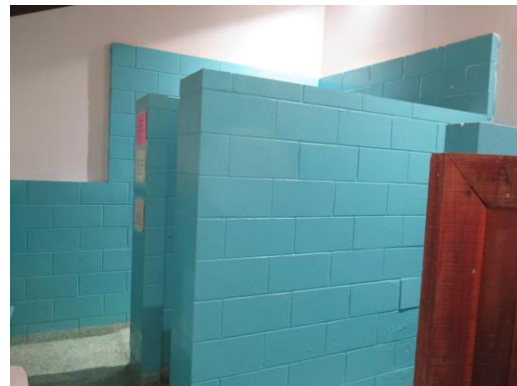
2014- \$12,000 anticipated per client. Pecota Construction provided \$6,110 proposal to provide labor only leaving balance (\$5,890) for extra work orders per client.  
 2013- \$4,200 projected in 2014; work to include 2 toilets, floor, cabinets, counters, sinks, faucets, and fans per client.  
 2012- Added as a component of the reserve study.



220 - Bathrooms	Useful Life 20	Remaining Life 12
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$1,740	
	% Included 100.00%	Total Cost/Study \$3,480
Summary	Replacement Year 2033	Future Cost \$4,680

This is to rehab and redecorate the cabana bathrooms including items such as showers, sinks, urinal, three (3) toilets, fixtures, lighting, flooring, etc. Association input will further define this component.

2013- \$2,969 anticipated per client.



**08000 - Rehab**

230 - Kitchen	Useful Life 20	Remaining Life 1	
Pool Building Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,525	
	% Included	100.00%	Total Cost/Study \$4,525
Summary	Replacement Year	2022	Future Cost \$4,638

This is to rehab the cabana kitchen including items such as cabinets, storage, counters, sinks, fixtures, lighting, etc. Association input will further define this component. Flooring and appliances are provided for within other components.

2021- 2021 remaining to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Remaining life increased from 2018 to 2020 per client.  
 2013- \$3,785 projected in 2016 per client 8/5/13.



234 - Kitchen	Useful Life 20	Remaining Life 14	
Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$35,900	
	% Included	100.00%	Total Cost/Study \$35,900
Summary	Replacement Year	2035	Future Cost \$50,726

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

2015- \$30,960 was expended.  
 2014- \$36,743 anticipated for 2015 work to include cabinets (\$13,916), countertops (\$9,222) and kitchen miscellaneous labor (\$13,825).  
 2013- \$19,000 anticipated per client 8/19/13.  
 2012- \$8,000 anticipated per client.  
 2011- This component added per client request.

**12000 - Pool**

100 - Resurface	Useful Life 12	Remaining Life 1
136 lf Small Pool	Quantity 136	Unit of Measure Linear Feet
	Cost /l.f. \$162	
	% Included 100.00%	Total Cost/Study \$22,032
Summary	Replacement Year 2022	Future Cost \$22,583

This is to replace coping, mastic and tile, and resurface the small pool including start-up costs.

2010- \$18,085 was expended.



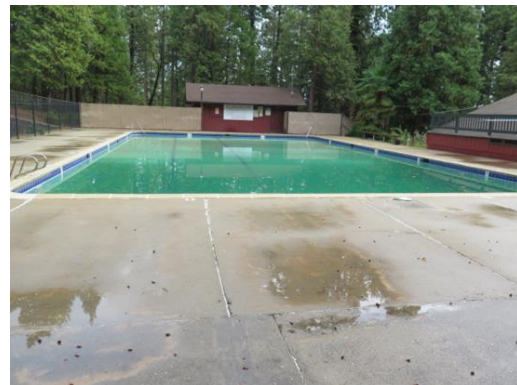
120 - Resurface	Useful Life 12	Remaining Life 1
240 lf Large Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$250	
	% Included 100.00%	Total Cost/Study \$60,000
Summary	Replacement Year 2022	Future Cost \$61,500

This is to resurface the large pool (42' x 75'). Includes start-up costs. Tile, coping and mastic are provided for within another component.

2021- \$68,000 anticipated to resurface, re-cope, etc. This is a "place holder" anticipated expenditure as the contract with a pool vendor has not been secured and several options are available. Client input will further define this component.

2013- \$47,366 anticipated per client.

2004- Resurfaced.



**12000 - Pool**

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 16
240 lf Large Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$50.00	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2037	Future Cost \$17,814

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

2013- Tile work was completed.  
 2012- Estimate per client.



700 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Small Pool (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,000	Qty * \$/LS \$6,000
	% Included 50.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2023	Future Cost \$3,152

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

1- variable speed pump motor (2011)  
 1- Chlorinator  
 2- Hayward cartridge filtration systems (replaced in 2006)  
 Assorted- valves, fittings, pipes, gauges, lights, controls, grab bars, drain covers, etc.  
 2021- Unit cost decreased from \$9,625 to \$6,000.  
 2018- \$1,031 was expended.  
 2015- Remaining life extended from 2016 to 2018 per client.  
 2011- \$2,675 was expended for pump.



**12000 - Pool**

710 - Equipment: Replacement	Useful Life 5	Remaining Life 5	
Large Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,000	Qty * \$/LS	\$10,000
	% Included 50.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2026	Future Cost	\$5,657

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

- 4- Hayward cartridge filtration systems (replaced in 2006)
- 4- Pentair VS-3050 pump motors (includes solar system)
- Assorted: valves, fittings, pipes, gauges, lights, controls, grab bars, chlorinator, drain covers, etc

2021- \$20,000 in repairs anticipated.  
 2020- \$1,061 was expended.  
 2018- \$531 was expended.  
 2016- \$1,215 was expended, \$624 for #3 pump motor, plus an additional \$591 for unspecified equipment.  
 2015- \$1,500 anticipated for misc unspecified pool signs in 2016. Remaining life extended from 2016 to 2018 per client.  
 2013- \$5,400 was expended for 6 skimmers; \$2,330 expended for electrical- large pool lights wiring.  
 2012- Pool Vacuum system deleted per client.  
 2011- \$6,570 was expended for pumps. \$1,204 was expended for Pool Miser.



711 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Large Pool (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,000		
	% Included 100.00%	Total Cost/Study	\$25,000
Summary	Replacement Year 2021	Future Cost	\$25,000

This is for the anticipated \$25,000 expenditure to replace faulty equipment.



**12000 - Pool**

714 - Chemical System	Useful Life 6	Remaining Life 2
2 IntelliChem Controllers	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2023	Future Cost \$5,253

This is to replace the IntelliChem controllers.

- 2020- \$935 was expended.
- 2019- \$312 was expended, \$760 anticipated in 2020. per client.
- 2018- \$760 total was expended for two Stenner chemical feeders, one for each pool.
- 2017- The controllers are being replaced in 2018 due to many problems with the units. No information on replacement components or cost.
- 2016- IntelliChem controllers placed in service.



**12000 - Pool**

730 - Equipment: Replacement	Useful Life 3	Remaining Life 0
24 Filter Cartridges	Quantity 24	Unit of Measure Items
	Cost /Itm \$68.79	
	% Included 100.00%	Total Cost/Study \$1,651
Summary	Replacement Year 2021	Future Cost \$1,651

This is for cartridge filter replacements.

2021- \$1,651, \$68.80 each, was expended for 24 cartridge filters.  
 2019- \$1,306 was expended.  
 2017- 2 year to 3 year useful life per client.  
 2016- \$1,500 anticipated in 2016 per client 10/20/2016. Change cost to \$1,158, per client 10/26/2016.  
 2015- \$1,393 was expended. Useful life revised from 3 to 2 per client.  
 2014- \$1,416 cost for 2016 and useful life revised from 2 to 3 per client.  
 2013- \$1,488 anticipated in 2014; change quantity from 20 to 24 filters per client direction  
 2012- Useful life revised from 3 to 2 per client.



800 - Solar System	Useful Life 15	Remaining Life 3
Small Pool	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$11,540	
	% Included 100.00%	Total Cost/Study \$11,540
Summary	Replacement Year 2024	Future Cost \$12,427

This is to repair and replace the solar system.

2021- Useful life increased from 12 to 15 years and remaining life increased from 2021 to 2024.  
 2019- \$305 was expended.



**12000 - Pool**

810 - Solar System	Useful Life 15	Remaining Life 3	
Large Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$34,800	
Summary	% Included	100.00%	Total Cost/Study \$34,800
	Replacement Year	2024	Future Cost \$37,476

This is to periodically repair or replace solar system components including panels, valves and piping.

- 22- 10' panels
- 24- 12' panels

2021- Useful life increased from 12 to 15 years and remaining life increased from 2021 to 2024.  
 2019- \$2,069 was expended for unspecified scope of work.  
 2017- \$5,396 was expended to replace 1 panel.  
 2016- \$5,396 anticipated in 2017 to replace 1 panel, including plumbing.  
 2014- \$80,000 cost reduced to \$30,000 to reflect replacement of panels and minimal piping in lieu of a complete re-install as was completed in 2005. Per Sierra Pacific Solar, 10' panels installed are \$482 and 12' panels for \$525. The useful life may range between 12 to 25 years.  
 2008- Component revised to reflect complete replacement in lieu of maintenance. Cost is reduced from \$75,000 to \$30,000 to reflect panel and piping replacement.  
 2005- \$75,000 was expended to replace.



**12000 - Pool**

930 - Furniture: Misc	Useful Life 4	Remaining Life 4	
127 Pool- All Furniture (50%)	Quantity 127	Unit of Measure Items	
	Cost /Itm \$114	Qty * \$/Itm \$14,478	
	% Included 50.00%	Total Cost/Study \$7,239	
Summary	Replacement Year 2025	Future Cost \$7,991	

This is to periodically replace miscellaneous pool furniture on a percentage basis. Association input will further define this component.

- 1- American flag with pole
- 2- large plastic tables
- 4- plastic step stools/tables
- 4- wooden picnic table/bench sets
- 17- umbrellas with stands
- 25- plastic chairs
- 25- end tables
- 49- plastic reclining lounge chairs

2019- \$931 was expended for unspecified furniture. Per client 12/10/2019, change current cost from \$12,140 to \$8,000 and move remaining life from to 2025.  
 2016- \$2,042 was expended.  
 2015- \$2,181 anticipated for unspecified misc pool furniture in 2016 per client.  
 2013- Change useful life from 8 years to 4 years; add another \$2,300 in 2018, per client (8/4/13)  
 2013- \$102 was expended; \$2,300 anticipated in 2014 for 18 chaise lounges @ \$127 each including tax & freight  
 2011- \$396 was expended.  
 2010- \$1,524 was expended.



934 - Furniture: Misc	Useful Life 2	Remaining Life 0	
4 Pool- Chaise Lounges	Quantity 4	Unit of Measure Items	
	Cost /Itm \$92.50		
	% Included 100.00%	Total Cost/Study \$370	
Summary	Replacement Year 2021	Future Cost \$370	

This is to replace the chaise lounges.

2021- \$370 was expended for 4 umbrellas.  
 2019- \$1,716 was expended, \$1,000 anticipated in 2020 for unspecified furniture.  
 2016- Extend remaining life from 2016 to 2018 per client.  
 2014- \$1,600 cost and useful life per client 9/9/2014.  
 2013- \$2,300 anticipated in 2014 for 18 chaise lounges @ \$127 each including tax & freight.

**14000 - Recreation**

700 - Billiard Table	Useful Life 30	Remaining Life 13	
Lodge Upstairs	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year 2034	Future Cost \$5,514	

This is to replace the billiard table. Cues, balls, racks, etc. are from operating.

2021- Unit cost is reduced from \$5,944 to \$4,000. Useful life is increased from 20 to 30 years and remaining life is increased from 2024 to 2034.  
 2019- Per client 12/10/2019, move remaining life from 2020 to 2024.  
 2017- The pool table is in poor visual condition.

902 - Game Table	Useful Life 12	Remaining Life 1	
Pool Building Table Tennis	Quantity 1	Unit of Measure Items	
	Cost /Itm \$810		
	% Included 100.00%	Total Cost/Study \$810	
Summary	Replacement Year 2022	Future Cost \$830	

This is to replace the pool area ping pong table.

2010- \$614 was expended.

**17000 - Tennis Court**

100 - Reseal	Useful Life 7	Remaining Life 6	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$0.880		
	% Included 100.00%	Total Cost/Study \$12,672	
Summary	Replacement Year 2027	Future Cost \$14,696	

This is to reseal and restripe the tennis courts. Cracks should be sealed sooner rather than later.

2020- \$12,230 was expended.  
 2019- \$12,000 anticipated in 2020 per client.  
 2012- \$8,000 was expended to seal and stripe.



**17000 - Tennis Court**

500 - Resurface	Useful Life 21	Remaining Life 6	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$3.80		
	% Included 100.00%	Total Cost/Study \$54,720	
Summary	Replacement Year 2027	Future Cost \$63,458	

This is to resurface (overlay) the tennis courts. Restriping is provided for within another component. Overlay costs can vary greatly depending on which of several methods is determined the most effective based on the condition of the court. **The association should secure vendor quotes to further define a scope of work and cost for this component. Information received may be incorporated into this reserve study.**

2020- Remaining life extended to occur with next seal cycle.

2017- Remaining life increased from 2019 to 2024. Cracks were observed that should be filled before winter rains.

**17500 - Basketball / Sport Court**

300 - Basketball Standard	Useful Life 8	Remaining Life 4	
Backboard & Hoop	Quantity 1	Unit of Measure Items	
	Cost /Itm \$500		
	% Included 100.00%	Total Cost/Study \$500	
Summary	Replacement Year 2025	Future Cost \$552	

This is to replace the basketball backboard and hoop.

2017- \$504 was expended to replace.

2016- \$193 was expended. Per client useful life should be 8 years.



**18000 - Landscaping**

460 - Defensible Space	Useful Life 2	Remaining Life 2	
Greenbelt Clearing	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2023	Future Cost \$21,013	

This is for on-going maintenance of the greenbelt defensible space. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc. This component will be further defined as a cost history is developed.

2021- \$50,000 is anticipated expenditure to complete defensible space project.

**18000 - Landscaping**

461 - Defensible Space	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Greenbelt Clearing (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study \$50,000	
Summary	Replacement Year 2021	Future Cost \$50,000	

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

2021- \$50,000 is anticipated expenditure to complete defensible space project.

**19000 - Fencing**

110 - Chain Link: 6'	Useful Life 30	Remaining Life 14	
176 lf Large Pool Solar System	Quantity 176	Unit of Measure Linear Feet	
	Cost /l.f. \$16.00		
	% Included 100.00%	Total Cost/Study \$2,816	
Summary	Replacement Year 2035	Future Cost \$3,979	

This is to replace the brown painted chain link fencing surrounding the solar collectors.

2005- Placed in service.

114 - Chain Link: 6'	Useful Life 30	Remaining Life 1	
221 lf Pool Area	Quantity 221	Unit of Measure Linear Feet	
	Cost /l.f. \$16.00		
	% Included 100.00%	Total Cost/Study \$3,536	
Summary	Replacement Year 2022	Future Cost \$3,624	

This is to replace the pool area chain link fencing.

2017- Remaining life increased from 2018 to 2022.



**19000 - Fencing**

130 - Chain Link: 10'	Useful Life 30	Remaining Life 2	
450 lf Tennis Courts	Quantity 450	Unit of Measure	Linear Feet
	Cost /l.f. \$27.00		
	% Included 100.00%	Total Cost/Study	\$12,150
Summary	Replacement Year 2023	Future Cost	\$12,765

This is to replace the tennis court 10' chain link fencing.

2017- Remaining life increased from 2018 to 2022.



190 - Chain Link: Slats	Useful Life 10	Remaining Life 1	
221 lf Pool	Quantity 221	Unit of Measure	Linear Feet
	Cost /l.f. \$12.00		
	% Included 100.00%	Total Cost/Study	\$2,652
Summary	Replacement Year 2022	Future Cost	\$2,718

This is to replace the chain link privacy slats.

2019- \$256 was expended.



**19000 - Fencing**

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 11
405 lf Pool Fence & Gates	Quantity 405	Unit of Measure Linear Feet
	Cost /l.f. \$50.00	
	% Included 100.00%	Total Cost/Study \$20,250
Summary	Replacement Year 2032	Future Cost \$26,570

This is to replace the pool area 6' wrought iron fence and two pedestrian gates. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2017- Some posts are loose.  
 2015- \$46 was expended.



**20000 - Lighting**

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 1	
Walkway & Pool Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$30,000	
Summary	% Included	100.00%	Total Cost/Study \$30,000
	Replacement Year	2022	Future Cost \$30,750

This is to periodically replace miscellaneous park and pool area lighting fixtures on a percentage basis.

- 4- pool area decorative light poles/fixtures
- 12- park area decorative light poles/fixtures

2020- Per client, \$30,000 anticipated expenditure for 2021 to replace all mercury vapor lights with LED lights, includes remote controllers.  
 2019- \$10,000 anticipated in 2020 for unspecified scope of work, per client.  
 2017- \$2,050 is anticipated to upgrade light post near the pool entrance. No formal proposal as of the time of the site visit. The light post, actually a tree trunk, supports lighting, power and telephone lines.  
 2015- \$2,714 anticipated in 2016 per client.  
 2007- \$3,688 was expended to repair and upgrade lodge electrical items.



**21000 - Signage**

100 - Miscellaneous	Useful Life 5	Remaining Life 4
6 Activities Area (33%)	Quantity 6	Unit of Measure Items
	Cost /Itm \$400	Qty * \$/Itm \$2,400
	% Included 33.33%	Total Cost/Study \$800
Summary	Replacement Year 2025	Future Cost \$883

This is to replace the 2'x4' wood enclosure display signs that identify activity areas such as shuffleboard, pool, tennis, etc.

2021- Unit cost is decreased from \$971/ea to \$400/ea. No cost provided to BRG.

2016- Per client 10/26/2016, extend remaining life from 2017 to 2018.

2014- \$2,965 was expended. Useful life revised from 15 to 5 year with 1/3 replacement ongoing.

2013- Change useful life from 4 years to 15 years per client 8/4/2013. \$4,810 anticipated in 2014 and change quantity from 5 to 6 for all areas per client (Western Sign Company).



790 - Wood Monument	Useful Life 20	Remaining Life 9
Gold Ridge Lodge/Lodge Upper Entrance/Granite	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2030	Future Cost \$8,742

This is to replace the custom, wood carved and painted monument signs.

2021- Useful life increased from 15 to 20 years and remaining life increased from 2025 to 2030.

2012 Granite & Gold Ridge- Installed, no cost provided.

2011 Lodge Upper Parking- \$1,891 was expended.

2010 Gold Ridge Lodge- \$1,775 was expended for work completed by Western Sign Company.



**22000 - Office Equipment**

100 - Miscellaneous	Useful Life 6	Remaining Life 0
Camera- 2021	Quantity 1	Unit of Measure Items
	Cost /Itm \$700	
	% Included 100.00%	Total Cost/Study \$700
Summary	Replacement Year 2021	Future Cost \$700

This is to purchase a camera.

2021- \$700 anticipated expenditure.

200 - Computers, Misc.	Useful Life 6	Remaining Life 1
Office	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2022	Future Cost \$2,563

This is to replace one Dell computer system, one laptop, one printer, one document shredder, one fax machine and assorted related items on the association's fixed asset inventory.

- 2017- Add laptop to study per client.
- 2016- \$1,230 was expended.
- 2015- \$1,000 anticipated in 2016 per client.
- 2014- Equipment anticipated for 2016 per client provided 2014 worksheet.
- 2013- \$1,500 projected for 2015 per client.
- 2009- \$879 was expended.



204 - Computers, Misc.	Useful Life 5	Remaining Life 0
Office- Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2021	Future Cost \$1,500

This is to replace computers, printers, scanners and networking equipment as needed.

2021- \$1,500 anticipated expenditure.

**22000 - Office Equipment**

300 - Copier	Useful Life 5	Remaining Life 2	
Office	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,100		
	% Included 100.00%	Total Cost/Study \$4,100	
Summary	Replacement Year 2023	Future Cost \$4,308	

This is to replace the copy machine.

2020- \$4,000 was expended to replace the copier.  
 2019- \$4,000 is anticipated in 2020 per client.  
 2014- \$3,800 was expended.  
 2004- Unit was acquired.



**23000 - Mechanical Equipment**

200 - HVAC	Useful Life 15	Remaining Life 9	
Lodge	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,800		
	% Included 100.00%	Total Cost/Study \$4,800	
Summary	Replacement Year 2030	Future Cost \$5,995	

This is for the lodge great room Mitsubishi unit.

2015- \$4,136 was expended.  
 2014- \$4,100 anticipated for 2015 per client 9/9/2014. Refer to Jonas Heating and Cooling August 20, 2014 proposal.



**23000 - Mechanical Equipment**

600 - Water Heater	Useful Life 10	Remaining Life 3
Pool Equipment Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,400	
	% Included 100.00%	Total Cost/Study \$1,400
Summary	Replacement Year 2024	Future Cost \$1,508

This is to replace the Rheem Performance 40 gallon water heater located in the pool equipment room.

2017- Estimate increased from \$577 to \$1,200.



610 - Water Heater	Useful Life 15	Remaining Life 5
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,400	
	% Included 100.00%	Total Cost/Study \$1,400
Summary	Replacement Year 2026	Future Cost \$1,584

This is to replace the Reliance 606, 40 gallon water heater.

2017- Estimate increased from \$550 to \$1,200.

2011- \$550 was expended to replace.



**23000 - Mechanical Equipment**

700 - Wall A/C Small	Useful Life 20	Remaining Life 8	
Office Ductless	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year 2029	Future Cost \$4,874	

This is to replace the office ductless heater.

2021- Unit cost increased from \$1,976 to \$4,000.  
 2009- \$1,450 was expended.

704 - HVAC	Useful Life 20	Remaining Life 8	
Lodge	Quantity 1	Unit of Measure Items	
	Cost /Itm \$8,900		
	% Included 100.00%	Total Cost/Study \$8,900	
Summary	Replacement Year 2029	Future Cost \$10,844	

This is to repair and replace the lodge furnace.

2009- \$6,875 was expended.



**24000 - Furnishings**

106 - Miscellaneous	Useful Life 6	Remaining Life 1	
13 Lodge	Quantity 13	Unit of Measure Items	
	Cost /Itm \$165		
	% Included 100.00%	Total Cost/Study \$2,145	
Summary	Replacement Year 2022	Future Cost \$2,199	

This is to periodically replace miscellaneous lodge furnishings on a percentage basis.

- 2- Wood tables
- 3- Sofas
- 8- Soft chairs

2021- No work indicated, remaining life moved to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Per client 11/7/2017, extend remaining life from 2018 to 2019.  
 2012- Per client increase replacement from 50% to 100% and estimate from \$1,033 to \$1,713.  
 2009- \$900 was expended.



200 - Chairs	Useful Life 10	Remaining Life 3	
80 Lodge- Folding Chairs	Quantity 80	Unit of Measure Items	
	Cost /Itm \$36.00		
	% Included 100.00%	Total Cost/Study \$2,880	
Summary	Replacement Year 2024	Future Cost \$3,101	

This is to replace the folding chairs.

2015- \$623 was expended to purchase 20 chairs. Quantity increased from 60 to 80 and cost adjusted to \$32 each.  
 2014- \$1,870 was expended to purchase 60 chairs. Extend useful life from 5 to 10 years per client. \$650 anticipated in 2015 per client provided 2014 worksheet.  
 2013- \$2,025 anticipated in 2016 per client 8/19/2013. \$1,880 anticipated in 2014 for 60 folding chairs (\$31.32 each including tax & shipping) per client.



**24000 - Furnishings**

300 - Tables: Buffet	Useful Life 7	Remaining Life 1	
10 Lodge (50%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$170	Qty * \$/Itm \$1,700	
	% Included 50.00%	Total Cost/Study \$850	
Summary	Replacement Year 2022	Future Cost \$871	

This is to replace the 2.5'x6' folding tables.

2017- Replaced half of the tables in 2018 per client.  
 2016- Extend remaining life from 2016 to 2018.  
 2014- \$1,500 estimate and extend remaining life from 2015 to 2016 per client.  
 2013- \$862 is anticipated in 2015 per client.

620 - Modular Office Desk	Useful Life 20	Remaining Life 14	
Office Desk Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,500		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2035	Future Cost \$2,119	

This is for a modular desk system including a desk, hutches, partitions and chair.

Office furnishings:

- 1- L-shaped desk
  - 1- computer table
  - 1- printer table
  - 2- 2-drawer file cabinets
  - 5- 4-drawer file cabinets
- 2021- Unit cost is increased from \$608 to \$1,500.  
 2015- \$524 was expended for an office chair and file cabinets. \$2,500 anticipated in 2016 for an office desk and miscellaneous furnishings.  
 2014- \$3,000 revised cost from \$1,691 and remaining life from 2018 to 2015 to replace the desk, add shelving and lateral files per client. The furnishings exhibit obvious wear.



**24600 - Safety / Access**

560 - Cameras	Useful Life 6	Remaining Life 0
Security Cameras	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2021	Future Cost \$1,500

This is to replace the security cameras.

2021- \$1,500 anticipated expenditure.  
 2020- Per client, \$1,500 anticipated expenditure for 2021 to replace all security cameras with interactive camera/light solutions.  
 2017- \$595 was expended for 3 security cameras.

700 - Security System	Useful Life 6	Remaining Life 3
Pool & Tennis Gates	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$13,080	
	% Included 100.00%	Total Cost/Study \$13,080
Summary	Replacement Year 2024	Future Cost \$14,086

This is to replace the pool and tennis gate locks alarm system with a card key system.

2019- Per client 12/10/2019, move remaining life from 2020 to 2024.  
 2016- \$1,800 anticipated in 2017 for the gates software upgrade. \$1,200 anticipated in 2017 for pool security camera system.  
 2015- \$11,278 anticipated in 2017 per client.  
 2012- \$598 was expended on fobs.



710 - Security System	Useful Life 6	Remaining Life 2
Gates Software Upgrade	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,900	
	% Included 100.00%	Total Cost/Study \$4,900
Summary	Replacement Year 2023	Future Cost \$5,148

This is to upgrade the pool/tennis court gate software.

2017- \$4,446 was expended to upgrade the software.

**24600 - Safety / Access**

720 - Security System	Useful Life 6	Remaining Life 1	
Wireless Upgrade	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$1,000		
	% Included 100.00%		Total Cost/Study \$1,000
Summary	Replacement Year 2022		Future Cost \$1,025

This is for a Security System Wireless Upgrade for the lodge, cabana, shed and garage.

2020- Per client, \$1,000 anticipated expenditure for 2021.  
 2019- \$800 anticipated in 2020 per client.  
 2014- Remaining life revised from 2016 to 2019 per client.  
 2013- \$695 was expended.

**25000 - Flooring**

200 - Carpeting	Useful Life 8	Remaining Life 0	
62 Sq. Yds. Pool Building	Quantity 62		Unit of Measure Square Yard
	Cost /SqYd \$38.47		
	% Included 100.00%		Total Cost/Study \$2,385
Summary	Replacement Year 2021		Future Cost \$2,385

This is to replace the carpeting.

2021- \$2,385 was expended for carpeting which was damaged by vandals.  
 2019- Per client 12/10/2019, move remaining life from 2020 to 2026.  
 2012- \$1,668 was expended.

400 - Tile	Useful Life 20	Remaining Life 8	
Lodge	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$15,657		
	% Included 100.00%		Total Cost/Study \$15,657
Summary	Replacement Year 2029		Future Cost \$19,077

This is to replace the slate tile.

2009- \$11,952 was expended to replace the carpet and vinyl flooring.

990 - Vinyl	Useful Life 15	Remaining Life 10	
270 sf Office- Laminate	Quantity 270		Unit of Measure Square Feet
	Cost /SqFt \$7.60		
	% Included 100.00%		Total Cost/Study \$2,052
Summary	Replacement Year 2031		Future Cost \$2,627

This is to replace the flooring.

2016- \$1,818 was expended to replace carpeting with laminate. Per client 10/26/2016, change quantity from 250 is 270 sf.  
 2015- Replacement anticipated in 2016 per client.  
 2014- \$2,000 is anticipated per client provided 2014 worksheet. The replacement product remains to be determined. The carpeting is very worn and stretched. Added as a component of the reserve study.

**26000 - Outdoor Equipment**

100 - Tot Lot: Play Equipment	Useful Life 25	Remaining Life 0	
Play Area Structure	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$29,100		
	% Included 100.00%	Total Cost/Study \$29,100	
Summary	Replacement Year 2021	Future Cost \$29,100	

This is to replace the tot lot play equipment, tot lot grading, retaining wall addition, concrete and tubular steel fencing. The free standing swing sets are provided for within another component. Client should confirm that all children's play equipment and safety surfaces meet current safety standards.

2021- \$29,100 was expended for tot lot grading, retaining wall addition tubular steel fencing.  
 2019- \$4,000 anticipated in 2020 for unspecified scope of work.  
 2015- \$2,500 anticipated in 2017 per client.  
 2014- Extended remaining life from 2016 to 2018 per client.  
 2013- Revise useful life from 15 years to 20 years per client 8/4/2013 direction.



104 - Tot Lot: Play Equipment	Useful Life 15	Remaining Life 0	
4 Play Area	Quantity 4	Unit of Measure Items	
	Cost /Itm \$2,085		
	% Included 100.00%	Total Cost/Study \$8,340	
Summary	Replacement Year 2021	Future Cost \$8,340	

This is to replace the freestanding swing sets. Hardware should be inspected and maintained as needed. Client should confirm that all children's play equipment and safety surfaces meet current safety standards.

2021- \$8,340 was expended to replace 4 swing sets. \$1,800 expended to remove stumps and prepare area for swing set installation.  
 2020- Per client, \$6,000 anticipated expenditure for 2021 to replace swing sets with an ADA compliant swing sets includes installation.  
 2017- No expenditures per client.  
 2015- \$2,000 anticipated in 2017 per client.  
 2013- Extend useful life from 10 years to 15 years per client 8/4/2013 direction.  
 2013- \$4,100 anticipated in 2016 per client.  
 2012- Per client, estimate reduced by approximately half and useful life extended from 2012 to 2013.

105 - Tot Lot: Play Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Play Area (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,800		
	% Included 100.00%	Total Cost/Study \$1,800	
Summary	Replacement Year 2021	Future Cost \$1,800	

This is for the \$1,800 expended to remove stumps and prepare area for swing set installation.

**26000 - Outdoor Equipment**

140 - Tot Lot: Safety Surface	Useful Life 3	Remaining Life 3	
Play Area- Engineered Wood Fiber	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,000		
	% Included 100.00%	Total Cost/Study \$1,000	
Summary	Replacement Year 2024	Future Cost \$1,077	

This is to replace the play area engineered wood fiber safety surface at the play yard and both swings.

2021- \$6,665 was expended.

2020- Per client, \$4,000 anticipated expenditure in 2021 for engineered wood fiber.



141 - Tot Lot: Safety Surface	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Play Area- Engineered Wood Fiber (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,665		
	% Included 100.00%	Total Cost/Study \$6,665	
Summary	Replacement Year 2021	Future Cost \$6,665	

This is for the \$6,665 expended for Engineered wood fiber.

**26000 - Outdoor Equipment**

200 - Pedestal Grill BBQ	Useful Life 3	Remaining Life 2
5 Activities Area (20%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$123	Qty * \$/Itm \$615
	% Included 20.00%	Total Cost/Study \$123
Summary	Replacement Year 2023	Future Cost \$129

This is to periodically replace the pedestal grill BBQ's on a percentage basis. Includes shipping and installation.

2020- \$120 was expended to replace one grill.  
 2019- No work indicated moved remaining life from 2019 to 2020.  
 2016- Per client 10/26/2016, extend remaining life from 2017 to 2019.  
 2014- Useful life revised to allow overall replacement every 15 years.  
 2013- Change remaining life to 2017 per client 8/4/2013 direction.



210 - Barbecue	Useful Life 15	Remaining Life 2
2 Activities Area (50%)	Quantity 2	Unit of Measure Items
	Cost /Itm \$750	Qty * \$/Itm \$1,500
	% Included 50.00%	Total Cost/Study \$750
Summary	Replacement Year 2023	Future Cost \$788

This is to replace the park area block and grill barbeques on a percentage basis.

2019- \$118 was expended, \$120 anticipated in 2020 per client.  
 2019- No work indicated moved remaining life from 2019 to 2020.  
 2014- Remaining life extended from 2016 to 2019 per client.  
 2013- Remaining life set to 2016 per client 8/4/2013 direction.  
 2013- \$598 anticipated in 2015 per client.



**26000 - Outdoor Equipment**

214 - Barbecue	Useful Life 12	Remaining Life 10
Brinkmann Gas	Quantity 1	Unit of Measure Items
	Cost /Itm \$600	
	% Included 100.00%	Total Cost/Study \$600
Summary	Replacement Year 2031	Future Cost \$768

This is to replace the pool area Signateur barbeque.

2021- Located in lodge.  
 2019- \$593 was expended.  
 2016- Per client 10/26/2016, extend remaining life from 2017 to 2019.  
 2015- \$925 anticipated in 2017 per client.  
 2013- Set remaining life to 2016 per client 8/4/2013 direction.  
 2013- \$862 anticipated in 2015 per client.



280 - Picnic Tables	Useful Life 15	Remaining Life 2
7 Activities Area	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,015	
	% Included 100.00%	Total Cost/Study \$7,105
Summary	Replacement Year 2023	Future Cost \$7,465

This is to replace the Plastisol coated 6' metal picnic tables.



**26000 - Outdoor Equipment**

284 - Picnic Tables	Useful Life 15	Remaining Life 7	
3 Activities Area	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,100		
	% Included 100.00%	Total Cost/Study	\$3,300
Summary	Replacement Year 2028	Future Cost	\$3,923

This is to replace the picnic tables.

2013- \$2,759 was expended.

310 - Benches	Useful Life 15	Remaining Life 6	
7 Activities Area	Quantity 7	Unit of Measure	Items
	Cost /Itm \$540		
	% Included 100.00%	Total Cost/Study	\$3,780
Summary	Replacement Year 2027	Future Cost	\$4,384

This is to replace the benches.

2012- Quantity reduced from 14 to 7, replacement increased from 50% to 100% and useful life increased from 8 to 15 years per client.





**26000 - Outdoor Equipment**

380 - Garbage Receptacles 8 Activities Area	Useful Life 15 Quantity 8 Cost /Itm \$500 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$4,000 Future Cost \$4,203
Summary	Replacement Year 2023	

This is to replace the garbage containers.



480 - Drinking Fountain 5 Activities Area	Useful Life 20 Quantity 5 Cost /Itm \$800 % Included 100.00%	Remaining Life 7 Unit of Measure Items Total Cost/Study \$4,000 Future Cost \$4,755
Summary	Replacement Year 2028	

This is to replace the stone drinking fountains, piping and spigots.

2019- Per client 12/10/2019, move remaining life from 2020 to 2028.  
 2016- Per client 10/26/2016, set estimate to \$3,500 and increase remaining life from 2017 to 2019.  
 2014- Estimate increased from \$750 to \$1,200 per client.  
 2012- \$475 was expended for repair.  
 2011- Quantity, \$700 estimate, and 2012 remaining life per client.



**26000 - Outdoor Equipment**

900 - Miscellaneous	Useful Life 30	Remaining Life 15
Wood Shed Behind Lodge	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,800	
	% Included 100.00%	Total Cost/Study \$2,800
Summary	Replacement Year 2036	Future Cost \$4,055

This is to replace the lodge wood shed.



**27000 - Appliances**

200 - Refrigerator	Useful Life 15	Remaining Life 9
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,140	
	% Included 100.00%	Total Cost/Study \$2,140
Summary	Replacement Year 2030	Future Cost \$2,673

This is to replace the LG refrigerator.

2015- \$1,848 was expended.  
 2014- \$2,000 is anticipated to upgrade the refrigerator during kitchen rehab per client.  
 2013- \$1,500 is anticipated in 2015 per client 8/4/2013 estimate.



**27000 - Appliances**

204 - Refrigerator Pool Building	Useful Life 15 Quantity 1 Cost /Itm \$900 % Included 100.00%	Remaining Life 1 Unit of Measure Items Total Cost/Study \$900 Future Cost \$923
Summary	Replacement Year 2022	

This is to replace the Admiral refrigerator.

2017- Per client 11/7/2017, reduce estimate from \$1,575 to \$800.  
 2016- Per client 10/26/2016, extend remaining life from 2017 to 2018.  
 2014- Remaining life extended from 2015 to 2017 per client provided 2014 worksheet.  
 2013- \$1,500 anticipated in 2014 per client.



700 - Stove Lodge	Useful Life 15 Quantity 1 Cost /Itm \$1,570 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$1,570 Future Cost \$1,961
Summary	Replacement Year 2030	

This is to replace the 30" lodge LG 5-burner cook top with a built-in cook top and microwave hood.

2015- \$1,362 was expended.  
 2014- \$2,500 is anticipated in 2015 per client 8/25/2014 call.  
 2013- \$2,000 is anticipated in 2014 and convert to gas per client.



**27000 - Appliances**

720 - Oven: Wall	Useful Life 15	Remaining Life 9
Lodge- Double Oven	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,250	
	% Included 100.00%	Total Cost/Study \$2,250
Summary	Replacement Year 2030	Future Cost \$2,810

This is to replace the Kenmore double wall oven. Lodge and Cabana microwaves are replaced from operating.

2015- \$1,941 was expended.  
 2014- \$2,500 is anticipated per client provided 2014 worksheet.  
 2013- \$2,000 is anticipated in 2015 per client.



**30000 - Miscellaneous**

700 - Field Equipment	Useful Life 8	Remaining Life 1
Maintenance Bldg- Lawnmower	Quantity 1	Unit of Measure Items
	Cost /Itm \$500	
	% Included 100.00%	Total Cost/Study \$500
Summary	Replacement Year 2022	Future Cost \$513

This is to replace the riding lawnmower.

2021- not observed  
 2019- \$500 anticipated in 2021 per client.  
 2015- \$630 anticipated in 2018 per client.  
 2014- \$600 anticipated for mower per client provided 2014 worksheet.  
 2013- \$1,800 anticipated in 2014 for a riding mower per client direction.  
 2011- \$500 anticipated cost per client.

710 - Tools	Useful Life 15	Remaining Life 5
Maintenance Bldg- Compressor	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,040	
	% Included 100.00%	Total Cost/Study \$1,040
Summary	Replacement Year 2026	Future Cost \$1,177

This is to replace the DeWalt 2.5 hp compressor.

2021- not observed  
 2012- Useful and remaining life per client.

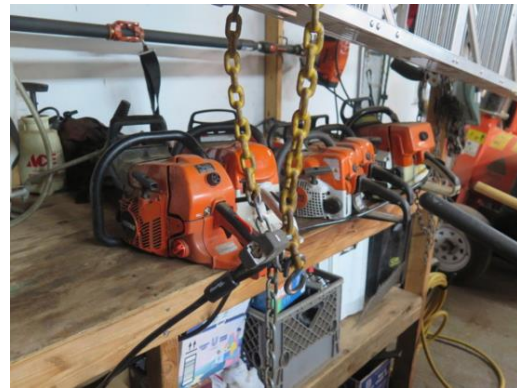
**30000 - Miscellaneous**

720 - Field Equipment	Useful Life 5	Remaining Life 1
3 Maintenance Bldg- Chainsaws (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$725	Qty * \$/Itm \$2,175
	% Included 33.33%	Total Cost/Study \$725
Summary	Replacement Year 2022	Future Cost \$743

This is to periodically replace the gasoline chainsaws on a percentage basis.

- 1- small chainsaw
- 1- large chainsaw
- 1- pole saw

2015- -Per client 10/30/2015, only one chainsaw is used, so extend useful life from 2 to 5 years  
 2014- \$619 was expended per client 9/9/2014.  
 2013- \$727 anticipated in 2014 for 24" Stihl.



740 - Tractor	Useful Life 10	Remaining Life 5
Maintenance Bldg- Ranger Quad Runner	Quantity 1	Unit of Measure Items
	Cost /Itm \$13,900	
	% Included 100.00%	Total Cost/Study \$13,900
Summary	Replacement Year 2026	Future Cost \$15,727

This is to replace the Polaris quad runner vehicle and blade.

2021- No information provided regarding the Polaris replacing the Ranger quad runner; cost and year purchased.  
 2012- \$11,247 was expended for quad and blade.



**30000 - Miscellaneous**

860 - Field Equipment	Useful Life 15	Remaining Life 12	
Chipper/Shredder	Quantity 1	Unit of Measure Items	
	Cost /Itm \$9,525		
	% Included 100.00%	Total Cost/Study \$9,525	
Summary	Replacement Year 2033	Future Cost \$12,810	

This is to replace the chipper/shredder.

2021- not observed  
 2018- \$8,846 was expended.

**31000 - Reserve Study**

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 0	
Reserve Study	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2021	Future Cost \$2,000	

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.

**32000 - Undesignated**

100 - Miscellaneous	Useful Life 1	Remaining Life 1	
Reserve Items	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,045		
	% Included 100.00%	Total Cost/Study \$1,045	
Summary	Replacement Year 2022	Future Cost \$1,071	

This is for major unanticipated reserve component repairs.

2020- \$50,000 expenditure for unspecified scope of work.  
 2019- \$997 was expended for unspecified scope of work.  
 2018- \$493 was expended for fire extinguisher.  
 2016- \$206 was expended for Kiosk and tot steps. \$1,200 anticipated for 2017 for projector and screen that will be used recreationally.  
 2015- \$1,046 was expended for metal detector and pool dosing pumps. \$1,129 anticipated in 2016.  
 2014- \$1,075 is anticipated.  
 2010- \$846 was expended.

**19000 - Fencing**

330 - Tubular Steel	Useful Life 20	Remaining Life 13
150 lf Tot Lot Fencing- Excluded	Quantity 150	Unit of Measure Linear Feet
	Cost /l.f. \$50.00	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year N/A	Future Cost N/A

This is to replace with tubular steel fencing. Depending on the wall thickness, and maintenance, this fencing can have a long life. Coating is provided within another component.

2021- Excluded from funding consideration as the fencing is included with the tot lot equipment.

2014- \$3,138 was expended to bring the fence to a near new condition.

2013- Extend useful life from 18 years to 30 years per client 8/4/2013. Component added per client, \$7,900 anticipated in 2014.

<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>01000 - Paving</b>							
100 - Asphalt: Sealing	\$8,546	3	2	24,416	\$.35/SqFt		Walkways, Upper & Lower Parking, Drives
110 - Asphalt: Ongoing Repairs	\$2,040	3	2	5,100	\$4.00/SqFt (10%)		Walkways
120 - Asphalt: Major Repairs	\$6,800	6	5	5,100	\$4.00/SqFt (33%)		Walkways
140 - Asphalt: Ongoing Repairs	\$7,690	3	2	12,816	\$4.00/SqFt (15%)		Upper Parking & Driveway
150 - Asphalt: Overlay w/ Interlayer	\$44,856	25	2	12,816	\$3.50/SqFt		Upper Parking & Driveway
170 - Asphalt: Ongoing Repairs	\$3,900	3	2	6,500	\$4.00/SqFt (15%)		Lower Parking & Driveway
180 - Asphalt: Major Repairs	\$22,750	25	2	6,500	\$3.50/SqFt		Lower Parking & Driveway
190 - Asphalt: Sealing	\$2,880	5	1	9,600	\$.30/SqFt		Basketball Court
200 - Asphalt: Ongoing Repairs	\$1,920	5	1	9,600	\$4.00/SqFt (5%)		Basketball Court
210 - Asphalt: Boni Fiber Overlay	\$25,920	25	4	9,600	\$2.70/SqFt		Basketball Court
<b>02000 - Concrete</b>							
380 - Pad	\$998	5	5	624	\$16.00/SqFt (10%)		Shuffle Board Pad
400 - Pool Deck	\$80,000	35	0	6,000	\$13.33/SqFt		Large Pool
410 - Pool Deck	\$13,800	15	4	1	\$13,800/LS		Small Pool
<b>03000 - Painting: Exterior</b>							
100 - Surface Restoration	\$6,790	10	1	1	\$6,790/LS		Lodge
102 - Surface Restoration	\$3,520	2	4	1	\$3,520/LS		Pool Bldg/ Maintenance Bldg
110 - Acrylic	\$1,248	10	1	624	\$2.00/SqFt		Shuffle Board Stripe
150 - Stain	\$1,537	2	1	1	\$1,537/LS		Lodge Decking, Benches, Etc
400 - Wrought Iron	\$4,050	5	1	405	\$10.00/l.f.		Pool Area Fence
<b>03500 - Painting: Interior</b>							
300 - Clubhouse	\$3,190	8	3	1	\$6,380/LS (50%)		Lodge
310 - Miscellaneous	\$800	10	9	1	\$800/Bldg		Pool Building
<b>04000 - Structural Repairs</b>							
660 - Decking: Wood	\$17,975	20	5	1	\$17,975/LS		Lodge Decking, Benches, Etc
910 - Building Maintenance	\$3,477	20	1	1	\$3,477/LS		Various
912 - Building Maintenance	\$3,800	15	6	1	\$3,800/LS		Polaris Quad- Tuff Shed
920 - Doors	\$17,275	25	11	1	\$17,275/LS		Lodge Fire-Safe Upgrade



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04000 - Structural Repairs</b>							
<b>05000 - Roofing</b>							
410 - Pitched: Dimensional Composition	\$21,600	25	20	24	\$900/Sqrs		Pool Building
420 - Pitched: Dimensional Composition	\$9,000	25	3	10	\$900/Sqrs		Maintenance Building
440 - Pitched: Metal	\$35,890	30	27	37	\$970/Sqrs		Lodge
<b>08000 - Rehab</b>							
100 - General	\$14,261	20	13	1	\$14,261/LS		Lodge
210 - Bathrooms	\$14,260	30	23	2	\$7,130/Rm		Lodge Bathrooms
220 - Bathrooms	\$3,480	20	12	2	\$1,740/Rm		Pool Building Bathrooms
230 - Kitchen	\$4,525	20	1	1	\$4,525/LS		Pool Building Kitchen
234 - Kitchen	\$35,900	20	14	1	\$35,900/LS		Lodge
<b>12000 - Pool</b>							
100 - Resurface	\$22,032	12	1	136	\$162/l.f.		Small Pool
120 - Resurface	\$60,000	12	1	240	\$250/l.f.		Large Pool
200 - Edge: Tile, Coping, Mastic	\$12,000	24	16	240	\$50.00/l.f.		Large Pool
700 - Equipment: Replacement	\$3,000	5	2	1	\$6,000/LS (50%)		Small Pool
710 - Equipment: Replacement	\$5,000	5	5	1	\$10,000/LS (50%)		Large Pool
711 - Equipment: Replacement	\$25,000	1	0	1	\$25,000/LS [nr:1]		Large Pool (2021 Only)
714 - Chemical System	\$5,000	6	2	2	\$2,500/itm		InteliChem Controllers
730 - Equipment: Replacement	\$1,651	3	0	24	\$68.79/itm		Filter Cartridges
800 - Solar System	\$11,540	15	3	1	\$11,540/LS		Small Pool
810 - Solar System	\$34,800	15	3	1	\$34,800/LS		Large Pool
930 - Furniture: Misc	\$7,239	4	4	127	\$114/itm (50%)		Pool- All Furniture
934 - Furniture: Misc	\$370	2	0	4	\$92.50/itm		Pool- Chaise Lounges
<b>14000 - Recreation</b>							
700 - Billiard Table	\$4,000	30	13	1	\$4,000/itm		Lodge Upstairs
902 - Game Table	\$810	12	1	1	\$810/itm		Pool Building Table Tennis
<b>17000 - Tennis Court</b>							
100 - Reseal	\$12,672	7	6	14,400	\$.88/SqFt		[2] Tennis Courts
500 - Resurface	\$54,720	21	6	14,400	\$3.80/SqFt		[2] Tennis Courts
<b>17500 - Basketball / Sport Court</b>							
300 - Basketball Standard	\$500	8	4	1	\$500/itm		Backboard & Hoop

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>18000 - Landscaping</b>							
460 - Defensible Space	\$20,000	2	2	1	\$20,000/LS		Greenbelt Clearing
461 - Defensible Space	\$50,000	2	0	1	\$50,000/LS [nr:1]		Greenbelt Clearing (2021 Only)
<b>19000 - Fencing</b>							
110 - Chain Link: 6'	\$2,816	30	14	176	\$16.00/l.f.		Large Pool Solar System
114 - Chain Link: 6'	\$3,536	30	1	221	\$16.00/l.f.		Pool Area
130 - Chain Link: 10'	\$12,150	30	2	450	\$27.00/l.f.		Tennis Courts
190 - Chain Link: Slats	\$2,652	10	1	221	\$12.00/l.f.		Pool
230 - Wrought Iron: 6'	\$20,250	30	11	405	\$50.00/l.f.		Pool Fence & Gates
<b>20000 - Lighting</b>							
100 - Exterior: Misc. Fixtures	\$30,000	15	1	1	\$30,000/LS		Walkway & Pool Area
<b>21000 - Signage</b>							
100 - Miscellaneous	\$800	5	4	6	\$400/itm (33%)		Activities Area
790 - Wood Monument	\$7,000	20	9	1	\$7,000/LS		Gold Ridge Lodge/Lodge Upper Entrance/Granite
<b>22000 - Office Equipment</b>							
100 - Miscellaneous	\$700	6	0	1	\$700/itm		Camera- 2021
200 - Computers, Misc.	\$2,500	6	1	1	\$2,500/LS		Office
204 - Computers, Misc.	\$1,500	5	0	1	\$1,500/itm		Office- Laptop
300 - Copier	\$4,100	5	2	1	\$4,100/itm		Office
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$4,800	15	9	1	\$4,800/itm		Lodge
600 - Water Heater	\$1,400	10	3	1	\$1,400/itm		Pool Equipment Room
610 - Water Heater	\$1,400	15	5	1	\$1,400/itm		Lodge
700 - Wall A/C Small	\$4,000	20	8	1	\$4,000/itm		Office Ductless
704 - HVAC	\$8,900	20	8	1	\$8,900/itm		Lodge
<b>24000 - Furnishings</b>							
106 - Miscellaneous	\$2,145	6	1	13	\$165/itm		Lodge
200 - Chairs	\$2,880	10	3	80	\$36.00/itm		Lodge- Folding Chairs
300 - Tables: Buffet	\$850	7	1	10	\$170/itm (50%)		Lodge
620 - Modular Office Desk	\$1,500	20	14	1	\$1,500/LS		Office Desk Only
<b>24600 - Safety / Access</b>							
560 - Cameras	\$1,500	6	0	1	\$1,500/LS		Security Cameras
700 - Security System	\$13,080	6	3	1	\$13,080/LS		Pool & Tennis Gates
710 - Security System	\$4,900	6	2	1	\$4,900/LS		Gates Software Upgrade
720 - Security System	\$1,000	6	1	1	\$1,000/LS		Wireless Upgrade

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>24600 - Safety / Access</b>							
<b>25000 - Flooring</b>							
200 - Carpeting	\$2,385	8	0	62	\$38.47/SqYd		Pool Building
400 - Tile	\$15,657	20	8	1	\$15,657/LS		Lodge
990 - Vinyl	\$2,052	15	10	270	\$7.60/SqFt		Office- Laminate
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$29,100	25	0	1	\$29,100/LS		Play Area Structure
104 - Tot Lot: Play Equipment	\$8,340	15	0	4	\$2,085/Itm		Play Area
105 - Tot Lot: Play Equipment	\$1,800	1	0	1	\$1,800/LS [nr:1]		Play Area (2021 Only)
140 - Tot Lot: Safety Surface	\$1,000	3	3	1	\$1,000/LS		Play Area- Engineered Wood Fiber
141 - Tot Lot: Safety Surface	\$6,665	2	0	1	\$6,665/LS [nr:1]		Play Area- Engineered Wood Fiber (2021 Only)
200 - Pedestal Grill BBQ	\$123	3	2	5	\$123/Itm (20%)		Activities Area
210 - Barbecue	\$750	15	2	2	\$750/Itm (50%)		Activities Area
214 - Barbecue	\$600	12	10	1	\$600/Itm		Brinkmann Gas
280 - Picnic Tables	\$7,105	15	2	7	\$1,015/Itm		Activities Area
284 - Picnic Tables	\$3,300	15	7	3	\$1,100/Itm		Activities Area
310 - Benches	\$3,780	15	6	7	\$540/Itm		Activities Area
380 - Garbage Receptacles	\$4,000	15	2	8	\$500/Itm		Activities Area
480 - Drinking Fountain	\$4,000	20	7	5	\$800/Itm		Activities Area
900 - Miscellaneous	\$2,800	30	15	1	\$2,800/LS		Wood Shed Behind Lodge
<b>27000 - Appliances</b>							
200 - Refrigerator	\$2,140	15	9	1	\$2,140/Itm		Lodge
204 - Refrigerator	\$900	15	1	1	\$900/Itm		Pool Building
700 - Stove	\$1,570	15	9	1	\$1,570/Itm		Lodge
720 - Oven: Wall	\$2,250	15	9	1	\$2,250/Itm		Lodge- Double Oven
<b>30000 - Miscellaneous</b>							
700 - Field Equipment	\$500	8	1	1	\$500/Itm		Maintenance Bldg- Lawnmower
710 - Tools	\$1,040	15	5	1	\$1,040/Itm		Maintenance Bldg- Compressor
720 - Field Equipment	\$725	5	1	3	\$725/Itm (33%)		Maintenance Bldg- Chainsaws
740 - Tractor	\$13,900	10	5	1	\$13,900/Itm		Maintenance Bldg- Ranger Quad Runner
860 - Field Equipment	\$9,525	15	12	1	\$9,525/Itm		Chipper/Shredder
<b>31000 - Reserve Study</b>							
100 - 3 Year Update with Site Visit	\$2,000	3	0	1	\$2,000/LS		Reserve Study
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$1,045	1	1	1	\$1,045/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>19000 - Fencing</b>							
330 - Tubular Steel	\$7,500	20	13	150	\$50.00/l.f.		Tot Lot Fencing- Excluded

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2021</b>			
<b>02000 - Concrete</b>			
400 - Pool Deck 6,000 sf Large Pool	35	80,000	
<b>12000 - Pool</b>			
711 - Equipment: Replacement Large Pool (2021 Only)[nr:1]	1	25,000	
730 - Equipment: Replacement 24 Filter Cartridges	3	1,651	
934 - Furniture: Misc 4 Pool- Chaise Lounges	2	370	
Total 12000 - Pool:		27,021	27,021
<b>18000 - Landscaping</b>			
461 - Defensible Space Greenbelt Clearing (2021 Only)[nr:1]	2	50,000	
<b>22000 - Office Equipment</b>			
100 - Miscellaneous Camera- 2021	6	700	
204 - Computers, Misc. Office- Laptop	5	1,500	
Total 22000 - Office Equipment:		2,200	2,200
<b>24600 - Safety / Access</b>			
560 - Cameras Security Cameras	6	1,500	
<b>25000 - Flooring</b>			
200 - Carpeting 62 Sq. Yds. Pool Building	8	2,385	
<b>26000 - Outdoor Equipment</b>			
100 - Tot Lot: Play Equipment Play Area Structure	25	29,100	
104 - Tot Lot: Play Equipment 4 Play Area	15	8,340	
105 - Tot Lot: Play Equipment Play Area (2021 Only)[nr:1]	1	1,800	
141 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber (2021 Only)[nr:1]	2	6,665	
Total 26000 - Outdoor Equipment:		45,905	45,905
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	2,000	
Total 2021:		211,011	
<b>2022</b>			
<b>01000 - Paving</b>			
190 - Asphalt: Sealing 9,600 sf Basketball Court	5	2,880	2,952

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>01000 - Paving</b>			
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	5	1,920	1,968
Total 01000 - Paving:		4,800	4,920
<b>03000 - Painting: Exterior</b>			
100 - Surface Restoration Lodge	10	6,790	6,960
110 - Acrylic 624 sf Shuffle Board Stripe	10	1,248	1,279
150 - Stain Lodge Decking, Benches, Etc	2	1,537	1,576
400 - Wrought Iron 405 lf Pool Area Fence	5	4,050	4,151
Total 03000 - Painting: Exterior:		13,625	13,966
<b>04000 - Structural Repairs</b>			
910 - Building Maintenance Various	20	3,477	3,564
<b>08000 - Rehab</b>			
230 - Kitchen Pool Building Kitchen	20	4,525	4,638
<b>12000 - Pool</b>			
100 - Resurface 136 lf Small Pool	12	22,032	22,583
120 - Resurface 240 lf Large Pool	12	60,000	61,500
Total 12000 - Pool:		82,032	84,083
<b>14000 - Recreation</b>			
902 - Game Table Pool Building Table Tennis	12	810	830
<b>19000 - Fencing</b>			
114 - Chain Link: 6' 221 lf Pool Area	30	3,536	3,624
190 - Chain Link: Slats 221 lf Pool	10	2,652	2,718
Total 19000 - Fencing:		6,188	6,342
<b>20000 - Lighting</b>			
100 - Exterior: Misc. Fixtures Walkway & Pool Area	15	30,000	30,750
<b>22000 - Office Equipment</b>			
200 - Computers, Misc. Office	6	2,500	2,563
<b>24000 - Furnishings</b>			
106 - Miscellaneous 13 Lodge	6	2,145	2,199
300 - Tables: Buffet 10 Lodge (50%)	7	850	871
Total 24000 - Furnishings:		2,995	3,070
<b>24600 - Safety / Access</b>			
720 - Security System Wireless Upgrade	6	1,000	1,025

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>27000 - Appliances</b>			
204 - Refrigerator Pool Building	15	900	923
<b>30000 - Miscellaneous</b>			
700 - Field Equipment Maintenance Bldg- Lawnmower	8	500	513
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	5	725	743
Total 30000 - Miscellaneous:		1,225	1,256
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,071
Total 2022:		155,122	159,001
<b>2023</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	3	8,546	8,978
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	3	2,040	2,143
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	3	7,690	8,079
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	25	44,856	47,127
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3	3,900	4,097
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	25	22,750	23,902
Total 01000 - Paving:		89,782	94,326
<b>12000 - Pool</b>			
700 - Equipment: Replacement Small Pool (50%)	5	3,000	3,152
714 - Chemical System 2 IntelliChem Controllers	6	5,000	5,253
934 - Furniture: Misc 4 Pool- Chaise Lounges	2	370	389
Total 12000 - Pool:		8,370	8,794
<b>18000 - Landscaping</b>			
460 - Defensible Space Greenbelt Clearing	2	20,000	21,013
<b>19000 - Fencing</b>			
130 - Chain Link: 10' 450 lf Tennis Courts	30	12,150	12,765
<b>22000 - Office Equipment</b>			
300 - Copier Office	5	4,100	4,308
<b>24600 - Safety / Access</b>			
710 - Security System Gates Software Upgrade	6	4,900	5,148

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023</b>			
<b>26000 - Outdoor Equipment</b>			
200 - Pedestal Grill BBQ 5 Activities Area (20%)	3	123	129
210 - Barbecue 2 Activities Area (50%)	15	750	788
280 - Picnic Tables 7 Activities Area	15	7,105	7,465
380 - Garbage Receptacles 8 Activities Area	15	4,000	4,203
Total 26000 - Outdoor Equipment:		11,978	12,585
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,098
Total 2023:		152,325	160,037
<b>2024</b>			
<b>03000 - Painting: Exterior</b>			
150 - Stain Lodge Decking, Benches, Etc	2	1,537	1,656
<b>03500 - Painting: Interior</b>			
300 - Clubhouse Lodge (50%)	8	3,190	3,435
<b>05000 - Roofing</b>			
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	25	9,000	9,692
<b>12000 - Pool</b>			
730 - Equipment: Replacement 24 Filter Cartridges	3	1,651	1,778
800 - Solar System Small Pool	15	11,540	12,427
810 - Solar System Large Pool	15	34,800	37,476
Total 12000 - Pool:		47,991	51,681
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Pool Equipment Room	10	1,400	1,508
<b>24000 - Furnishings</b>			
200 - Chairs 80 Lodge- Folding Chairs	10	2,880	3,101
<b>24600 - Safety / Access</b>			
700 - Security System Pool & Tennis Gates	6	13,080	14,086
<b>26000 - Outdoor Equipment</b>			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,000	1,077
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	2,000	2,154
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,125



Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2024</b>			
Total 2024:		83,123	89,515
<b>2025</b>			
<b>01000 - Paving</b>			
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	25	25,920	28,611
<b>02000 - Concrete</b>			
410 - Pool Deck Small Pool	15	13,800	15,233
<b>03000 - Painting: Exterior</b>			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	2	3,520	3,885
<b>12000 - Pool</b>			
930 - Furniture: Misc 127 Pool- All Furniture (50%)	4	7,239	7,991
934 - Furniture: Misc 4 Pool- Chaise Lounges	2	370	408
Total 12000 - Pool:		7,609	8,399
<b>17500 - Basketball / Sport Court</b>			
300 - Basketball Standard Backboard & Hoop	8	500	552
<b>18000 - Landscaping</b>			
460 - Defensible Space Greenbelt Clearing	2	20,000	22,076
<b>21000 - Signage</b>			
100 - Miscellaneous 6 Activities Area (33%)	5	800	883
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,153
Total 2025:		73,194	80,792
<b>2026</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	3	8,546	9,669
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	3	2,040	2,308
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	6	6,800	7,693
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	3	7,690	8,700
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3	3,900	4,412
Total 01000 - Paving:		28,976	32,782
<b>02000 - Concrete</b>			
380 - Pad 624 sf Shuffle Board Pad (10%)	5	998	1,130
<b>03000 - Painting: Exterior</b>			
150 - Stain Lodge Decking, Benches, Etc	2	1,537	1,740

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2026</b>			
<b>04000 - Structural Repairs</b>			
660 - Decking: Wood Lodge Decking, Benches, Etc	20	17,975	20,337
<b>12000 - Pool</b>			
710 - Equipment: Replacement Large Pool (50%)	5	5,000	5,657
<b>22000 - Office Equipment</b>			
204 - Computers, Misc. Office- Laptop	5	1,500	1,697
<b>23000 - Mechanical Equipment</b>			
610 - Water Heater Lodge	15	1,400	1,584
<b>26000 - Outdoor Equipment</b>			
200 - Pedestal Grill BBQ 5 Activities Area (20%)	3	123	139
<b>30000 - Miscellaneous</b>			
710 - Tools Maintenance Bldg- Compressor	15	1,040	1,177
740 - Tractor Maintenance Bldg- Ranger Quad Runner	10	13,900	15,727
Total 30000 - Miscellaneous:		14,940	16,904
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,182
Total 2026:		73,494	83,152
<b>2027</b>			
<b>01000 - Paving</b>			
190 - Asphalt: Sealing 9,600 sf Basketball Court	5	2,880	3,340
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	5	1,920	2,227
Total 01000 - Paving:		4,800	5,567
<b>03000 - Painting: Exterior</b>			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	2	3,520	4,082
400 - Wrought Iron 405 lf Pool Area Fence	5	4,050	4,697
Total 03000 - Painting: Exterior:		7,570	8,779
<b>04000 - Structural Repairs</b>			
912 - Building Maintenance Polaris Quad- Tuff Shed	15	3,800	4,407
<b>12000 - Pool</b>			
730 - Equipment: Replacement 24 Filter Cartridges	3	1,651	1,915
934 - Furniture: Misc 4 Pool- Chaise Lounges	2	370	429
Total 12000 - Pool:		2,021	2,344

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2027</b>			
<b>17000 - Tennis Court</b>			
100 - Reseal 14,400 sf [2] Tennis Courts	7	12,672	14,696
500 - Resurface 14,400 sf [2] Tennis Courts	21	54,720	63,458
Total 17000 - Tennis Court:		67,392	78,154
<b>18000 - Landscaping</b>			
460 - Defensible Space Greenbelt Clearing	2	20,000	23,194
<b>22000 - Office Equipment</b>			
100 - Miscellaneous Camera- 2021	6	700	812
<b>24600 - Safety / Access</b>			
560 - Cameras Security Cameras	6	1,500	1,740
<b>26000 - Outdoor Equipment</b>			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,000	1,160
310 - Benches 7 Activities Area	15	3,780	4,384
Total 26000 - Outdoor Equipment:		4,780	5,544
<b>30000 - Miscellaneous</b>			
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	5	725	841
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	2,000	2,319
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,045	1,212
Total 2027:		116,333	134,913

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

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2021 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2022) 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 Gold Ridge Forest HOA.

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 2021 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, 2020. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$482,206 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 2021, and estimates an ending reserve fund balance. Again, see Section III and the 2021 ending reserve balance estimate of \$344,133.

"Re-building" the first year of the study as mentioned above simply means using the 2021 adopted budget for the 2021 reserve contribution. Finally, the 2021 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*

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,546	3	2	2,849	5,839	2,521
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,040	3	2	680	1,394	602
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	6,800	6	5	1,133	2,323	1,080
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,690	3	2	2,563	5,255	2,268
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	44,856	25	2	41,268	44,138	1,588
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3,900	3	2	1,300	2,665	1,151
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	22,750	25	2	20,930	22,386	805
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,880	5	1	2,304	2,952	497
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,920	5	1	1,536	1,968	332
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	25,920	25	4	21,773	23,380	964
<b>02000 - Concrete</b>						
380 - Pad 624 sf Shuffle Board Pad (10%)	998	5	5	166	205	159
400 - Pool Deck 6,000 sf Large Pool	80,000	35	0	80,000	2,343	1,925
410 - Pool Deck Small Pool	13,800	15	4	10,120	11,316	855
<b>03000 - Painting: Exterior</b>						
100 - Surface Restoration Lodge	6,790	10	1	6,111	6,960	586
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,520	2	4	704	902	655
110 - Acrylic 624 sf Shuffle Board Stripe	1,248	10	1	1,123	1,279	108
150 - Stain Lodge Decking, Benches, Etc	1,538	2	1	769	1,576	664
400 - Wrought Iron 405 lf Pool Area Fence	4,050	5	1	3,240	4,151	699
<b>03500 - Painting: Interior</b>						
300 - Clubhouse Lodge (50%)	3,190	8	3	1,994	2,452	362
310 - Miscellaneous Pool Building	800	10	9	80	164	84
<b>04000 - Structural Repairs</b>						
660 - Decking: Wood Lodge Decking, Benches, Etc	17,975	20	5	13,481	14,740	857
910 - Building Maintenance Various	3,477	20	1	3,303	3,564	150
912 - Building Maintenance Polaris Quad- Tuff Shed	3,800	15	6	2,280	2,597	247
920 - Doors Lodge Fire-Safe Upgrade	17,275	25	11	9,674	10,624	764

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>05000 - Roofing</b>						
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	21,600	25	20	4,320	5,314	1,193
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,000	25	3	7,920	8,487	327
440 - Pitched: Metal 37 Squares- Lodge	35,890	30	27	3,589	4,905	1,963
<b>08000 - Rehab</b>						
100 - General Lodge	14,261	20	13	4,991	5,847	828
210 - Bathrooms 2 Lodge Bathrooms	14,260	30	23	3,327	3,898	707
220 - Bathrooms 2 Pool Building Bathrooms	3,480	20	12	1,392	1,605	197
230 - Kitchen Pool Building Kitchen	4,525	20	1	4,299	4,638	195
234 - Kitchen Lodge	35,900	20	14	10,770	12,879	2,136
<b>12000 - Pool</b>						
100 - Resurface 136 lf Small Pool	22,032	12	1	20,196	22,583	1,585
120 - Resurface 240 lf Large Pool	60,000	12	1	55,000	61,500	4,317
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	12,000	24	16	4,000	4,613	625
700 - Equipment: Replacement Small Pool (50%)	3,000	5	2	1,800	2,460	531
710 - Equipment: Replacement Large Pool (50%)	5,000	5	5	833	1,025	794
711 - Equipment: Replacement Large Pool (2021 Only)[nr:1]	25,000	1	0	25,000	0	0
714 - Chemical System 2 IntelliChem Controllers	5,000	6	2	3,333	4,271	738
730 - Equipment: Replacement 24 Filter Cartridges	1,651	3	0	1,651	564	464
800 - Solar System Small Pool	11,540	15	3	9,232	10,251	698
810 - Solar System Large Pool	34,800	15	3	27,840	30,914	2,105
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,239	4	4	1,448	1,855	1,346
934 - Furniture: Misc 4 Pool- Chaise Lounges	370	2	0	370	190	156
<b>14000 - Recreation</b>						
700 - Billiard Table Lodge Upstairs	4,000	30	13	2,267	2,460	155
902 - Game Table Pool Building Table Tennis	810	12	1	743	830	58
<b>17000 - Tennis Court</b>						
100 - Reseal 14,400 sf [2] Tennis Courts	12,672	7	6	1,810	3,711	1,768
500 - Resurface 14,400 sf [2] Tennis Courts	54,720	21	6	39,086	42,734	2,545
<b>17500 - Basketball / Sport Court</b>						
300 - Basketball Standard Backboard & Hoop	500	8	4	250	320	58
<b>18000 - Landscaping</b>						
460 - Defensible Space Greenbelt Clearing	20,000	2	2	6,667	10,250	5,900
461 - Defensible Space Greenbelt Clearing (2021 Only)[nr:1]	50,000	2	0	50,000	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>19000 - Fencing</b>						
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,816	30	14	1,502	1,636	112
114 - Chain Link: 6' 221 lf Pool Area	3,536	30	1	3,418	3,624	102
130 - Chain Link: 10' 450 lf Tennis Courts	12,150	30	2	11,340	12,039	358
190 - Chain Link: Slats 221 lf Pool	2,652	10	1	2,387	2,718	229
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	20,250	30	11	12,825	13,838	746
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures Walkway & Pool Area	30,000	15	1	28,000	30,750	1,727
<b>21000 - Signage</b>						
100 - Miscellaneous 6 Activities Area (33%)	800	5	4	160	328	149
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,000	20	9	3,850	4,305	368
<b>22000 - Office Equipment</b>						
100 - Miscellaneous Camera- 2021	700	6	0	700	120	98
200 - Computers, Misc. Office	2,500	6	1	2,083	2,563	360
204 - Computers, Misc. Office- Laptop	1,500	5	0	1,500	308	253
300 - Copier Office	4,100	5	2	2,460	3,362	726
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Lodge	4,800	15	9	1,920	2,296	337
600 - Water Heater Pool Equipment Room	1,400	10	3	980	1,148	127
610 - Water Heater Lodge	1,400	15	5	933	1,052	89
700 - Wall A/C Small Office Ductless	4,000	20	8	2,400	2,665	205
704 - HVAC Lodge	8,900	20	8	5,340	5,930	457
<b>24000 - Furnishings</b>						
106 - Miscellaneous 13 Lodge	2,145	6	1	1,788	2,199	309
200 - Chairs 80 Lodge- Folding Chairs	2,880	10	3	2,016	2,362	261
300 - Tables: Buffet 10 Lodge (50%)	850	7	1	729	871	105
620 - Modular Office Desk Office Desk Only	1,500	20	14	450	538	89
<b>24600 - Safety / Access</b>						
560 - Cameras Security Cameras	1,500	6	0	1,500	256	211
700 - Security System Pool & Tennis Gates	13,080	6	3	6,540	8,938	1,978
710 - Security System Gates Software Upgrade	4,900	6	2	3,267	4,185	723
720 - Security System Wireless Upgrade	1,000	6	1	833	1,025	144
<b>25000 - Flooring</b>						
200 - Carpeting 62 Sq. Yds. Pool Building	2,385	8	0	2,385	306	251
400 - Tile Lodge	15,657	20	8	9,394	10,431	803



<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
<b>25000 - Flooring</b>						
990 - Vinyl 270 sf Office- Laminate	2,052	15	10	684	841	148
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Play Area Structure	29,100	25	0	29,100	1,193	981
104 - Tot Lot: Play Equipment 4 Play Area	8,340	15	0	8,340	570	468
105 - Tot Lot: Play Equipment Play Area (2021 Only)[nr:1]	1,800	1	0	1,800	0	0
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,000	3	3	250	342	227
141 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber (2021 Only)[nr:1]	6,665	2	0	6,665	0	0
200 - Pedestal Grill BBQ 5 Activities Area (20%)	123	3	2	41	84	36
210 - Barbecue 2 Activities Area (50%)	750	15	2	650	718	44
214 - Barbecue Brinkmann Gas	600	12	10	100	154	54
280 - Picnic Tables 7 Activities Area	7,105	15	2	6,158	6,797	419
284 - Picnic Tables 3 Activities Area	3,300	15	7	1,760	2,030	220
310 - Benches 7 Activities Area	3,780	15	6	2,268	2,583	246
380 - Garbage Receptacles 8 Activities Area	4,000	15	2	3,467	3,827	236
480 - Drinking Fountain 5 Activities Area	4,000	20	7	2,600	2,870	200
900 - Miscellaneous Wood Shed Behind Lodge	2,800	30	15	1,400	1,531	114
<b>27000 - Appliances</b>						
200 - Refrigerator Lodge	2,140	15	9	856	1,024	150
204 - Refrigerator Pool Building	900	15	1	840	923	52
700 - Stove Lodge	1,570	15	9	628	751	110
720 - Oven: Wall Lodge- Double Oven	2,250	15	9	900	1,076	158
<b>30000 - Miscellaneous</b>						
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8	1	438	513	54
710 - Tools Maintenance Bldg- Compressor	1,040	15	5	693	782	66
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	725	5	1	580	743	125
740 - Tractor Maintenance Bldg- Ranger Quad Runner	13,900	10	5	6,950	8,549	1,325
860 - Field Equipment Chipper/Shredder	9,525	15	12	1,905	2,604	719
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit Reserve Study	2,000	3	0	2,000	683	562
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	1,045	1	1	523	1,071	451

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
				[A]	[B]	
<b>Totals</b>	<b>1,020,424</b>			<b>713,809</b>	<b>585,323</b>	<b>69,792</b>
				<u>[EndBal]</u>	<u>[EndBal]</u>	
				[A]	[B]	
<b>Percent Funded</b>				<b>48.21%</b>	<b>44.32%</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 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.

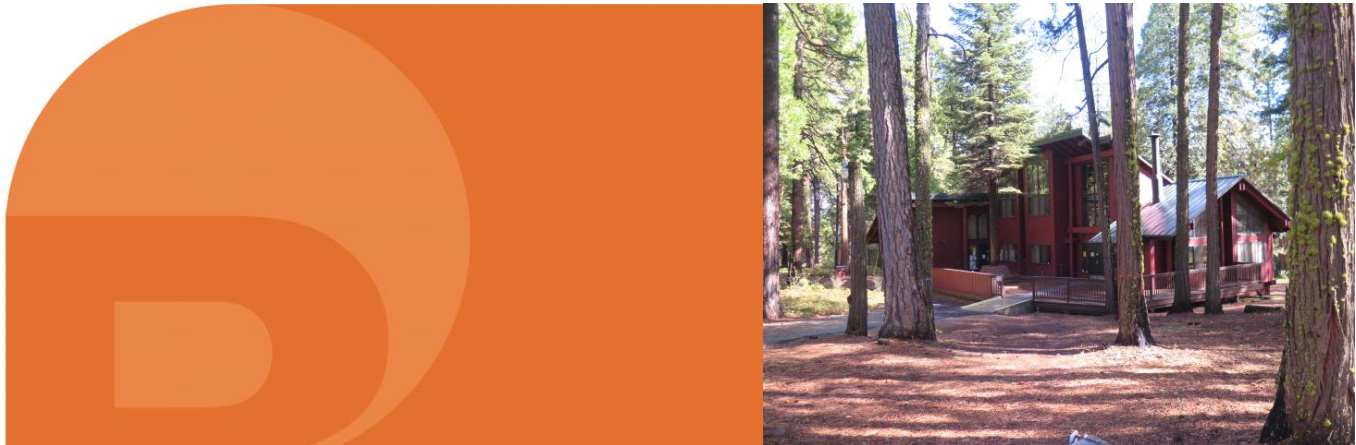
**SE-2 (SPREAD EVENLY OVER 2 YEARS):** This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component 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

**Gold Ridge Forest HOA**

*Update w/ Site Visit Review*

Second Draft

Published - November 09, 2021

Prepared for the 2022 Fiscal Year

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November 09, 2021

This is a summary of the Reserve Study that has been performed for Gold Ridge Forest HOA, (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 prepared this Update w/ Site Visit Review for the January 1, 2022 - December 31, 2022 fiscal year.

Gold Ridge Forest HOA is a Planned Development with a total of 627 Lots.

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

### **Funding Assessment**

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

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

Gold Ridge Forest HOA  
California Member Summary  
Second Draft  
Prepared for the 2022 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>127,301</b>	<b>3-25</b>	<b>1-5</b>	<b>96,335</b>	<b>112,301</b>	<b>11,808</b>
<b>02000 - Concrete</b>	<b>94,799</b>	<b>5-35</b>	<b>0-5</b>	<b>90,287</b>	<b>13,864</b>	<b>2,939</b>
<b>03000 - Painting: Exterior</b>	<b>17,146</b>	<b>2-10</b>	<b>1-4</b>	<b>11,947</b>	<b>14,868</b>	<b>2,712</b>
<b>03500 - Painting: Interior</b>	<b>3,990</b>	<b>8-10</b>	<b>3-9</b>	<b>2,074</b>	<b>2,616</b>	<b>446</b>
<b>04000 - Structural Repairs</b>	<b>42,527</b>	<b>15-25</b>	<b>1-11</b>	<b>28,738</b>	<b>31,524</b>	<b>2,018</b>
<b>05000 - Roofing</b>	<b>66,490</b>	<b>25-30</b>	<b>3-27</b>	<b>15,829</b>	<b>18,706</b>	<b>3,482</b>
<b>08000 - Rehab</b>	<b>72,426</b>	<b>20-30</b>	<b>1-23</b>	<b>24,779</b>	<b>28,867</b>	<b>4,063</b>
<b>12000 - Pool</b>	<b>187,632</b>	<b>1-24</b>	<b>0-16</b>	<b>150,703</b>	<b>140,225</b>	<b>13,358</b>
<b>14000 - Recreation</b>	<b>4,810</b>	<b>12-30</b>	<b>1-13</b>	<b>3,009</b>	<b>3,290</b>	<b>213</b>
<b>17000 - Tennis Court</b>	<b>67,392</b>	<b>7-21</b>	<b>6-6</b>	<b>40,896</b>	<b>46,445</b>	<b>4,314</b>
<b>17500 - Basketball / Sport Court</b>	<b>500</b>	<b>8-8</b>	<b>4-4</b>	<b>250</b>	<b>320</b>	<b>58</b>
<b>18000 - Landscaping</b>	<b>70,000</b>	<b>2-2</b>	<b>0-2</b>	<b>56,667</b>	<b>10,250</b>	<b>5,900</b>
<b>19000 - Fencing</b>	<b>41,404</b>	<b>10-30</b>	<b>1-14</b>	<b>31,472</b>	<b>33,854</b>	<b>1,547</b>
<b>20000 - Lighting</b>	<b>30,000</b>	<b>15-15</b>	<b>1-1</b>	<b>28,000</b>	<b>30,750</b>	<b>1,727</b>
<b>21000 - Signage</b>	<b>7,800</b>	<b>5-20</b>	<b>4-9</b>	<b>4,010</b>	<b>4,633</b>	<b>517</b>
<b>22000 - Office Equipment</b>	<b>8,800</b>	<b>5-6</b>	<b>0-2</b>	<b>6,743</b>	<b>6,352</b>	<b>1,436</b>
<b>23000 - Mechanical Equipment</b>	<b>20,500</b>	<b>10-20</b>	<b>3-9</b>	<b>11,573</b>	<b>13,091</b>	<b>1,215</b>
<b>24000 - Furnishings</b>	<b>7,375</b>	<b>6-20</b>	<b>1-14</b>	<b>4,982</b>	<b>5,970</b>	<b>764</b>
<b>24600 - Safety / Access</b>	<b>20,480</b>	<b>6-6</b>	<b>0-3</b>	<b>12,140</b>	<b>14,405</b>	<b>3,055</b>
<b>25000 - Flooring</b>	<b>20,094</b>	<b>8-20</b>	<b>0-10</b>	<b>12,463</b>	<b>11,578</b>	<b>1,202</b>
<b>26000 - Outdoor Equipment</b>	<b>73,363</b>	<b>1-30</b>	<b>0-15</b>	<b>64,598</b>	<b>22,697</b>	<b>3,246</b>
<b>27000 - Appliances</b>	<b>6,860</b>	<b>15-15</b>	<b>1-9</b>	<b>3,224</b>	<b>3,773</b>	<b>470</b>
<b>30000 - Miscellaneous</b>	<b>25,690</b>	<b>5-15</b>	<b>1-12</b>	<b>10,566</b>	<b>13,189</b>	<b>2,289</b>
<b>31000 - Reserve Study</b>	<b>2,000</b>	<b>3-3</b>	<b>0-0</b>	<b>2,000</b>	<b>683</b>	<b>562</b>
<b>32000 - Undesignated</b>	<b>1,045</b>	<b>1-1</b>	<b>1-1</b>	<b>523</b>	<b>1,071</b>	<b>451</b>
Totals	<b>\$1,020,424</b>			<b>\$713,809</b>	<b>\$585,323</b>	<b>\$69,792</b>
Estimated Ending Balance				<b>\$344,133</b>	<b>\$259,418</b>	<b>\$27.83</b>
Percent Funded				<b>48.2%</b>	<b>44.3%</b>	/Lot/quarter @ 627

November 9, 2021

(1) The regular assessment per ownership interest is \_\_\_\_\_ per quarter for the fiscal year beginning January 1, 2022.

*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 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 \$713,809, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$344,133 resulting in reserves being 48.2% 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)
2022	\$585,323	\$259,418	44.3%
2023	\$519,195	\$175,553	33.8%
2024	\$452,723	\$164,787	36.4%
2025	\$460,284	\$166,102	36.1%
2026	\$479,173	\$168,671	35.2%

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, 2022 is \$520 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.*

$$\text{Deficiency} = \frac{\text{2022 Fully Funded Balance} - \text{2022 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

**§5300(b)(4)** The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

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.

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	482,206	344,133	259,418	175,553	164,787	166,102	168,671	122,905	189,220	169,703
<b>Inflated Expenditures @ 2.5%</b>	211,011	159,001	160,036	89,515	80,793	83,152	134,911	26,897	117,167	50,171
<b>Reserve Contribution</b>	66,787	69,792	72,933	76,215	79,645	83,229	86,974	90,888	94,978	99,252
<i>Lots/quarter @ 627</i>	26.63	27.83	29.08	30.39	31.76	33.19	34.68	36.24	37.87	39.57
<i>Percentage Increase</i>		4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	6,151	4,493	3,238	2,534	2,463	2,492	2,171	2,324	2,672	2,914
<b>Ending Balance</b>	344,133	259,418	175,553	164,787	166,102	168,671	122,905	189,220	169,703	221,697

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Beginning Balance</b>	221,697	284,270	275,241	312,684	261,233	250,042	305,653	316,147	384,700	416,310
<b>Inflated Expenditures @ 2.5%</b>	44,912	121,579	80,196	174,082	138,682	77,776	129,202	77,809	121,850	42,872
<b>Reserve Contribution</b>	103,718	108,385	113,262	118,359	123,685	129,251	135,067	141,145	147,497	154,134
<i>Lots/quarter @ 627</i>	41.35	43.22	45.16	47.19	49.32	51.54	53.85	56.28	58.81	61.46
<i>Percentage Increase</i>	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	3,767	4,165	4,377	4,272	3,806	4,137	4,629	5,217	5,963	7,079
<b>Ending Balance</b>	284,270	275,241	312,684	261,233	250,042	305,653	316,147	384,700	416,310	534,651

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Beginning Balance</b>	534,651	524,863	607,283	729,801	836,649	946,190	859,842	951,295	754,011	838,660
<b>Inflated Expenditures @ 2.5%</b>	178,745	94,326	63,328	88,620	95,808	300,515	126,765	418,809	140,216	137,213
<b>Reserve Contribution</b>	161,070	168,318	175,892	183,807	192,078	200,722	204,736	208,831	213,008	217,268
<i>Lots/quarter @ 627</i>	64.22	67.11	70.13	73.29	76.59	80.03	81.63	83.27	84.93	86.63
<i>Percentage Increase</i>	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	2.0%	2.0%	2.0%	2.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	7,887	8,428	9,953	11,661	13,272	13,444	13,482	12,695	11,856	13,180
<b>Ending Balance</b>	524,863	607,283	729,801	836,649	946,190	859,842	951,295	754,011	838,660	931,895