

Reserve Study Transmittal Letter

Date: November 08, 2017
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."* **\$61,467** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$24.51 /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, 2018, the Association is **68.4%** funded.

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

California statute imposes no reserve funding level requirements 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 **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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

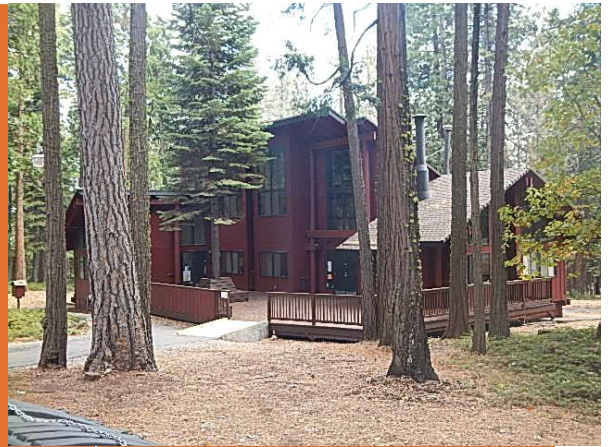
Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2017) 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

Final

Published - November 08, 2017

Prepared for the 2018 Fiscal Year

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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.

Section Report

California: Member Summary

Assessment and Reserve Funding [Civil Code §5570]

Disclosure Summary

Section III: 30 Year Reserve Funding Plan *Cash Flow Method {c}*

Gold Ridge Forest HOA

Final

Published - November 08, 2017

Prepared for the 2018 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 \$505,878.**
 - **[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, 2018 is estimated to be \$346,197, constituting 68.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$61,467 [*\$24.51 per Lot per quarter (average)*] for the fiscal year ending December 31, 2018 (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 68.4% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for 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

Reserve Component	Current		Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Useful / Remaining																
01000 - Paving																		
100 - Asphalt: Sealing 5,100 Sq. Ft. Walkways	1,632	3	3				1,757			1,893			2,038			2,195		
110 - Asphalt: Ongoing Repairs 5,100 Sq. Ft. Walkways (10%)	1,922	3	3				2,070			2,229			2,401			2,585		
120 - Asphalt: Major Repairs 5,100 Sq. Ft. Walkways (33%)	5,100	6	3				5,492						6,369					
130 - Asphalt: Sealing 12,816 Sq. Ft. Upper Parking & Driveway	4,101	3	3				4,416			4,756			5,122			5,516		
140 - Asphalt: Ongoing Repairs 12,816 Sq. Ft. Upper Parking & Driveway (15%)	7,675	3	3				8,265			8,901			9,585			10,322		
150 - Asphalt: Overlay w/ Interlayer 12,816 Sq. Ft. Upper Parking & Driveway	26,930	25	6							31,230								
160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	2,080	3	3				2,240			2,412			2,598			2,797		
170 - Asphalt: Ongoing Repairs 6,500 Sq. Ft. Lower Parking & Driveway (15%)	3,688	3	3				3,971			4,277			4,605			4,960		
180 - Asphalt: Major Repairs 6,500 Sq. Ft. Lower Parking & Driveway	21,170	25	6							24,551								
190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court	1,412	5	1		1,447					1,638					1,853			
200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)	1,815	5	1		1,861					2,105					2,382			
210 - Asphalt: Boni Fiber Overlay 9,600 Sq. Ft. Basketball Court	22,693	25	3				24,438											
Total 01000 - Paving	100,219				3,308		52,651			83,991			32,718		4,235	28,374		
02000 - Concrete																		
380 - Pad 624 Sq. Ft. Shuffle Board Pad (5%)	492	10	2			517										661		
400 - Pool Deck 6,000 Sq. Ft. Large Pool	42,865	35	2		45,036													
410 - Pool Deck Small Pool	12,502	15	8									15,233						
Total 02000 - Concrete	55,860				45,552							15,233				661		
03000 - Painting: Exterior																		
100 - Surface Restoration Lodge	6,150	10	1		6,304										8,069			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,190	2	2			3,351		3,521		3,699		3,887		4,083		4,290		4,507
110 - Acrylic 624 Sq. Ft. Shuffle Board Stripe	3,212	10	3				3,459											4,428
111 - Acrylic Shuffle Board Stripe (2018 Only)[nr:1]	369	2	1		378													

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
150 - Stain Lodge Decking, Benches, Etc	1,710	2	2			1,797		1,888			1,983		2,083		2,189		2,300		2,416
400 - Wrought Iron 405 Lin. Ft. Pool Area Fence	3,489	5	4					3,851						4,357					4,930
Total 03000 - Painting: Exterior	18,121					6,682	5,148	3,459	9,260		5,682		5,970	4,357	6,272	8,069	6,590	4,428	11,854
03500 - Painting: Interior																			
300 - Clubhouse Lodge	5,780	10	7									6,871							
310 - Miscellaneous Cabana	2,470	10	3				2,660												3,405
Total 03500 - Painting: Interior	8,250						2,660					6,871							3,405
04000 - Structural Repairs																			
200 - Wood: Siding & Trim Information Kiosks-Roofs	295	5	1		302						342					387			
660 - Decking: Wood Lodge Decking, Benches, Etc	16,285	20	9											20,338					
910 - Building Maintenance Various	3,150	20	1		3,229														
912 - Building Maintenance Tractor Garage Tuff Shed	3,150	15	10												4,032				
920 - Doors Lodge Fire-Safe Upgrade	15,650	25	15																
Total 04000 - Structural Repairs	38,530				3,531						342			20,338	4,032	387			
05000 - Roofing																			
410 - Pitched: Dimensional Composition 10 Squares- Cabana	9,000	25	24																
420 - Pitched: Dimensional Composition 24 Squares- Maintenance Building	16,320	25	7									19,399							
430 - Pitched: Dimensional Composition 8 Squares- Cabana Solar Extension	3,464	25	24																
440 - Pitched: Dimensional Composition 37 Squares- Lodge	25,160	25	5						28,466										
Total 05000 - Roofing	53,944								28,466			19,399							
08000 - Rehab																			
100 - General Lodge	12,920	20	17																
210 - Bathrooms 2 Lodge Bathrooms	12,920	30	27																
220 - Bathrooms 2 Cabana Bathrooms	3,150	20	16																
230 - Kitchen Cabana Kitchen	4,100	20	3				4,415												
234 - Kitchen Lodge	32,525	20	18																
Total 08000 - Rehab	65,615						4,415												
12000 - Pool																			
100 - Resurface 136 Lin. Ft. Small Pool	19,992	12	5						22,619										
120 - Resurface 240 Lin. Ft. Large Pool	50,400	12	8										61,408						

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
200 - Edge: Tile, Coping, Mastic 240 Lin. Ft. Large Pool- Tile Only, No Coping	9,120	24	20																
700 - Equipment: Replacement Small Pool (50%)	4,360	5	1		4,469						5,056					5,721			
710 - Equipment: Replacement Large Pool (50%)	11,500	5	1		11,788						13,336					15,089			
714 - Chemical System InteliChem Controllers	4,510	6	1		4,623						5,361							6,217	
730 - Equipment: Replacement 24 Filter Cartridges	1,200	3	2				1,261			1,358			1,462			1,575			1,696
800 - Solar System Small Pool	10,455	12	3					11,259											
810 - Solar System Large Pool	31,520	12	3				33,944												
811 - Solar System Plumbing & One Panel (2017 Only)[nr:1]	5,396	2	0	5,396															
930 - Furniture: Misc 127 Pool (50%)	11,555	4	1		11,844					13,073				14,431					15,929
934 - Furniture: Misc Pool	1,725	2	1		1,768		1,858		1,952		2,050			2,154		2,263			2,378
Total 12000 - Pool	161,733			5,396	34,491	1,261	47,060		39,002	18,393	7,411	62,870	16,585		24,648		24,524	1,696	
14000 - Recreation																			
700 - Billiard Table Lodge Upstairs	5,385	20	1		5,520														
902 - Game Table Cabana Table Tennis	735	12	5							832									
Total 14000 - Recreation	6,120				5,520					832									
17000 - Tennis Court																			
100 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	11,520	7	2				12,103							14,387					
500 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	54,720	21	7									65,045							
Total 17000 - Tennis Court	66,240						12,103					65,045		14,387					
17500 - Basketball / Sport Court																			
300 - Basketball Standard Backboard & Hoop	504	8	0	504										614					
Total 17500 - Basketball / Sport Court	504			504										614					
19000 - Fencing																			
110 - Chain Link: 6' 176 Lin. Ft. Large Pool Solar System	2,816	30	18																
114 - Chain Link: 6' 221 Lin. Ft. Pool Area	3,536	30	5							4,001									
130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts	11,250	30	5							12,728									
190 - Chain Link: Slats 221 Lin. Ft. Pool	2,652	15	1		2,718														
230 - Wrought Iron: 6' 405 Lin. Ft. Pool Fence & Gates	19,035	30	15																
330 - Wood: 5' 150 Lin. Ft. Tot Lot	9,000	20	17																

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																	
Total 19000 - Fencing	48,289				2,718				16,729									
20000 - Lighting																		
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	2,050	5	0	2,050					2,319					2,624				
Total 20000 - Lighting	2,050			2,050					2,319					2,624				
21000 - Signage																		
100 - Miscellaneous 6 Activities Area (33%)	1,760	5	1		1,804					2,041					2,309			
790 - Wood Monument Gold Ridge Trail & Sly Park Rd	2,100	15	8									2,559						
794 - Wood Monument Lodge Entrance	2,101	15	9										2,624					
798 - Wood Monument Granite & Gold Ridge	2,101	15	10											2,690				
Total 21000 - Signage	8,062				1,804					2,041		2,559	2,624	2,690	2,309			
22000 - Office Equipment																		
200 - Computers, Misc. Office	2,260	6	5						2,557						2,965			
300 - Copier Office	3,990	7	4					4,404							5,235			
Total 22000 - Office Equipment	6,250							4,404	2,557						8,201			
23000 - Mechanical Equipment																		
200 - HVAC Lodge	4,345	15	13															5,990
600 - Water Heater Pool Equipment Room	1,200	10	7							1,426								
610 - Water Heater Lodge	1,200	15	9										1,499					
700 - Wall Furnaces Office	1,790	20	12													2,407		
704 - HVAC Lodge	8,090	20	12													10,880		
740 - Wall A/C Small Office	1,366	15	10											1,748				
Total 23000 - Mechanical Equipment	17,991									1,426		1,499	1,748		13,288	5,990		
24000 - Furnishings																		
106 - Miscellaneous 13 Lodge	1,940	6	2			2,038						2,364						2,741
200 - Chairs 80 Lodge- Folding Chairs	2,640	10	7								3,138							
300 - Tables: Buffet 10 Lodge (50%)	775	7	1		794							944						
620 - Modular Office Desk Office Desk Only	550	20	18															
Total 24000 - Furnishings	5,905				794	2,038					3,138	3,308						2,741
24500 - Audio / Visual																		
930 - Projector Projector	343	6	0	343						398						462		
Total 24500 - Audio / Visual	343			343						398						462		

Reserve Component	Current		Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement	Useful /																
24600 - Safety / Access																		
560 - Cameras 3 Security Cameras	595	6	0	595						690							800	
700 - Security System Pool & Tennis Gates	11,850	6	3				12,761						14,799					
710 - Security System Gates Software Upgrade	4,446	6	0	4,446						5,156							5,979	
720 - Security System Wireless Upgrade	762	6	2			800						928						1,076
Total 24600 - Safety / Access	17,653			5,041		800	12,761			5,846		928	14,799				6,780	1,076
25000 - Flooring																		
200 - Carpeting 62 Sq. Yds. Cabana	1,860	8	3				2,003								2,440			
400 - Tile Lodge	14,185	20	12														19,077	
990 - Vinyl 270 Sq. Ft. Office- Laminate	1,863	15	14															2,633
Total 25000 - Flooring	17,908						2,003								2,440	19,077		2,633
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment Play Area Structure	28,890	20	1		29,612													
104 - Tot Lot: Play Equipment 2 Play Area Swings	4,520	15	4					4,989										
200 - Pedestal Grill BBQ 5 Activities Area (20%)	350	3	2			368			396			426			459			495
210 - Barbecue 2 Activities Area (50%)	660	15	2			693												
214 - Barbecue Brinkmann Gas	970	12	2			1,019												1,371
280 - Picnic Tables 7 Activities Area	6,440	15	6							7,468								
284 - Picnic Tables 3 Activities Area	3,000	15	11												3,936			
310 - Benches 7 Activities Area	3,430	15	10											4,391				
380 - Garbage Receptacles 8 Activities Area	4,000	15	6							4,639								
480 - Drinking Fountain 5 Activities Area	3,587	20	2			3,769												
Total 26000 - Outdoor Equipment	55,847				29,612	5,849		4,989	396	12,107		426		4,391	4,395			1,865
27000 - Appliances																		
200 - Refrigerator Lodge	1,940	15	13															2,674
204 - Refrigerator Cabana	800	15	1		820													
700 - Stove Lodge	1,430	15	13															1,971
720 - Oven: Wall Lodge- Double Oven	2,040	15	13															2,812
Total 27000 - Appliances	6,210				820													7,458
30000 - Miscellaneous																		

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost	Remaining																
700 - Field Equipment Maintenance Bldg- Lawnmower	660	8	2			693								845				
710 - Tools Maintenance Bldg- Compressor	945	15	9										1,180					
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	660	5	2			693					785						888	
740 - Tractor Maintenance Bldg- Ranger Quad Runner	12,605	10	5						14,261									
Total 30000 - Miscellaneous	14,870					1,387			14,261		785		1,180	845			888	
31000 - Reserve Study																		
100 - 3 Year Update with Site Visit Reserve Study	2,050	3	0	2,050			2,208			2,377			2,560				2,757	
Total 31000 - Reserve Study	2,050			2,050			2,208			2,377			2,560				2,757	
32000 - Undesignated																		
100 - Miscellaneous Reserve Items	1,100	1	1		1,128	1,156	1,185	1,214	1,245	1,276	1,308	1,340	1,374	1,408	1,443	1,479	1,516	1,554
Total 32000 - Undesignated	1,100				1,128	1,156	1,185	1,214	1,245	1,276	1,308	1,340	1,374	1,408	1,443	1,479	1,516	1,554
Total Expenditures Inflated @ 2.50%				15,384	90,409	75,294	128,402	19,868	105,807	132,454	105,383	93,248	112,421	24,011	56,128	80,356	47,321	23,419
Total Current Replacement Cost	779,664																	

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
01000 - Paving															
100 - Asphalt: Sealing 5,100 Sq. Ft. Walkways	2,364			2,545			2,741			2,952			3,179		
110 - Asphalt: Ongoing Repairs 5,100 Sq. Ft. Walkways (10%)	2,784			2,998			3,229			3,477			3,744		
120 - Asphalt: Major Repairs 5,100 Sq. Ft. Walkways (33%)	7,386						8,566						9,934		
130 - Asphalt: Sealing 12,816 Sq. Ft. Upper Parking & Driveway	5,940			6,396			6,888			7,418			7,988		
140 - Asphalt: Ongoing Repairs 12,816 Sq. Ft. Upper Parking & Driveway (15%)	11,116			11,970			12,891			13,882			14,949		
150 - Asphalt: Overlay w/ Interlayer 12,816 Sq. Ft. Upper Parking & Driveway															
160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	3,012			3,244			3,494			3,762			4,051		
170 - Asphalt: Ongoing Repairs 6,500 Sq. Ft. Lower Parking & Driveway (15%)	5,341			5,752			6,194			6,670			7,183		
180 - Asphalt: Major Repairs 6,500 Sq. Ft. Lower Parking & Driveway															
190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court		2,096					2,372					2,683			
200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)		2,695					3,049					3,450			
210 - Asphalt: Boni Fiber Overlay 9,600 Sq. Ft. Basketball Court															45,307
Total 01000 - Paving	37,942	4,791		32,906			49,422			38,161		6,133	51,028	45,307	
02000 - Concrete															
380 - Pad 624 Sq. Ft. Shuffle Board Pad (5%)								846							
400 - Pool Deck 6,000 Sq. Ft. Large Pool															
410 - Pool Deck Small Pool									22,062						
Total 02000 - Concrete								846	22,062						
03000 - Painting: Exterior															
100 - Surface Restoration Lodge							10,329								
102 - Surface Restoration Pool Bldg/ Maintenance Bldg		4,736		4,975		5,227		5,492		5,770		6,062		6,369	
110 - Acrylic 624 Sq. Ft. Shuffle Board Stripe									5,669						
111 - Acrylic Shuffle Board Stripe (2018 Only)[nr:1]															
150 - Stain Lodge Decking, Benches, Etc		2,539		2,667		2,802		2,944		3,093		3,250		3,414	
400 - Wrought Iron 405 Lin. Ft. Pool Area Fence						5,578				6,311					7,140
Total 03000 - Painting: Exterior		7,274		7,642		5,578	8,029	10,329	8,436	5,669	15,174	9,311		9,783	7,140
03500 - Painting: Interior															
300 - Clubhouse Lodge			8,795										11,258		

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
310 - Miscellaneous Cabana									4,359						
Total 03500 - Painting: Interior			8,795						4,359				11,258		
04000 - Structural Repairs															
200 - Wood: Siding & Trim Information Kiosks-Roofs		438					495					561			
660 - Decking: Wood Lodge Decking, Benches, Etc															33,326
910 - Building Maintenance Various							5,291								
912 - Building Maintenance Tractor Garage Tuff Shed											5,840				
920 - Doors Lodge Fire-Safe Upgrade	22,666														
Total 04000 - Structural Repairs	22,666	438					5,786				5,840	561			33,326
05000 - Roofing															
410 - Pitched: Dimensional Composition 10 Squares- Cabana										16,279					
420 - Pitched: Dimensional Composition 24 Squares- Maintenance Building															
430 - Pitched: Dimensional Composition 8 Squares- Cabana Solar Extension										6,265					
440 - Pitched: Dimensional Composition 37 Squares- Lodge															
Total 05000 - Roofing										22,544					
08000 - Rehab															
100 - General Lodge			19,659												
210 - Bathrooms 2 Lodge Bathrooms													25,166		
220 - Bathrooms 2 Cabana Bathrooms		4,676													
230 - Kitchen Cabana Kitchen										7,235					
234 - Kitchen Lodge				50,728											
Total 08000 - Rehab		4,676	19,659	50,728						7,235			25,166		
12000 - Pool															
100 - Resurface 136 Lin. Ft. Small Pool			30,420												40,912
120 - Resurface 240 Lin. Ft. Large Pool							82,586								
200 - Edge: Tile, Coping, Mastic 240 Lin. Ft. Large Pool- Tile Only, No Coping							14,944								
700 - Equipment: Replacement Small Pool (50%)		6,472					7,323					8,285			
710 - Equipment: Replacement Large Pool (50%)		17,072					19,315					21,853			
714 - Chemical System InteliChem Controllers					7,210						8,361				

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
730 - Equipment: Replacement 24 Filter Cartridges			1,826			1,966			2,118			2,280			2,456
800 - Solar System Small Pool	15,142												20,364		
810 - Solar System Large Pool	45,650												61,395		
811 - Solar System Plumbing & One Panel (2017 Only)[nr:1]															
930 - Furniture: Misc 127 Pool (50%)			17,582				19,408				21,422				23,646
934 - Furniture: Misc Pool	2,498		2,625		2,758		2,897		3,044		3,198		3,360		3,530
Total 12000 - Pool	63,291	23,544	52,453		9,968	99,497	48,943		5,161		32,982	32,419	85,119		70,544
14000 - Recreation															
700 - Billiard Table Lodge Upstairs							9,045								
902 - Game Table Cabana Table Tennis			1,118												1,504
Total 14000 - Recreation			1,118				9,045								1,504
17000 - Tennis Court															
100 - Reseal 14,400 Sq. Ft. [2] Tennis Courts		17,102							20,328						
500 - Resurface 14,400 Sq. Ft. [2] Tennis Courts														109,248	
Total 17000 - Tennis Court		17,102							20,328					109,248	
17500 - Basketball / Sport Court															
300 - Basketball Standard Backboard & Hoop		748								912					
Total 17500 - Basketball / Sport Court		748								912					
19000 - Fencing															
110 - Chain Link: 6' 176 Lin. Ft. Large Pool Solar System				4,392											
114 - Chain Link: 6' 221 Lin. Ft. Pool Area															
130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts															
190 - Chain Link: Slats 221 Lin. Ft. Pool		3,937													
230 - Wrought Iron: 6' 405 Lin. Ft. Pool Fence & Gates	27,568														
330 - Wood: 5' 150 Lin. Ft. Tot Lot			13,695												
Total 19000 - Fencing	27,568	3,937	13,695	4,392											
20000 - Lighting															
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	2,969					3,359					3,801				
Total 20000 - Lighting	2,969					3,359					3,801				
21000 - Signage															

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
100 - Miscellaneous 6 Activities Area (33%)		2,613					2,956					3,344			
790 - Wood Monument Gold Ridge Trail & Sly Park Rd									3,706						
794 - Wood Monument Lodge Entrance										3,801					
798 - Wood Monument Granite & Gold Ridge											3,896				
Total 21000 - Signage		2,613					2,956		3,706	3,801	3,896	3,344			
22000 - Office Equipment															
200 - Computers, Misc. Office			3,439						3,988						4,625
300 - Copier Office				6,223							7,397				
Total 22000 - Office Equipment			3,439	6,223					3,988		7,397				4,625
23000 - Mechanical Equipment															
200 - HVAC Lodge															8,675
600 - Water Heater Pool Equipment Room			1,826										2,337		
610 - Water Heater Lodge									2,170						
700 - Wall Furnaces Office															
704 - HVAC Lodge															
740 - Wall A/C Small Office											2,532				
Total 23000 - Mechanical Equipment			1,826							2,170	2,532		2,337		8,675
24000 - Furnishings															
106 - Miscellaneous 13 Lodge						3,179						3,687			
200 - Chairs 80 Lodge- Folding Chairs			4,017										5,142		
300 - Tables: Buffet 10 Lodge (50%)	1,122							1,334							1,586
620 - Modular Office Desk Office Desk Only				858											
Total 24000 - Furnishings	1,122		4,017	858		3,179		1,334				3,687	5,142		1,586
24500 - Audio / Visual															
930 - Projector Projector				535						621					
Total 24500 - Audio / Visual				535						621					
24600 - Safety / Access															
560 - Cameras 3 Security Cameras				928						1,077					
700 - Security System Pool & Tennis Gates	17,162						19,903						23,081		
710 - Security System Gates Software Upgrade				6,934						8,042					

Gold Ridge Forest HOA
30 Year Expense Forecast - Detailed

Final
Prepared for the 2018 Fiscal Year

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
720 - Security System Wireless Upgrade						1,248						1,447			
Total 24600 - Safety / Access	17,162			7,863		1,248	19,903			9,118		1,447	23,081		
25000 - Flooring															
200 - Carpeting 62 Sq. Yds. Cabana					2,973								3,623		
400 - Tile Lodge															
990 - Vinyl 270 Sq. Ft. Office- Laminate															3,813
Total 25000 - Flooring					2,973								3,623		3,813
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Play Area Structure							48,523								
104 - Tot Lot: Play Equipment 2 Play Area Swings					7,226										
200 - Pedestal Grill BBQ 5 Activities Area (20%)			533			574			618			665			716
210 - Barbecue 2 Activities Area (50%)			1,004												
214 - Barbecue Brinkmann Gas												1,843			
280 - Picnic Tables 7 Activities Area							10,817								
284 - Picnic Tables 3 Activities Area												5,701			
310 - Benches 7 Activities Area											6,359				
380 - Garbage Receptacles 8 Activities Area							6,718								
480 - Drinking Fountain 5 Activities Area								6,176							
Total 26000 - Outdoor Equipment			1,537		7,226	574	66,058	6,176	618		6,359	8,209			716
27000 - Appliances															
200 - Refrigerator Lodge															3,873
204 - Refrigerator Cabana		1,188													
700 - Stove Lodge															2,855
720 - Oven: Wall Lodge- Double Oven															4,073
Total 27000 - Appliances		1,188													10,801
30000 - Miscellaneous															
700 - Field Equipment Maintenance Bldg- Lawnmower				1,029								1,254			
710 - Tools Maintenance Bldg- Compressor										1,709					
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)			1,004					1,136					1,286		
740 - Tractor Maintenance Bldg- Ranger Quad Runner	18,256										23,369				

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total 30000 - Miscellaneous	18,256		1,004	1,029				1,136		1,709	23,369	1,254	1,286		
31000 - Reserve Study															
100 - 3 Year Update with Site Visit Reserve Study	2,969			3,197			3,443			3,708			3,993		
Total 31000 - Reserve Study	2,969			3,197			3,443			3,708			3,993		
32000 - Undesignated															
100 - Miscellaneous Reserve Items	1,593	1,633	1,674	1,716	1,759	1,802	1,848	1,894	1,941	1,990	2,039	2,090	2,143	2,196	2,251
Total 32000 - Undesignated	1,593	1,633	1,674	1,716	1,759	1,802	1,848	1,894	1,941	1,990	2,039	2,090	2,143	2,196	2,251
Total Expenditures Inflated @ 2.50%	195,539	67,944	109,217	117,089	27,503	117,688	217,733	19,822	75,066	99,906	88,214	68,457	214,176	186,010	125,505

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	310,898	366,342	346,197	343,029	288,266	344,359	317,255	264,993	241,421	232,224
Inflated Expenditures @ 2.5%	15,384	90,409	75,294	128,402	19,868	105,807	132,454	105,383	93,248	112,421
Reserve Contribution	62,467	61,467	63,618	65,845	68,150	70,535	73,004	75,559	78,204	80,941
<i>Lots/quarter @ 627</i>	24.91	24.51	25.37	26.25	27.17	28.12	29.11	30.13	31.18	32.27
<i>Percentage Increase</i>		-1.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	8,361	8,797	8,509	7,794	7,810	8,168	7,188	6,252	5,847	5,412
Ending Balance	366,342	346,197	343,029	288,266	344,359	317,255	264,993	241,421	232,224	206,157

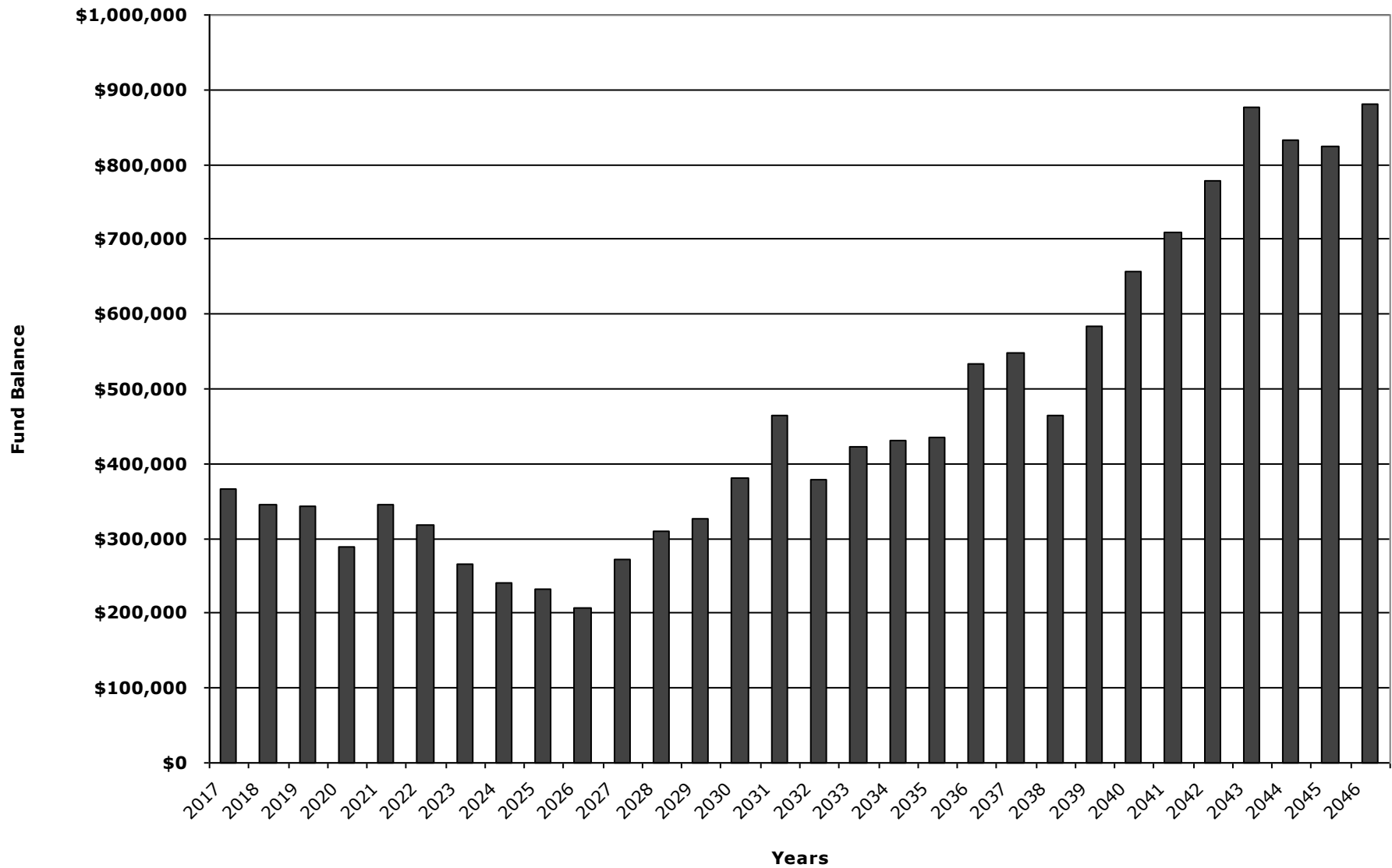
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	206,157	271,821	309,577	326,819	381,121	464,272	378,637	423,577	431,500	435,428
Inflated Expenditures @ 2.5%	24,011	56,128	80,356	47,321	23,419	195,539	67,944	109,217	117,089	27,503
Reserve Contribution	83,774	86,706	89,741	92,882	96,133	99,498	102,980	106,584	110,314	114,175
<i>Lots/quarter @ 627</i>	33.40	34.57	35.78	37.03	38.33	39.67	41.06	42.50	43.98	45.52
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	5,901	7,178	7,857	8,740	10,437	10,406	9,904	10,557	10,703	11,969
Ending Balance	271,821	309,577	326,819	381,121	464,272	378,637	423,577	431,500	435,428	534,069

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	534,069	547,910	464,988	584,713	655,983	708,527	779,029	876,271	833,551	823,608
Inflated Expenditures @ 2.5%	117,688	217,733	19,822	75,066	99,906	88,214	68,457	214,176	186,010	125,505
Reserve Contribution	118,171	122,307	126,588	131,019	135,605	140,351	145,263	150,347	155,609	161,055
<i>Lots/quarter @ 627</i>	47.12	48.77	50.47	52.24	54.07	55.96	57.92	59.95	62.05	64.22
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	13,358	12,505	12,959	15,317	16,846	18,365	20,436	21,109	20,459	21,035
Ending Balance	547,910	464,988	584,713	655,983	708,527	779,029	876,271	833,551	823,608	880,193

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final

Prepared for the 2018 Fiscal Year

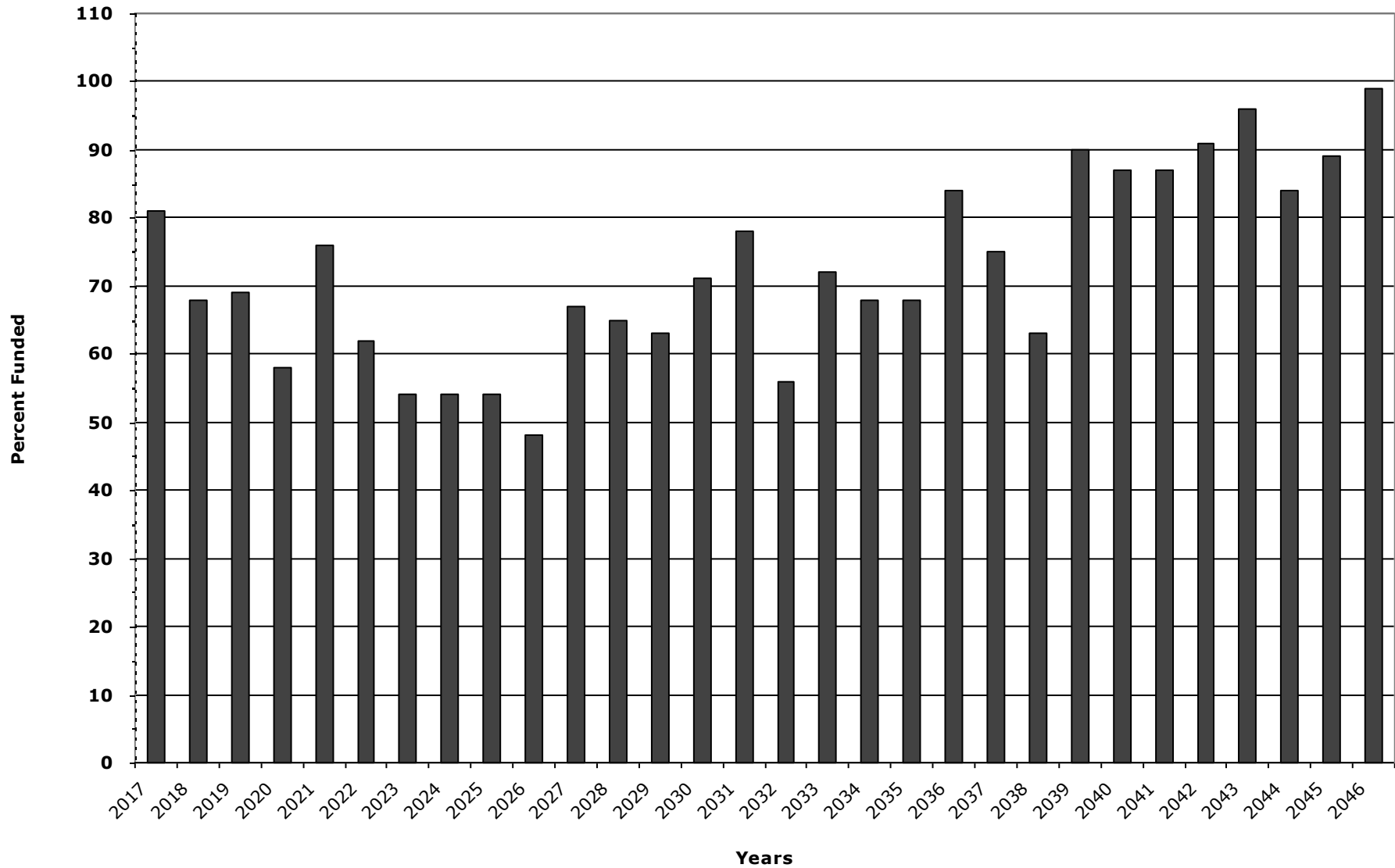


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Final

Prepared for the 2018 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2017	310,898	451,398	81.2%	15,384	62,467	0	8,361	366,342
2018	366,342	505,878	68.4%	90,409	61,467	0	8,797	346,197
2019	346,197	493,936	69.4%	75,294	63,618	0	8,509	343,029
2020	343,029	498,889	57.8%	128,402	65,845	0	7,794	288,266
2021	288,266	451,276	76.3%	19,868	68,150	0	7,810	344,359
2022	344,359	515,508	61.5%	105,807	70,535	0	8,168	317,255
2023	317,255	495,090	53.5%	132,454	73,004	0	7,188	264,993
2024	264,993	448,728	53.8%	105,383	75,559	0	6,252	241,421
2025	241,421	430,880	53.9%	93,248	78,204	0	5,847	232,224
2026	232,224	426,998	48.3%	112,421	80,941	0	5,412	206,157
2027	206,157	405,391	67.1%	24,011	83,774	0	5,901	271,821
2028	271,821	475,937	65.0%	56,128	86,706	0	7,178	309,577
2029	309,577	517,452	63.2%	80,356	89,741	0	7,857	326,819
2030	326,819	537,350	70.9%	47,321	92,882	0	8,740	381,121
2031	381,121	593,839	78.2%	23,419	96,133	0	10,437	464,272
2032	464,272	678,529	55.8%	195,539	99,498	0	10,406	378,637
2033	378,637	591,260	71.6%	67,944	102,980	0	9,904	423,577
2034	423,577	634,999	68.0%	109,217	106,584	0	10,557	431,500
2035	431,500	639,991	68.0%	117,089	110,314	0	10,703	435,428
2036	435,428	639,566	83.5%	27,503	114,175	0	11,969	534,069
2037	534,069	733,545	74.7%	117,688	118,171	0	13,358	547,910
2038	547,910	740,089	62.8%	217,733	122,307	0	12,505	464,988
2039	464,988	646,971	90.4%	19,822	126,588	0	12,959	584,713
2040	584,713	757,172	86.6%	75,066	131,019	0	15,317	655,983
2041	655,983	816,363	86.8%	99,906	135,605	0	16,846	708,527
2042	708,527	854,502	91.2%	88,214	140,351	0	18,365	779,029
2043	779,029	908,582	96.4%	68,457	145,263	0	20,436	876,271
2044	876,271	987,345	84.4%	214,176	150,347	0	21,109	833,551
2045	833,551	921,869	89.3%	186,010	155,609	0	20,459	823,608
2046	823,608	886,861	99.2%	125,505	161,055	0	21,035	880,193



Reserve Fund Balance Forecast Component Method

Final

Prepared for the 2018 Fiscal Year

<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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
100 - Asphalt: Sealing 5,100 Sq. Ft. Walkways	1,632	3	3	1,757	439	408	558	0.62%	380
110 - Asphalt: Ongoing Repairs 5,100 Sq. Ft. Walkways (10%)	1,922	3	3	2,070	518	481	657	0.73%	447
120 - Asphalt: Major Repairs 5,100 Sq. Ft. Walkways (33%)	5,100	6	3	5,492	915	2,550	3,485	1.29%	791
130 - Asphalt: Sealing 12,816 Sq. Ft. Upper Parking & Driveway	4,101	3	3	4,416	1,104	1,025	1,401	1.55%	954
140 - Asphalt: Ongoing Repairs 12,816 Sq. Ft. Upper Parking & Driveway (15%)	7,675	3	3	8,265	2,066	1,919	2,622	2.90%	1,785
150 - Asphalt: Overlay w/ Interlayer 12,816 Sq. Ft. Upper Parking & Driveway	26,930	25	6	31,230	1,249	20,467	22,082	1.76%	1,079
160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	2,080	3	3	2,240	560	520	711	0.79%	484
170 - Asphalt: Ongoing Repairs 6,500 Sq. Ft. Lower Parking & Driveway (15%)	3,688	3	3	3,971	993	922	1,260	1.40%	858
180 - Asphalt: Major Repairs 6,500 Sq. Ft. Lower Parking & Driveway	21,170	25	6	24,551	982	16,089	17,359	1.38%	849
190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court	1,412	5	1	1,447	289	1,130	1,447	0.41%	250
200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)	1,815	5	1	1,861	372	1,452	1,861	0.52%	322
210 - Asphalt: Boni Fiber Overlay 9,600 Sq. Ft. Basketball Court	22,693	25	3	24,438	978	19,970	21,400	1.37%	845
Sub-total [01000 - Paving]	100,219			111,740	10,466	66,933	74,843	14.71%	9,043
02000 - Concrete									
380 - Pad 624 Sq. Ft. Shuffle Board Pad (5%)	492	10	2	517	52	393	454	0.07%	45
400 - Pool Deck 6,000 Sq. Ft. Large Pool	42,865	35	2	45,036	1,287	40,416	42,682	1.81%	1,112
410 - Pool Deck Small Pool	12,502	15	8	15,233	1,016	5,834	6,835	1.43%	877
Sub-total [02000 - Concrete]	55,860			60,785	2,354	46,644	49,970	3.31%	2,034

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
100 - Surface Restoration Lodge	6,150	10	1	6,304	630	5,535	6,304	0.89%	545
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,190	2	2	3,351	1,117	1,063	1,635	1.57%	965
110 - Acrylic 624 Sq. Ft. Shuffle Board Stripe	3,212	10	3	3,459	346	2,249	2,634	0.49%	299
111 - Acrylic Shuffle Board Stripe (2018 Only)[nr:1]	369	2	1	378	189	185	378	0.27%	163
150 - Stain Lodge Decking, Benches, Etc	1,710	2	2	1,797	599	570	876	0.84%	517
400 - Wrought Iron 405 Lin. Ft. Pool Area Fence	3,489	5	4	3,851	770	698	1,431	1.08%	666
Sub-total [03000 - Painting: Exterior]	18,121			19,141	3,652	10,299	13,258	5.13%	3,155
03500 - Painting: Interior									
300 - Clubhouse Lodge	5,780	10	7	6,871	687	1,734	2,370	0.97%	594
310 - Miscellaneous Cabana	2,470	10	3	2,660	266	1,729	2,025	0.37%	230
Sub-total [03500 - Painting: Interior]	8,250			9,531	953	3,463	4,395	1.34%	823
04000 - Structural Repairs									
200 - Wood: Siding & Trim Information Kiosks-Roofs	295	5	1	302	60	236	302	0.09%	52
660 - Decking: Wood Lodge Decking, Benches, Etc	16,285	20	9	20,338	1,017	8,957	10,015	1.43%	879
910 - Building Maintenance Various	3,150	20	1	3,229	161	2,993	3,229	0.23%	139
912 - Building Maintenance Tractor Garage Tuff Shed	3,150	15	10	4,032	269	1,050	1,292	0.38%	232
920 - Doors Lodge Fire-Safe Upgrade	15,650	25	15	22,666	907	6,260	7,058	1.27%	783
Sub-total [04000 - Structural Repairs]	38,530			50,567	2,414	19,495	21,896	3.39%	2,086

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
410 - Pitched: Dimensional Composition 10 Squares- Cabana	9,000	25	24	16,279	651	360	738	0.92%	563
420 - Pitched: Dimensional Composition 24 Squares- Maintenance Building	16,320	25	7	19,399	776	11,750	12,713	1.09%	670
430 - Pitched: Dimensional Composition 8 Squares- Cabana Solar Extension	3,464	25	24	6,265	251	139	284	0.35%	217
440 - Pitched: Dimensional Composition 37 Squares- Lodge	25,160	25	5	28,466	1,139	20,128	21,663	1.60%	984
Sub-total [05000 - Roofing]	53,944			70,410	2,816	32,377	35,398	3.96%	2,433
08000 - Rehab									
100 - General Lodge	12,920	20	17	19,659	983	1,938	2,649	1.38%	849
210 - Bathrooms 2 Lodge Bathrooms	12,920	30	27	25,166	839	1,292	1,766	1.18%	725
220 - Bathrooms 2 Cabana Bathrooms	3,150	20	16	4,676	234	630	807	0.33%	202
230 - Kitchen Cabana Kitchen	4,100	20	3	4,415	221	3,485	3,782	0.31%	191
234 - Kitchen Lodge	32,525	20	18	50,728	2,536	3,253	5,001	3.57%	2,192
Sub-total [08000 - Rehab]	65,615			104,644	4,813	10,598	14,004	6.77%	4,158

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
12000 - Pool									
100 - Resurface 136 Lin. Ft. Small Pool	19,992	12	5	22,619	1,885	11,662	13,661	2.65%	1,629
120 - Resurface 240 Lin. Ft. Large Pool	50,400	12	8	61,408	5,117	16,800	21,525	7.19%	4,422
200 - Edge: Tile, Coping, Mastic 240 Lin. Ft. Large Pool- Tile Only, No Coping	9,120	24	20	14,944	623	1,520	1,948	0.88%	538
700 - Equipment: Replacement Small Pool (50%)	4,360	5	1	4,469	894	3,488	4,469	1.26%	772
710 - Equipment: Replacement Large Pool (50%)	11,500	5	1	11,788	2,358	9,200	11,788	3.31%	2,037
714 - Chemical System InteliChem Controllers	4,510	6	1	4,623	770	3,758	4,623	1.08%	666
730 - Equipment: Replacement 24 Filter Cartridges	1,200	3	2	1,261	420	400	820	0.59%	363
800 - Solar System Small Pool	10,455	12	3	11,259	938	7,841	8,930	1.32%	811
810 - Solar System Large Pool	31,520	12	3	33,944	2,829	23,640	26,923	3.98%	2,444
811 - Solar System Plumbing & One Panel (2017 Only)[nr:1]	5,396	2	0	0	0	5,396	0	0.00%	0
930 - Furniture: Misc 127 Pool (50%)	11,555	4	1	11,844	2,961	8,666	11,844	4.16%	2,558
934 - Furniture: Misc Pool	1,725	2	1	1,768	884	863	1,768	1.24%	764
Sub-total [12000 - Pool]	161,733			179,925	19,679	93,234	108,299	27.66%	17,003
14000 - Recreation									
700 - Billiard Table Lodge Upstairs	5,385	20	1	5,520	276	5,116	5,520	0.39%	238
902 - Game Table Cabana Table Tennis	735	12	5	832	69	429	502	0.10%	60
Sub-total [14000 - Recreation]	6,120			6,351	345	5,545	6,022	0.49%	298
17000 - Tennis Court									
100 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	11,520	7	2	12,103	1,729	8,229	10,121	2.43%	1,494
500 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	54,720	21	7	65,045	3,097	36,480	40,063	4.35%	2,676
Sub-total [17000 - Tennis Court]	66,240			77,148	4,826	44,709	50,184	6.78%	4,170
17500 - Basketball / Sport Court									
300 - Basketball Standard Backboard & Hoop	504	8	0	504	63	504	65	0.09%	54

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
110 - Chain Link: 6' 176 Lin. Ft. Large Pool Solar System	2,816	30	18	4,392	146	1,126	1,251	0.21%	126
114 - Chain Link: 6' 221 Lin. Ft. Pool Area	3,536	30	5	4,001	133	2,947	3,141	0.19%	115
130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts	11,250	30	5	12,728	424	9,375	9,994	0.60%	367
190 - Chain Link: Slats 221 Lin. Ft. Pool	2,652	15	1	2,718	181	2,475	2,718	0.25%	157
230 - Wrought Iron: 6' 405 Lin. Ft. Pool Fence & Gates	19,035	30	15	27,568	919	9,518	10,406	1.29%	794
330 - Wood: 5' 150 Lin. Ft. Tot Lot	9,000	20	17	13,695	685	1,350	1,845	0.96%	592
Sub-total [19000 - Fencing]	48,289			65,102	2,489	26,791	29,355	3.50%	2,151
20000 - Lighting									
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	2,050	5	0	2,050	410	2,050	420	0.58%	354
21000 - Signage									
100 - Miscellaneous 6 Activities Area (33%)	1,760	5	1	1,804	361	1,408	1,804	0.51%	312
790 - Wood Monument Gold Ridge Trail & Sly Park Rd	2,100	15	8	2,559	171	980	1,148	0.24%	147
794 - Wood Monument Lodge Entrance	2,101	15	9	2,624	175	841	1,005	0.25%	151
798 - Wood Monument Granite & Gold Ridge	2,101	15	10	2,690	179	700	862	0.25%	155
Sub-total [21000 - Signage]	8,062			9,677	886	3,929	4,819	1.24%	765
22000 - Office Equipment									
200 - Computers, Misc. Office	2,260	6	5	2,557	426	377	772	0.60%	368
300 - Copier Office	3,990	7	4	4,404	629	1,710	2,337	0.88%	544
Sub-total [22000 - Office Equipment]	6,250			6,961	1,055	2,087	3,109	1.48%	912

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
200 - HVAC Lodge	4,345	15	13	5,990	399	579	891	0.56%	345
600 - Water Heater Pool Equipment Room	1,200	10	7	1,426	143	360	492	0.20%	123
610 - Water Heater Lodge	1,200	15	9	1,499	100	480	574	0.14%	86
700 - Wall Furnaces Office	1,790	20	12	2,407	120	716	826	0.17%	104
704 - HVAC Lodge	8,090	20	12	10,880	544	3,236	3,732	0.76%	470
740 - Wall A/C Small Office	1,366	15	10	1,748	117	455	560	0.16%	101
Sub-total [23000 - Mechanical Equipment]	17,991			23,951	1,423	5,827	7,074	2.00%	1,229
24000 - Furnishings									
106 - Miscellaneous 13 Lodge	1,940	6	2	2,038	340	1,293	1,657	0.48%	294
200 - Chairs 80 Lodge- Folding Chairs	2,640	10	7	3,138	314	792	1,082	0.44%	271
300 - Tables: Buffet 10 Lodge (50%)	775	7	1	794	113	664	794	0.16%	98
620 - Modular Office Desk Office Desk Only	550	20	18	858	43	55	85	0.06%	37
Sub-total [24000 - Furnishings]	5,905			6,829	810	2,805	3,618	1.14%	700
24500 - Audio / Visual									
930 - Projector Projector	343	6	0	343	57	343	59	0.08%	49
24600 - Safety / Access									
560 - Cameras 3 Security Cameras	595	6	0	595	99	595	102	0.14%	86
700 - Security System Pool & Tennis Gates	11,850	6	3	12,761	2,127	5,925	8,098	2.99%	1,838
710 - Security System Gates Software Upgrade	4,446	6	0	4,446	741	4,446	760	1.04%	640
720 - Security System Wireless Upgrade	762	6	2	800	133	508	651	0.19%	115
Sub-total [24600 - Safety / Access]	17,653			18,603	3,100	11,474	9,609	4.36%	2,679

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
25000 - Flooring									
200 - Carpeting 62 Sq. Yds. Cabana	1,860	8	3	2,003	250	1,163	1,430	0.35%	216
400 - Tile Lodge	14,185	20	12	19,077	954	5,674	6,543	1.34%	824
990 - Vinyl 270 Sq. Ft. Office- Laminate	1,863	15	14	2,633	176	124	255	0.25%	152
Sub-total [25000 - Flooring]	17,908			23,713	1,380	6,961	8,227	1.94%	1,192
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Play Area Structure	28,890	20	1	29,612	1,481	27,446	29,612	2.08%	1,279
104 - Tot Lot: Play Equipment 2 Play Area Swings	4,520	15	4	4,989	333	3,315	3,706	0.47%	287
200 - Pedestal Grill BBQ 5 Activities Area (20%)	350	3	2	368	123	117	239	0.17%	106
210 - Barbecue 2 Activities Area (50%)	660	15	2	693	46	572	631	0.06%	40
214 - Barbecue Brinkmann Gas	970	12	2	1,019	85	808	911	0.12%	73
280 - Picnic Tables 7 Activities Area	6,440	15	6	7,468	498	3,864	4,401	0.70%	430
284 - Picnic Tables 3 Activities Area	3,000	15	11	3,936	262	800	1,025	0.37%	227
310 - Benches 7 Activities Area	3,430	15	10	4,391	293	1,143	1,406	0.41%	253
380 - Garbage Receptacles 8 Activities Area	4,000	15	6	4,639	309	2,400	2,733	0.43%	267
480 - Drinking Fountain 5 Activities Area	3,587	20	2	3,769	188	3,229	3,493	0.26%	163
Sub-total [26000 - Outdoor Equipment]	55,847			60,885	3,618	43,693	48,159	5.09%	3,126
27000 - Appliances									
200 - Refrigerator Lodge	1,940	15	13	2,674	178	259	398	0.25%	154
204 - Refrigerator Cabana	800	15	1	820	55	747	820	0.08%	47
700 - Stove Lodge	1,430	15	13	1,971	131	191	293	0.18%	114
720 - Oven: Wall Lodge- Double Oven	2,040	15	13	2,812	187	272	418	0.26%	162
Sub-total [27000 - Appliances]	6,210			8,278	552	1,468	1,929	0.78%	477

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous									
700 - Field Equipment Maintenance Bldg- Lawnmower	660	8	2	693	87	495	592	0.12%	75
710 - Tools Maintenance Bldg- Compressor	945	15	9	1,180	79	378	452	0.11%	68
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	660	5	2	693	139	396	541	0.19%	120
740 - Tractor Maintenance Bldg- Ranger Quad Runner	12,605	10	5	14,261	1,426	6,303	7,752	2.00%	1,232
Sub-total [30000 - Miscellaneous]	14,870			16,828	1,730	7,572	9,337	2.43%	1,495
31000 - Reserve Study									
100 - 3 Year Update with Site Visit Reserve Study	2,050	3	0	2,050	683	2,050	700	0.96%	590
32000 - Undesignated									
100 - Miscellaneous Reserve Items	1,100	1	1	1,128	564	550	1,128	0.79%	487
Totals	779,664			937,142	71,138	451,398	505,878	100.00%	61,467
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						81.16%	68.43%		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 3
5,100 Sq. Ft. Walkways	Quantity 5,100	Unit of Measure Square Feet
	Cost /SqFt \$0.320	
	% Included 100.00%	Total Cost/Study \$1,632
Summary	Replacement Year 2020	Future Cost \$1,757

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

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 3	
5,100 Sq. Ft. Walkways (10%)	Quantity 5,100	Unit of Measure	Square Feet
	Cost /SqFt \$3.77	Qty * \$/SqFt	\$19,222
	% Included 10.00%	Total Cost/Study	\$1,922
Summary	Replacement Year 2020	Future Cost	\$2,070

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 3	
5,100 Sq. Ft. Walkways (33%)	Quantity 5,100	Unit of Measure Square Feet	
	Cost /SqFt \$3.00	Qty * \$/SqFt \$15,300	
	% Included 33.33%	Total Cost/Study \$5,100	
Summary	Replacement Year 2020	Future Cost \$5,492	

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

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.



01000 - Paving

130 - Asphalt: Sealing	Useful Life 3	Remaining Life 3	
12,816 Sq. Ft. Upper Parking & Driveway	Quantity 12,816	Unit of Measure Square Feet	
	Cost /SqFt \$0.320		
	% Included 100.00%	Total Cost/Study \$4,101	
Summary	Replacement Year 2020	Future Cost \$4,416	

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

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- \$3,135 was expended.
 2014- \$2,694 anticipated for 2015 to seal per Sierra Nevada Seal coating proposal dated 8/1/2014.
 2011- Per proposal received by the association, the anticipated cost for this work is \$3,438 to seal and \$1,290 for repairs. Repairs are covered in another component.



140 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 3	
12,816 Sq. Ft. Upper Parking & Driveway (15%)	Quantity 12,816	Unit of Measure Square Feet	
	Cost /SqFt \$3.99	Qty * \$/SqFt \$51,166	
	% Included 15.00%	Total Cost/Study \$7,675	
Summary	Replacement Year 2020	Future Cost \$8,265	

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



01000 - Paving

150 - Asphalt: Overlay w/ Interlayer 12,816 Sq. Ft. Upper Parking & Driveway	Useful Life 25 Quantity 12,816 Cost /SqFt \$2.10 % Included 100.00%	Remaining Life 6 Unit of Measure Square Feet Total Cost/Study \$26,930 Replacement Year 2023 Future Cost \$31,230
Summary		

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.

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



160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	Useful Life 3 Quantity 6,500 Cost /SqFt \$0.320 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$2,080 Replacement Year 2020 Future Cost \$2,240
Summary		

This is to prepare the surface, complete repairs and apply a single coat asphalt emulsion product such as Reed & Graham's Overkote and restripe. If a second coat is desired the cost is generally 10% to 20% higher.

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.

2015- \$1,825 was expended.

2014- \$910 anticipated in 2015 per Sierra Nevada Seal coating proposal dated 8/1/2014. Square footage increased from 5,451 to 6,500.



01000 - Paving

170 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 3	
6,500 Sq. Ft. Lower Parking & Driveway (15%)	Quantity 6,500	Unit of Measure Square Feet	
	Cost /SqFt \$3.78	Qty * \$/SqFt \$24,585	
	% Included 15.00%	Total Cost/Study \$3,688	
Summary	Replacement Year 2020	Future Cost \$3,971	

This is for miscellaneous parking and driveway repairs including crackfill, skin patching and minor dig out & fill.
 2015- \$2,908 was expended.



180 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 6	
6,500 Sq. Ft. Lower Parking & Driveway	Quantity 6,500	Unit of Measure Square Feet	
	Cost /SqFt \$3.26		
	% Included 100.00%	Total Cost/Study \$21,170	
Summary	Replacement Year 2023	Future Cost \$24,551	

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.



01000 - Paving

190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court	Useful Life 5 Quantity 9,600 Cost /SqFt \$0.147 % Included 100.00%	Remaining Life 1 Unit of Measure Square Feet Total Cost/Study \$1,412 Replacement Year 2018 Future Cost \$1,447
Summary		

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

2016- Per client 10/26/2016, change remaining life from 2017 to 2018.
 2012- \$2,599 was expended.



200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)	Useful Life 5 Quantity 9,600 Cost /SqFt \$3.78 % Included 5.00%	Remaining Life 1 Unit of Measure Square Feet Qty * \$/SqFt \$36,310 Total Cost/Study \$1,815 Replacement Year 2018 Future Cost \$1,861
Summary		

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.



01000 - Paving

210 - Asphalt: Boni Fiber Overlay	Useful Life 25	Remaining Life 3
9,600 Sq. Ft. Basketball Court	Quantity 9,600	Unit of Measure Square Feet
	Cost /SqFt \$2.36	
	% Included 100.00%	Total Cost/Study \$22,693
Summary	Replacement Year 2020	Future Cost \$24,438

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	Useful Life 10	Remaining Life 2
624 Sq. Ft. Shuffle Board Pad (5%)	Quantity 624	Unit of Measure Square Feet
	Cost /SqFt \$15.76	Qty * \$/SqFt \$9,834
	% Included 5.00%	Total Cost/Study \$492
Summary	Replacement Year 2019	Future Cost \$517

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.



02000 - Concrete

400 - Pool Deck 6,000 Sq. Ft. Large Pool	Useful Life 35 Remaining Life 2 Quantity 6,000 Unit of Measure Square Feet Cost /SqFt \$7.14 % Included 100.00% Total Cost/Study \$42,865 Replacement Year 2019 Future Cost \$45,036
Summary	

This is to replace the concrete pool deck.

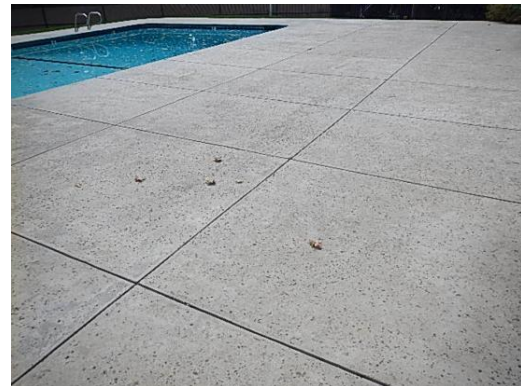
2014- \$40,000 proposal received from Geremia Pools to replace the pool deck, per client. This component is amended to reflect a complete pool deck replacement in lieu of ongoing repairs.
 2011- Areas of cracking and missing expansion joint.



410 - Pool Deck Small Pool	Useful Life 15 Remaining Life 8 Quantity 1 Unit of Measure Lump Sum Cost /LS \$12,502 % Included 100.00% Total Cost/Study \$12,502 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	\$6,150	
	% Included	100.00%	Total Cost/Study \$6,150
Summary	Replacement Year	2018	Future Cost \$6,304

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

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 2	
Pool Bldg/ Maintenance Bldg	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,190	
	% Included	100.00%	Total Cost/Study \$3,190
Summary	Replacement Year	2019	Future Cost \$3,351

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

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 3	
624 Sq. Ft. Shuffle Board Stripe	Quantity 624	Unit of Measure	Square Feet
	Cost /SqFt	\$5.15	
	% Included	100.00%	Total Cost/Study \$3,212
Summary	Replacement Year	2020	Future Cost \$3,459

This is to stripe both shuffle board pads.

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.

111 - Acrylic	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Shuffle Board Stripe (2018 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$369	
	% Included	100.00%	Total Cost/Study \$369
Summary	Replacement Year	2018	Future Cost \$378

This is for the \$359 anticipated in 2018.

2017- Per client 11/7/2017, extend remaining life from 2017 to 2018.

03000 - Painting: Exterior

150 - Stain	Useful Life 2	Remaining Life 2	
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,710	
	% Included	100.00%	Total Cost/Study \$1,710
Summary	Replacement Year	2019	Future Cost \$1,797

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

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 4	
405 Lin. Ft. Pool Area Fence	Quantity 405	Unit of Measure	Linear Feet
	Cost /l.f.	\$8.62	
	% Included	100.00%	Total Cost/Study \$3,489
Summary	Replacement Year	2021	Future Cost \$3,851

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.



03500 - Painting: Interior

300 - Clubhouse	Useful Life 10	Remaining Life 7	
Lodge	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,780		
	% Included 100.00%	Total Cost/Study \$5,780	
Summary	Replacement Year 2024	Future Cost \$6,871	

This is to prepare and paint the lodge interior.

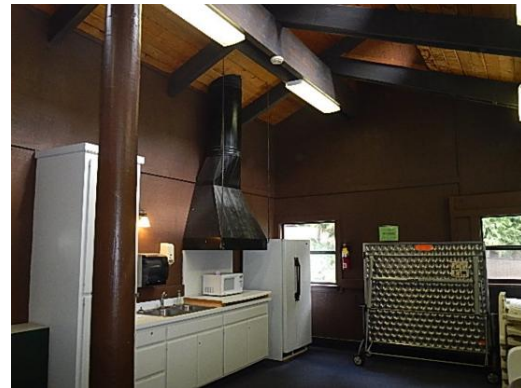
2014- Remaining life revised from 2015 to 2024 as painting is included in remodel quote.
 2012- Cost revised from \$8,120 to \$4,986 per client.
 2010- Work to be completed in 2011 per client.



310 - Miscellaneous	Useful Life 10	Remaining Life 3	
Cabana	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$2,470		
	% Included 100.00%	Total Cost/Study \$2,470	
Summary	Replacement Year 2020	Future Cost \$2,660	

This is to prepare and paint the cabana interior.

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

200 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
Information Kiosks-Roofs	Quantity 1	Unit of Measure	Items
	Cost /Itm \$295		
	% Included 100.00%	Total Cost/Study	\$295
Summary	Replacement Year 2018	Future Cost	\$302

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

2017- Quantity reduced to one. Kiosk is need of paint maintenance. Useful life reduced from 15 to 5 to allow for additional maintenance.
 2014- \$551 was expended.
 2013- Roofs only projected for 2014, per client work was not done in 2012.



660 - Decking: Wood	Useful Life 20	Remaining Life 9	
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,285		
	% Included 100.00%	Total Cost/Study	\$16,285
Summary	Replacement Year 2026	Future Cost	\$20,338

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.



04000 - Structural Repairs

910 - Building Maintenance	Useful Life 20	Remaining Life 1	
Various	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,150	
	% Included	100.00%	Total Cost/Study \$3,150
Summary	Replacement Year	2018	Future Cost \$3,229

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

- 2017- Remaining life reduced from 2024 to 2018 to reflect expedited repairs.
- 2016- \$352 was expended on the cabana.
- 2015- \$2,095 (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.

This area of the second floor children's center is exhibiting missing drywall and the buried building materials. This room is in great need of rehab.



912 - Building Maintenance	Useful Life 15	Remaining Life 10	
Tractor Garage Tuff Shed	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,150	
	% Included	100.00%	Total Cost/Study \$3,150
Summary	Replacement Year	2027	Future Cost \$4,032

This is to replace the Tuff Shed Tractor storage garage.

2012- Placed in service.



04000 - Structural Repairs

920 - Doors	Useful Life 25	Remaining Life 15	
Lodge Fire-Safe Upgrade	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$15,650		
	% Included 100.00%	Total Cost/Study \$15,650	
Summary	Replacement Year 2032	Future Cost \$22,666	

This is for the lodge doors.

2007- Work was completed.



05000 - Roofing

410 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 24	
10 Squares- Cabana	Quantity 10	Unit of Measure Squares	
	Cost /Sqrs \$900		
	% Included 100.00%	Total Cost/Study \$9,000	
Summary	Replacement Year 2041	Future Cost \$16,279	

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

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.



05000 - Roofing

420 - Pitched: Dimensional Composition 24 Squares- Maintenance Building	Useful Life 25 Remaining Life 7 Quantity 24 Unit of Measure Squares Cost /Sqrs \$680 % Included 100.00% Total Cost/Study \$16,320 Replacement Year 2024 Future Cost \$19,399
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.



430 - Pitched: Dimensional Composition 8 Squares- Cabana Solar Extension	Useful Life 25 Remaining Life 24 Quantity 8 Unit of Measure Squares Cost /Sqrs \$433 % Included 100.00% Total Cost/Study \$3,464 Replacement Year 2041 Future Cost \$6,265
Summary	

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

2016- \$3,385 was expended to remove solar panel to re-roof and then replace it.
 2015- Remaining life decreased from 2024 to 2016 per client, \$11,600 anticipated in 2016 to reroof the entire cabana.



05000 - Roofing

440 - Pitched: Dimensional Composition 37 Squares- Lodge	Useful Life 25 Quantity 37 Cost /Sqrs \$680 % Included 100.00%	Remaining Life 5 Unit of Measure Squares Total Cost/Study \$25,160 Future Cost \$28,466
Summary	Replacement Year 2022	

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



08000 - Rehab

100 - General Lodge	Useful Life 20 Quantity 1 Cost /LS \$12,920 % Included 100.00%	Remaining Life 17 Unit of Measure Lump Sum Total Cost/Study \$12,920 Future Cost \$19,659
Summary	Replacement Year 2034	

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 2 Lodge Bathrooms	Useful Life 30 Quantity 2 Cost /Rm \$6,460 % Included 100.00%	Remaining Life 27 Unit of Measure Room Total Cost/Study \$12,920
Summary	Replacement Year 2044	Future Cost \$25,166

This is to rehab and redecorate the lodge bathrooms.

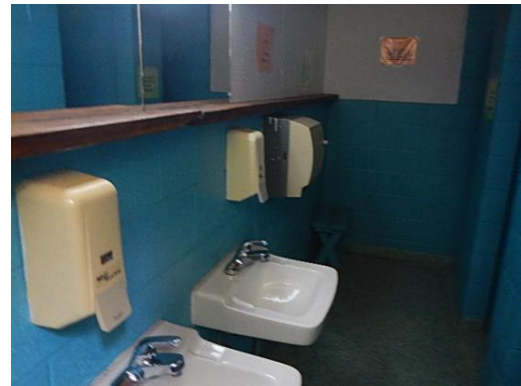
2014- \$12,000 anticipated per client. Pecota Construction provided \$6,110 proposal to provide labor only leaving balance (\$5,890) for extra work orders per client.
 2013- \$4,200 projected in 2014; work to include 2 toilets, floor, cabinets, counters, sinks, faucets, and fans per client.
 2012- Added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



220 - Bathrooms 2 Cabana Bathrooms	Useful Life 20 Quantity 2 Cost /Rm \$1,575 % Included 100.00%	Remaining Life 16 Unit of Measure Room Total Cost/Study \$3,150
Summary	Replacement Year 2033	Future Cost \$4,676

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 3	
Cabana Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,100		
	% Included 100.00%	Total Cost/Study	\$4,100
Summary	Replacement Year 2020	Future Cost	\$4,415

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.

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 18	
Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$32,525		
	% Included 100.00%	Total Cost/Study	\$32,525
Summary	Replacement Year 2035	Future Cost	\$50,728

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 5
136 Lin. Ft. Small Pool	Quantity 136	Unit of Measure Linear Feet
	Cost /l.f. \$147	
	% Included 100.00%	Total Cost/Study \$19,992
Summary	Replacement Year 2022	Future Cost \$22,619

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 8
240 Lin. Ft. Large Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$210	
	% Included 100.00%	Total Cost/Study \$50,400
Summary	Replacement Year 2025	Future Cost \$61,408

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

2013- \$47,366 anticipated per client.
 2004- Resurfaced.



12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 20
240 Lin. Ft. Large Pool- Tile Only, No Coping	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$38.00	
	% Included 100.00%	Total Cost/Study \$9,120
Summary	Replacement Year 2037	Future Cost \$14,944

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 1
Small Pool (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,720	Qty * \$/LS \$8,720
	% Included 50.00%	Total Cost/Study \$4,360
Summary	Replacement Year 2018	Future Cost \$4,469

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.

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 1	
Large Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$23,000	Qty * \$/LS	\$23,000
	% Included 50.00%	Total Cost/Study	\$11,500
Summary	Replacement Year 2018	Future Cost	\$11,788

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

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.



12000 - Pool

714 - Chemical System	Useful Life 6	Remaining Life 1	
InteliChem Controllers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,510	
	% Included	100.00%	Total Cost/Study \$4,510
Summary	Replacement Year	2018	Future Cost \$4,623

This is to replace the InteliChem controllers.

2017- The controllers are being replaced in 2018 due to many problems with the units. No information on replacement components or cost.
 2016- InteliChem controllers placed in service.



730 - Equipment: Replacement	Useful Life 3	Remaining Life 2	
24 Filter Cartridges	Quantity 24	Unit of Measure	Items
	Cost /Itm	\$50.00	
	% Included	100.00%	Total Cost/Study \$1,200
Summary	Replacement Year	2019	Future Cost \$1,261

This is for cartridge filter replacements.

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.

12000 - Pool

800 - Solar System	Useful Life 12	Remaining Life 3	
Small Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,455	
	% Included	100.00%	Total Cost/Study \$10,455
Summary	Replacement Year	2020	Future Cost \$11,259

This is to repair and replace the solar system.



810 - Solar System	Useful Life 12	Remaining Life 3	
Large Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$31,520	
	% Included	100.00%	Total Cost/Study \$31,520
Summary	Replacement Year	2020	Future Cost \$33,944

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

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

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

811 - Solar System	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Plumbing & One Panel (2017 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$5,396		
	% Included 100.00%	Total Cost/Study	\$5,396
Summary	Replacement Year 2017	Future Cost	\$5,396

This is for the \$5,396 expended in 2017 to replace 1 panel, including plumbing.

930 - Furniture: Misc	Useful Life 4	Remaining Life 1	
127 Pool (50%)	Quantity 127		Unit of Measure Items
	Cost /Itm \$182		Qty * \$/Itm \$23,110
	% Included 50.00%	Total Cost/Study	\$11,555
Summary	Replacement Year 2018	Future Cost	\$11,844

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

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 1	
Pool	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$1,725		
	% Included 100.00%	Total Cost/Study	\$1,725
Summary	Replacement Year 2018	Future Cost	\$1,768

This is to replace the chaise lounges.

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 Lodge Upstairs	Useful Life 20 Quantity 1 Cost /Itm \$5,385 % Included 100.00%	Remaining Life 1 Unit of Measure Items Total Cost/Study \$5,385 Replacement Year 2018 Future Cost \$5,520
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Summary

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

2017- The pool table is in poor visual condition.



902 - Game Table Cabana Table Tennis	Useful Life 12 Quantity 1 Cost /Itm \$735 % Included 100.00%	Remaining Life 5 Unit of Measure Items Total Cost/Study \$735 Replacement Year 2022 Future Cost \$832
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Summary

This is to replace the pool area ping pong table.

2010- \$614 was expended.



17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 2	
14,400 Sq. Ft. [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.800		
	% Included 100.00%	Total Cost/Study	\$11,520
Summary	Replacement Year 2019	Future Cost	\$12,103

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

2012- \$8,000 was expended to seal and stripe.



500 - Resurface	Useful Life 21	Remaining Life 7	
14,400 Sq. Ft. [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 2024	Future Cost	\$65,045

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.**

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 0
Backboard & Hoop	Quantity 1	Unit of Measure Items
	Cost /Itm \$504	
	% Included 100.00%	Total Cost/Study \$504
Summary	Replacement Year 2017	Future Cost \$504

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.



19000 - Fencing

110 - Chain Link: 6'	Useful Life 30	Remaining Life 18
176 Lin. Ft. 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 \$4,392

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

2005- Placed in service.



19000 - Fencing

114 - Chain Link: 6' 221 Lin. Ft. Pool Area	Useful Life 30 Quantity 221 Cost /l.f. \$16.00	Remaining Life 5 Unit of Measure Linear Feet
Summary	% Included 100.00% Replacement Year 2022	Total Cost/Study \$3,536 Future Cost \$4,001

This is to replace the pool area chain link fencing.

2017- Remaining life increased from 2018 to 2022.



130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts	Useful Life 30 Quantity 450 Cost /l.f. \$25.00	Remaining Life 5 Unit of Measure Linear Feet
Summary	% Included 100.00% Replacement Year 2022	Total Cost/Study \$11,250 Future Cost \$12,728

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

2017- Remaining life increased from 2018 to 2022.



19000 - Fencing

190 - Chain Link: Slats	Useful Life 15	Remaining Life 1
221 Lin. Ft. Pool	Quantity 221	Unit of Measure Linear Feet
	Cost /l.f. \$12.00	
	% Included 100.00%	Total Cost/Study \$2,652
Summary	Replacement Year 2018	Future Cost \$2,718

This is to replace the chain link privacy slats.



230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 15
405 Lin. Ft. Pool Fence & Gates	Quantity 405	Unit of Measure Linear Feet
	Cost /l.f. \$47.00	
	% Included 100.00%	Total Cost/Study \$19,035
Summary	Replacement Year 2032	Future Cost \$27,568

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.



19000 - Fencing

330 - Wood: 5'	Useful Life 20	Remaining Life 17
150 Lin. Ft. Tot Lot	Quantity 150	Unit of Measure Linear Feet
	Cost /l.f. \$60.00	
	% Included 100.00%	Total Cost/Study \$9,000
Summary	Replacement Year 2034	Future Cost \$13,695

This is to replace the 5' wood fencing including discarded fence material removal and disposal.

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.



20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 5	Remaining Life 0
Walkway & Pool Area (33%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,150	Qty * \$/LS \$6,150
	% Included 33.33%	Total Cost/Study \$2,050
Summary	Replacement Year 2017	Future Cost \$2,050

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

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 6 Activities Area (33%)	Useful Life 5 Quantity 6 Cost /Itm \$880 % Included 33.33%	Remaining Life 1 Unit of Measure Items Qty * \$/Itm \$5,280 Total Cost/Study \$1,760
Summary	Replacement Year 2018	Future Cost \$1,804

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

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 Gold Ridge Trail & Sly Park Rd	Useful Life 15 Quantity 1 Cost /Itm \$2,100 % Included 100.00%	Remaining Life 8 Unit of Measure Items Total Cost/Study \$2,100
Summary	Replacement Year 2025	Future Cost \$2,559

This is to replace the custom 5'x8' wood sign.

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

Note the need for lettering.



21000 - Signage

794 - Wood Monument	Useful Life 15	Remaining Life 9	
Lodge Entrance	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,101		
	% Included 100.00%	Total Cost/Study	\$2,101
Summary	Replacement Year 2026	Future Cost	\$2,624

This is to replace the custom 5'x8' one sided wood sign.

2011- \$1,891 was expended.

798 - Wood Monument	Useful Life 15	Remaining Life 10	
Granite & Gold Ridge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,101		
	% Included 100.00%	Total Cost/Study	\$2,101
Summary	Replacement Year 2027	Future Cost	\$2,690

This is to replace the custom 5'x8' one sided, Perfect Plank, red cedar sign with coating.



22000 - Office Equipment

200 - Computers, Misc.	Useful Life 6	Remaining Life 5	
Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,260	
	% Included	100.00%	Total Cost/Study \$2,260
Summary	Replacement Year	2022	Future Cost \$2,557

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.



300 - Copier	Useful Life 7	Remaining Life 4	
Office	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,990	
	% Included	100.00%	Total Cost/Study \$3,990
Summary	Replacement Year	2021	Future Cost \$4,404

This is to replace the copy machine.

- 2014- \$3,800 was expended.
- 2004- Unit was acquired.



23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 13	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,345		
	% Included 100.00%	Total Cost/Study	\$4,345
Summary	Replacement Year 2030	Future Cost	\$5,990

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.



600 - Water Heater	Useful Life 10	Remaining Life 7	
Pool Equipment Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$1,200
Summary	Replacement Year 2024	Future Cost	\$1,426

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

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



23000 - Mechanical Equipment

610 - Water Heater	Useful Life 15	Remaining Life 9	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$1,200
Summary	Replacement Year 2026	Future Cost	\$1,499

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.



700 - Wall Furnaces	Useful Life 20	Remaining Life 12	
Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,790		
	% Included 100.00%	Total Cost/Study	\$1,790
Summary	Replacement Year 2029	Future Cost	\$2,407

This is to replace the office wall heater.

2009- \$1,450 was expended.

704 - HVAC	Useful Life 20	Remaining Life 12	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,090		
	% Included 100.00%	Total Cost/Study	\$8,090
Summary	Replacement Year 2029	Future Cost	\$10,880

This is to repair and replace the lodge furnace.

2009- \$6,875 was expended.

23000 - Mechanical Equipment

740 - Wall A/C Small Office	Useful Life 15 Quantity 1 Cost /Itm \$1,366 % Included 100.00%	Remaining Life 10 Unit of Measure Items Total Cost/Study \$1,366 Replacement Year 2027 Future Cost \$1,748
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Summary

This is to replace the office wall air conditioning unit.

2012- \$1,277 was expended to place in service.



24000 - Furnishings

106 - Miscellaneous 13 Lodge	Useful Life 6 Quantity 13 Cost /Itm \$149 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$1,940 Replacement Year 2019 Future Cost \$2,038
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Summary

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

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

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.



24000 - Furnishings

200 - Chairs	Useful Life 10	Remaining Life 7	
80 Lodge- Folding Chairs	Quantity 80	Unit of Measure Items	
	Cost /Itm \$33.00		
	% Included 100.00%	Total Cost/Study \$2,640	
Summary	Replacement Year 2024	Future Cost \$3,138	

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.



300 - Tables: Buffet	Useful Life 7	Remaining Life 1	
10 Lodge (50%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$155	Qty * \$/Itm \$1,550	
	% Included 50.00%	Total Cost/Study \$775	
Summary	Replacement Year 2018	Future Cost \$794	

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

2017- Replace 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.



24000 - Furnishings

620 - Modular Office Desk	Useful Life 20	Remaining Life 18	
Office Desk Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$550		
	% Included 100.00%	Total Cost/Study	\$550
Summary	Replacement Year 2035	Future Cost	\$858

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

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.



24500 - Audio / Visual

930 - Projector	Useful Life 6	Remaining Life 0	
Projector	Quantity 1	Unit of Measure	Items
	Cost /Itm \$343		
	% Included 100.00%	Total Cost/Study	\$343
Summary	Replacement Year 2017	Future Cost	\$343

This is to replace the projector.

2017- \$343 was expended for the projector.

24600 - Safety / Access

560 - Cameras	Useful Life 6	Remaining Life 0	
3 Security Cameras	Quantity 3	Unit of Measure	Items
	Cost /Itm \$198		
	% Included 100.00%	Total Cost/Study	\$595
Summary	Replacement Year 2017	Future Cost	\$595

This is to replace the security cameras.

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 \$11,850		
	% Included 100.00%	Total Cost/Study	\$11,850
Summary	Replacement Year 2020	Future Cost	\$12,761

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

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 0	
Gates Software Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,446		
	% Included 100.00%	Total Cost/Study	\$4,446
Summary	Replacement Year 2017	Future Cost	\$4,446

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

2017- \$4,445.75 was expended to upgrade the software.

24600 - Safety / Access

720 - Security System	Useful Life 6	Remaining Life 2	
Wireless Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$762		
	% Included 100.00%	Total Cost/Study	\$762
Summary	Replacement Year 2019	Future Cost	\$800

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

2014- Remaining life revised from 2016 to 2019 per client.
 2013- \$695 was expended.

25000 - Flooring

200 - Carpeting	Useful Life 8	Remaining Life 3	
62 Sq. Yds. Cabana	Quantity 62	Unit of Measure	Square Yard
	Cost /SqYd \$30.00		
	% Included 100.00%	Total Cost/Study	\$1,860
Summary	Replacement Year 2020	Future Cost	\$2,003

This is to replace the cabana carpeting.

2012- \$1,668 was expended.

400 - Tile	Useful Life 20	Remaining Life 12	
Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,185		
	% Included 100.00%	Total Cost/Study	\$14,185
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.



25000 - Flooring

990 - Vinyl	Useful Life 15	Remaining Life 14
270 Sq. Ft. Office- Laminate	Quantity 270	Unit of Measure Square Feet
	Cost /SqFt \$6.90	
Summary	% Included 100.00%	Total Cost/Study \$1,863
	Replacement Year 2031	Future Cost \$2,633

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 20	Remaining Life 1	
Play Area Structure	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$28,890	
	% Included	100.00%	Total Cost/Study \$28,890
Summary	Replacement Year	2018	Future Cost \$29,612

This is to replace the tot lot play equipment. 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.

- 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.

<http://www.cpsc.gov/PageFiles/122149/325.pdf> (general information only, aged material)



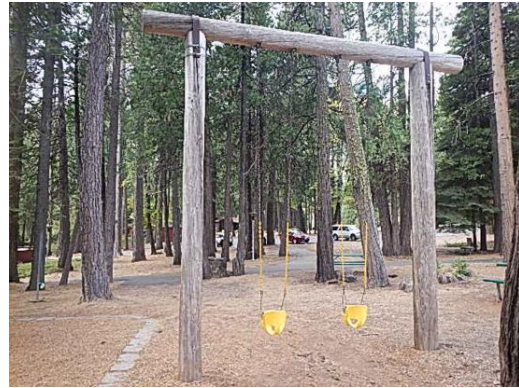
26000 - Outdoor Equipment

104 - Tot Lot: Play Equipment	Useful Life 15	Remaining Life 4	
2 Play Area Swings	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,260		
	% Included 100.00%	Total Cost/Study	\$4,520
Summary	Replacement Year 2021	Future Cost	\$4,989

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.

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.

<http://www.cpsc.gov/PageFiles/122149/325.pdf> (general information only)



200 - Pedestal Grill BBQ	Useful Life 3	Remaining Life 2	
5 Activities Area (20%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$350	Qty * \$/Itm	\$1,750
	% Included 20.00%	Total Cost/Study	\$350
Summary	Replacement Year 2019	Future Cost	\$368

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

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.



26000 - Outdoor Equipment

210 - Barbecue 2 Activities Area (50%)	Useful Life 15 Quantity 2 Cost /Itm \$660 % Included 50.00%	Remaining Life 2 Unit of Measure Items Qty * \$/Itm \$1,320 Total Cost/Study \$660
Summary	Replacement Year 2019	Future Cost \$693

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

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.

214 - Barbecue Brinkmann Gas	Useful Life 12 Quantity 1 Cost /Itm \$970 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$970
Summary	Replacement Year 2019	Future Cost \$1,019

This is to replace the pool area Brinkmann 6-burner barbeque.

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.



26000 - Outdoor Equipment

280 - Picnic Tables	Useful Life 15	Remaining Life 6	
7 Activities Area	Quantity 7	Unit of Measure	Items
	Cost /Itm \$920		
	% Included 100.00%	Total Cost/Study	\$6,440
Summary	Replacement Year 2023	Future Cost	\$7,468

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



284 - Picnic Tables	Useful Life 15	Remaining Life 11	
3 Activities Area	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2028	Future Cost	\$3,936

This is to replace the picnic tables.

2013- \$2,759 was expended.

26000 - Outdoor Equipment

310 - Benches 7 Activities Area	Useful Life 15 Quantity 7 Cost /Itm \$490 % Included 100.00%	Remaining Life 10 Unit of Measure Items Total Cost/Study \$3,430
Summary	Replacement Year 2027	Future Cost \$4,391

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.



380 - Garbage Receptacles 8 Activities Area	Useful Life 15 Quantity 8 Cost /Itm \$500 % Included 100.00%	Remaining Life 6 Unit of Measure Items Total Cost/Study \$4,000
Summary	Replacement Year 2023	Future Cost \$4,639

This is to replace the garbage containers.



26000 - Outdoor Equipment

480 - Drinking Fountain 5 Activities Area	Useful Life 20 Quantity 5 Cost /Itm \$717 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$3,587
Summary	Replacement Year 2019	Future Cost \$3,769

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

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.



27000 - Appliances

200 - Refrigerator Lodge	Useful Life 15 Quantity 1 Cost /Itm \$1,940 % Included 100.00%	Remaining Life 13 Unit of Measure Items Total Cost/Study \$1,940
Summary	Replacement Year 2030	Future Cost \$2,674

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	Useful Life 15	Remaining Life 1	
Cabana	Quantity 1	Unit of Measure	Items
	Cost /Itm \$800		
	% Included 100.00%	Total Cost/Study	\$800
Summary	Replacement Year 2018	Future Cost	\$820

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	Useful Life 15	Remaining Life 13	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,430		
	% Included 100.00%	Total Cost/Study	\$1,430
Summary	Replacement Year 2030	Future Cost	\$1,971

This is to replace the 30" lodge Kenmore 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 13	
Lodge- Double Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,040		
	% Included 100.00%	Total Cost/Study	\$2,040
Summary	Replacement Year 2030	Future Cost	\$2,812

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 2	
Maintenance Bldg- Lawnmower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$660		
	% Included 100.00%	Total Cost/Study	\$660
Summary	Replacement Year 2019	Future Cost	\$693

This is to replace the riding lawnmower.

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 9	
Maintenance Bldg- Compressor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$945		
	% Included 100.00%	Total Cost/Study	\$945
Summary	Replacement Year 2026	Future Cost	\$1,180

This is to replace the Dewalt 2.5 hp compressor.

2012- Useful and remaining life per client.

30000 - Miscellaneous

720 - Field Equipment	Useful Life 5	Remaining Life 2
3 Maintenance Bldg- Chainsaws (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$660	Qty * \$/Itm \$1,980
	% Included 33.33%	Total Cost/Study \$660
Summary	Replacement Year 2019	Future Cost \$693

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 \$12,605	
	% Included 100.00%	Total Cost/Study \$12,605
Summary	Replacement Year 2022	Future Cost \$14,261

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

2012- \$11,247 was expended for quad and blade.



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 \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
Summary	Replacement Year 2017	Future Cost \$2,050

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	\$1,100	
	% Included	100.00%	Total Cost/Study \$1,100
Summary	Replacement Year	2018	Future Cost \$1,128

This is for major unanticipated reserve component repairs.

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.

<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>
01000 - Paving							
100 - Asphalt: Sealing	\$1,632	3	3	5,100	\$.32/SqFt		Walkways
110 - Asphalt: Ongoing Repairs	\$1,922	3	3	5,100	\$3.77/SqFt (10%)		Walkways
120 - Asphalt: Major Repairs	\$5,100	6	3	5,100	\$3.00/SqFt (33%)		Walkways
130 - Asphalt: Sealing	\$4,101	3	3	12,816	\$.32/SqFt		Upper Parking & Driveway
140 - Asphalt: Ongoing Repairs	\$7,675	3	3	12,816	\$3.99/SqFt (15%)		Upper Parking & Driveway
150 - Asphalt: Overlay w/ Interlayer	\$26,930	25	6	12,816	\$2.10/SqFt		Upper Parking & Driveway
160 - Asphalt: Sealing	\$2,080	3	3	6,500	\$.32/SqFt		Lower Parking & Driveway
170 - Asphalt: Ongoing Repairs	\$3,688	3	3	6,500	\$3.78/SqFt (15%)		Lower Parking & Driveway
180 - Asphalt: Major Repairs	\$21,170	25	6	6,500	\$3.26/SqFt		Lower Parking & Driveway
190 - Asphalt: Sealing	\$1,412	5	1	9,600	\$.15/SqFt		Basketball Court
200 - Asphalt: Ongoing Repairs	\$1,815	5	1	9,600	\$3.78/SqFt (5%)		Basketball Court
210 - Asphalt: Boni Fiber Overlay	\$22,693	25	3	9,600	\$2.36/SqFt		Basketball Court
02000 - Concrete							
380 - Pad	\$492	10	2	624	\$15.76/SqFt (5%)		Shuffle Board Pad
400 - Pool Deck	\$42,865	35	2	6,000	\$7.14/SqFt		Large Pool
410 - Pool Deck	\$12,502	15	8	1	\$12,502/LS		Small Pool
03000 - Painting: Exterior							
100 - Surface Restoration	\$6,150	10	1	1	\$6,150/LS		Lodge
102 - Surface Restoration	\$3,190	2	2	1	\$3,190/LS		Pool Bldg/ Maintenance Bldg
110 - Acrylic	\$3,212	10	3	624	\$5.15/SqFt		Shuffle Board Stripe
111 - Acrylic	\$369	2	1	1	\$369/LS [nr:1]		Shuffle Board Stripe (2018 Only)
150 - Stain	\$1,710	2	2	1	\$1,710/LS		Lodge Decking, Benches, Etc
400 - Wrought Iron	\$3,489	5	4	405	\$8.62/l.f.		Pool Area Fence
03500 - Painting: Interior							
300 - Clubhouse	\$5,780	10	7	1	\$5,780/LS		Lodge
310 - Miscellaneous	\$2,470	10	3	1	\$2,470/Bldg		Cabana
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$295	5	1	1	\$295/Itm		Information Kiosks-Roofs

<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>
04000 - Structural Repairs							
660 - Decking: Wood	\$16,285	20	9	1	\$16,285/LS		Lodge Decking, Benches, Etc
910 - Building Maintenance	\$3,150	20	1	1	\$3,150/LS		Various
912 - Building Maintenance	\$3,150	15	10	1	\$3,150/LS		Tractor Garage Tuff Shed
920 - Doors	\$15,650	25	15	1	\$15,650/LS		Lodge Fire-Safe Upgrade
05000 - Roofing							
410 - Pitched: Dimensional Composition	\$9,000	25	24	10	\$900/Sqrs		Cabana
420 - Pitched: Dimensional Composition	\$16,320	25	7	24	\$680/Sqrs		Maintenance Building
430 - Pitched: Dimensional Composition	\$3,464	25	24	8	\$433/Sqrs		Cabana Solar Extension
440 - Pitched: Dimensional Composition	\$25,160	25	5	37	\$680/Sqrs		Lodge
08000 - Rehab							
100 - General	\$12,920	20	17	1	\$12,920/LS		Lodge
210 - Bathrooms	\$12,920	30	27	2	\$6,460/Rm		Lodge Bathrooms
220 - Bathrooms	\$3,150	20	16	2	\$1,575/Rm		Cabana Bathrooms
230 - Kitchen	\$4,100	20	3	1	\$4,100/LS		Cabana Kitchen
234 - Kitchen	\$32,525	20	18	1	\$32,525/LS		Lodge
12000 - Pool							
100 - Resurface	\$19,992	12	5	136	\$147/l.f.		Small Pool
120 - Resurface	\$50,400	12	8	240	\$210/l.f.		Large Pool
200 - Edge: Tile, Coping, Mastic	\$9,120	24	20	240	\$38.00/l.f.		Large Pool- Tile Only, No Coping
700 - Equipment: Replacement	\$4,360	5	1	1	\$8,720/LS (50%)		Small Pool
710 - Equipment: Replacement	\$11,500	5	1	1	\$23,000/LS (50%)		Large Pool
714 - Chemical System	\$4,510	6	1	1	\$4,510/LS		InteliChem Controllers
730 - Equipment: Replacement	\$1,200	3	2	24	\$50.00/Itm		Filter Cartridges
800 - Solar System	\$10,455	12	3	1	\$10,455/LS		Small Pool
810 - Solar System	\$31,520	12	3	1	\$31,520/LS		Large Pool
811 - Solar System	\$5,396	2	0	1	\$5,396/LS [nr:1]		Plumbing & One Panel (2017 Only)
930 - Furniture: Misc	\$11,555	4	1	127	\$182/Itm (50%)		Pool
934 - Furniture: Misc	\$1,725	2	1	1	\$1,725/LS		Pool
14000 - Recreation							
700 - Billiard Table	\$5,385	20	1	1	\$5,385/Itm		Lodge Upstairs
902 - Game Table	\$735	12	5	1	\$735/Itm		Cabana Table Tennis

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
17000 - Tennis Court							
100 - Reseal	\$11,520	7	2	14,400	\$.80/SqFt		[2] Tennis Courts
500 - Resurface	\$54,720	21	7	14,400	\$3.80/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$504	8	0	1	\$504/Itm		Backboard & Hoop
19000 - Fencing							
110 - Chain Link: 6'	\$2,816	30	18	176	\$16.00/l.f.		Large Pool Solar System
114 - Chain Link: 6'	\$3,536	30	5	221	\$16.00/l.f.		Pool Area
130 - Chain Link: 10'	\$11,250	30	5	450	\$25.00/l.f.		Tennis Courts
190 - Chain Link: Slats	\$2,652	15	1	221	\$12.00/l.f.		Pool
230 - Wrought Iron: 6'	\$19,035	30	15	405	\$47.00/l.f.		Pool Fence & Gates
330 - Wood: 5'	\$9,000	20	17	150	\$60.00/l.f.		Tot Lot
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$2,050	5	0	1	\$6,150/LS (33%)		Walkway & Pool Area
21000 - Signage							
100 - Miscellaneous	\$1,760	5	1	6	\$880/Itm (33%)		Activities Area
790 - Wood Monument	\$2,100	15	8	1	\$2,100/Itm		Gold Ridge Trail & Sly Park Rd
794 - Wood Monument	\$2,101	15	9	1	\$2,101/Itm		Lodge Entrance
798 - Wood Monument	\$2,101	15	10	1	\$2,101/Itm		Granite & Gold Ridge
22000 - Office Equipment							
200 - Computers, Misc.	\$2,260	6	5	1	\$2,260/LS		Office
300 - Copier	\$3,990	7	4	1	\$3,990/Itm		Office
23000 - Mechanical Equipment							
200 - HVAC	\$4,345	15	13	1	\$4,345/Itm		Lodge
600 - Water Heater	\$1,200	10	7	1	\$1,200/Itm		Pool Equipment Room
610 - Water Heater	\$1,200	15	9	1	\$1,200/Itm		Lodge
700 - Wall Furnaces	\$1,790	20	12	1	\$1,790/Itm		Office
704 - HVAC	\$8,090	20	12	1	\$8,090/Itm		Lodge
740 - Wall A/C Small	\$1,366	15	10	1	\$1,366/Itm		Office
24000 - Furnishings							
106 - Miscellaneous	\$1,940	6	2	13	\$149/Itm		Lodge
200 - Chairs	\$2,640	10	7	80	\$33.00/Itm		Lodge- Folding Chairs
300 - Tables: Buffet	\$775	7	1	10	\$155/Itm (50%)		Lodge
620 - Modular Office Desk	\$550	20	18	1	\$550/LS		Office Desk Only

<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>
24500 - Audio / Visual							
930 - Projector	\$343	6	0	1	\$343/Itm		Projector
24600 - Safety / Access							
560 - Cameras	\$595	6	0	3	\$198/Itm		Security Cameras
700 - Security System	\$11,850	6	3	1	\$11,850/LS		Pool & Tennis Gates
710 - Security System	\$4,446	6	0	1	\$4,446/LS		Gates Software Upgrade
720 - Security System	\$762	6	2	1	\$762/LS		Wireless Upgrade
25000 - Flooring							
200 - Carpeting	\$1,860	8	3	62	\$30.00/SqYd		Cabana
400 - Tile	\$14,185	20	12	1	\$14,185/LS		Lodge
990 - Vinyl	\$1,863	15	14	270	\$6.90/SqFt		Office- Laminate
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$28,890	20	1	1	\$28,890/LS		Play Area Structure
104 - Tot Lot: Play Equipment	\$4,520	15	4	2	\$2,260/Itm		Play Area Swings
200 - Pedestal Grill BBQ	\$350	3	2	5	\$350/Itm (20%)		Activities Area
210 - Barbecue	\$660	15	2	2	\$660/Itm (50%)		Activities Area
214 - Barbecue	\$970	12	2	1	\$970/Itm		Brinkmann Gas
280 - Picnic Tables	\$6,440	15	6	7	\$920/Itm		Activities Area
284 - Picnic Tables	\$3,000	15	11	3	\$1,000/Itm		Activities Area
310 - Benches	\$3,430	15	10	7	\$490/Itm		Activities Area
380 - Garbage Receptacles	\$4,000	15	6	8	\$500/Itm		Activities Area
480 - Drinking Fountain	\$3,587	20	2	5	\$717/Itm		Activities Area
27000 - Appliances							
200 - Refrigerator	\$1,940	15	13	1	\$1,940/Itm		Lodge
204 - Refrigerator	\$800	15	1	1	\$800/Itm		Cabana
700 - Stove	\$1,430	15	13	1	\$1,430/Itm		Lodge
720 - Oven: Wall	\$2,040	15	13	1	\$2,040/Itm		Lodge- Double Oven
30000 - Miscellaneous							
700 - Field Equipment	\$660	8	2	1	\$660/Itm		Maintenance Bldg- Lawnmower
710 - Tools	\$945	15	9	1	\$945/Itm		Maintenance Bldg- Compressor
720 - Field Equipment	\$660	5	2	3	\$660/Itm (33%)		Maintenance Bldg- Chainsaws
740 - Tractor	\$12,605	10	5	1	\$12,605/Itm		Maintenance Bldg- Ranger Quad Runner
31000 - Reserve Study							
100 - 3 Year Update with Site Visit	\$2,050	3	0	1	\$2,050/LS		Reserve Study

<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>
32000 - Undesignated							
100 - Miscellaneous	\$1,100	1	1	1	\$1,100/LS		Reserve Items

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2017			
12000 - Pool			
811 - Solar System Plumbing & One Panel (2017 Only)[nr:1]	2	5,396	
17500 - Basketball / Sport Court			
300 - Basketball Standard Backboard & Hoop	8	504	
20000 - Lighting			
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	5	2,050	
24500 - Audio / Visual			
930 - Projector Projector	6	343	
24600 - Safety / Access			
560 - Cameras 3 Security Cameras	6	595	
710 - Security System Gates Software Upgrade	6	4,446	
Total 24600 - Safety / Access:		5,041	5,041
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,050	
Total 2017:		15,384	
2018			
01000 - Paving			
190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court	5	1,412	1,447
200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)	5	1,815	1,861
Total 01000 - Paving:		3,227	3,308
03000 - Painting: Exterior			
100 - Surface Restoration Lodge	10	6,150	6,304
111 - Acrylic Shuffle Board Stripe (2018 Only)[nr:1]	2	369	378
Total 03000 - Painting: Exterior:		6,519	6,682
04000 - Structural Repairs			
200 - Wood: Siding & Trim Information Kiosks-Roofs	5	295	302
910 - Building Maintenance Various	20	3,150	3,229
Total 04000 - Structural Repairs:		3,445	3,531
12000 - Pool			
700 - Equipment: Replacement Small Pool (50%)	5	4,360	4,469

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2018			
12000 - Pool			
710 - Equipment: Replacement Large Pool (50%)	5	11,500	11,788
714 - Chemical System InteliChem Controllers	6	4,510	4,623
930 - Furniture: Misc 127 Pool (50%)	4	11,555	11,844
934 - Furniture: Misc Pool	2	1,725	1,768
Total 12000 - Pool:		33,650	34,492
14000 - Recreation			
700 - Billiard Table Lodge Upstairs	20	5,385	5,520
19000 - Fencing			
190 - Chain Link: Slats 221 Lin. Ft. Pool	15	2,652	2,718
21000 - Signage			
100 - Miscellaneous 6 Activities Area (33%)	5	1,760	1,804
24000 - Furnishings			
300 - Tables: Buffet 10 Lodge (50%)	7	775	794
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Play Area Structure	20	28,890	29,612
27000 - Appliances			
204 - Refrigerator Cabana	15	800	820
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,100	1,128
Total 2018:		88,203	90,409
2019			
02000 - Concrete			
380 - Pad 624 Sq. Ft. Shuffle Board Pad (5%)	10	492	517
400 - Pool Deck 6,000 Sq. Ft. Large Pool	35	42,865	45,036
Total 02000 - Concrete:		43,357	45,553
03000 - Painting: Exterior			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	2	3,190	3,351
150 - Stain Lodge Decking, Benches, Etc	2	1,710	1,797
Total 03000 - Painting: Exterior:		4,900	5,148
12000 - Pool			
730 - Equipment: Replacement 24 Filter Cartridges	3	1,200	1,261

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2019			
17000 - Tennis Court			
100 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	7	11,520	12,103
24000 - Furnishings			
106 - Miscellaneous 13 Lodge	6	1,940	2,038
24600 - Safety / Access			
720 - Security System Wireless Upgrade	6	762	800
26000 - Outdoor Equipment			
200 - Pedestal Grill BBQ 5 Activities Area (20%)	3	350	368
210 - Barbecue 2 Activities Area (50%)	15	660	693
214 - Barbecue Brinkmann Gas	12	970	1,019
480 - Drinking Fountain 5 Activities Area	20	3,587	3,769
Total 26000 - Outdoor Equipment:		5,567	5,849
30000 - Miscellaneous			
700 - Field Equipment Maintenance Bldg- Lawnmower	8	660	693
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	5	660	693
Total 30000 - Miscellaneous:		1,320	1,386
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,100	1,156
Total 2019:		71,666	75,294
2020			
01000 - Paving			
100 - Asphalt: Sealing 5,100 Sq. Ft. Walkways	3	1,632	1,757
110 - Asphalt: Ongoing Repairs 5,100 Sq. Ft. Walkways (10%)	3	1,922	2,070
120 - Asphalt: Major Repairs 5,100 Sq. Ft. Walkways (33%)	6	5,100	5,492
130 - Asphalt: Sealing 12,816 Sq. Ft. Upper Parking & Driveway	3	4,101	4,416
140 - Asphalt: Ongoing Repairs 12,816 Sq. Ft. Upper Parking & Driveway (15%)	3	7,675	8,265
160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	3	2,080	2,240
170 - Asphalt: Ongoing Repairs 6,500 Sq. Ft. Lower Parking & Driveway (15%)	3	3,688	3,971
210 - Asphalt: Boni Fiber Overlay 9,600 Sq. Ft. Basketball Court	25	22,693	24,438
Total 01000 - Paving:		48,891	52,649

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
03000 - Painting: Exterior			
110 - Acrylic 624 Sq. Ft. Shuffle Board Stripe	10	3,212	3,459
03500 - Painting: Interior			
310 - Miscellaneous Cabana	10	2,470	2,660
08000 - Rehab			
230 - Kitchen Cabana Kitchen	20	4,100	4,415
12000 - Pool			
800 - Solar System Small Pool	12	10,455	11,259
810 - Solar System Large Pool	12	31,520	33,944
934 - Furniture: Misc Pool	2	1,725	1,858
Total 12000 - Pool:		43,700	47,061
24600 - Safety / Access			
700 - Security System Pool & Tennis Gates	6	11,850	12,761
25000 - Flooring			
200 - Carpeting 62 Sq. Yds. Cabana	8	1,860	2,003
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,050	2,208
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,100	1,185
Total 2020:		119,233	128,401
2021			
03000 - Painting: Exterior			
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	2	3,190	3,521
150 - Stain Lodge Decking, Benches, Etc	2	1,710	1,888
400 - Wrought Iron 405 Lin. Ft. Pool Area Fence	5	3,489	3,851
Total 03000 - Painting: Exterior:		8,389	9,260
22000 - Office Equipment			
300 - Copier Office	7	3,990	4,404
26000 - Outdoor Equipment			
104 - Tot Lot: Play Equipment 2 Play Area Swings	15	4,520	4,989
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,100	1,214
Total 2021:		17,999	19,867

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2022			
05000 - Roofing			
440 - Pitched: Dimensional Composition 37 Squares- Lodge	25	25,160	28,466
12000 - Pool			
100 - Resurface 136 Lin. Ft. Small Pool	12	19,992	22,619
730 - Equipment: Replacement 24 Filter Cartridges	3	1,200	1,358
930 - Furniture: Misc 127 Pool (50%)	4	11,555	13,073
934 - Furniture: Misc Pool	2	1,725	1,952
Total 12000 - Pool:		34,472	39,002
14000 - Recreation			
902 - Game Table Cabana Table Tennis	12	735	832
19000 - Fencing			
114 - Chain Link: 6' 221 Lin. Ft. Pool Area	30	3,536	4,001
130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts	30	11,250	12,728
Total 19000 - Fencing:		14,786	16,729
20000 - Lighting			
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	5	2,050	2,319
22000 - Office Equipment			
200 - Computers, Misc. Office	6	2,260	2,557
26000 - Outdoor Equipment			
200 - Pedestal Grill BBQ 5 Activities Area (20%)	3	350	396
30000 - Miscellaneous			
740 - Tractor Maintenance Bldg- Ranger Quad Runner	10	12,605	14,261
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,100	1,245

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 2017 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2018) 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 2017 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, 2016. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$310,898 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 2017, and estimates an ending reserve fund balance. Again, see Section III and the 2017 ending reserve balance estimate of \$366,342.

"Re-building" the first year of the study as mentioned above simply means using the 2017 adopted budget for the 2017 reserve contribution. Finally, the 2017 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

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
01000 - Paving						
100 - Asphalt: Sealing 5,100 Sq. Ft. Walkways	1,632	3	3	408	558	380
110 - Asphalt: Ongoing Repairs 5,100 Sq. Ft. Walkways (10%)	1,922	3	3	481	657	447
120 - Asphalt: Major Repairs 5,100 Sq. Ft. Walkways (33%)	5,100	6	3	2,550	3,485	791
130 - Asphalt: Sealing 12,816 Sq. Ft. Upper Parking & Driveway	4,101	3	3	1,025	1,401	954
140 - Asphalt: Ongoing Repairs 12,816 Sq. Ft. Upper Parking & Driveway (15%)	7,675	3	3	1,919	2,622	1,785
150 - Asphalt: Overlay w/ Interlayer 12,816 Sq. Ft. Upper Parking & Driveway	26,930	25	6	20,467	22,082	1,079
160 - Asphalt: Sealing 6,500 Sq. Ft. Lower Parking & Driveway	2,080	3	3	520	711	484
170 - Asphalt: Ongoing Repairs 6,500 Sq. Ft. Lower Parking & Driveway (15%)	3,688	3	3	922	1,260	858
180 - Asphalt: Major Repairs 6,500 Sq. Ft. Lower Parking & Driveway	21,170	25	6	16,089	17,359	849
190 - Asphalt: Sealing 9,600 Sq. Ft. Basketball Court	1,412	5	1	1,130	1,447	250
200 - Asphalt: Ongoing Repairs 9,600 Sq. Ft. Basketball Court (5%)	1,815	5	1	1,452	1,861	322
210 - Asphalt: Boni Fiber Overlay 9,600 Sq. Ft. Basketball Court	22,693	25	3	19,970	21,400	845
02000 - Concrete						
380 - Pad 624 Sq. Ft. Shuffle Board Pad (5%)	492	10	2	393	454	45
400 - Pool Deck 6,000 Sq. Ft. Large Pool	42,865	35	2	40,416	42,682	1,112
410 - Pool Deck Small Pool	12,502	15	8	5,834	6,835	877
03000 - Painting: Exterior						
100 - Surface Restoration Lodge	6,150	10	1	5,535	6,304	545
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,190	2	2	1,063	1,635	965
110 - Acrylic 624 Sq. Ft. Shuffle Board Stripe	3,212	10	3	2,249	2,634	299
111 - Acrylic Shuffle Board Stripe (2018 Only)[nr:1]	369	2	1	185	378	163
150 - Stain Lodge Decking, Benches, Etc	1,710	2	2	570	876	517
400 - Wrought Iron 405 Lin. Ft. Pool Area Fence	3,489	5	4	698	1,431	666
03500 - Painting: Interior						
300 - Clubhouse Lodge	5,780	10	7	1,734	2,370	594
310 - Miscellaneous Cabana	2,470	10	3	1,729	2,025	230
04000 - Structural Repairs						
200 - Wood: Siding & Trim Information Kiosks-Roofs	295	5	1	236	302	52
660 - Decking: Wood	16,285	20	9	8,957	10,015	879

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs						
Lodge Decking, Benches, Etc						
910 - Building Maintenance Various	3,150	20	1	2,993	3,229	139
912 - Building Maintenance Tractor Garage Tuff Shed	3,150	15	10	1,050	1,292	232
920 - Doors Lodge Fire-Safe Upgrade	15,650	25	15	6,260	7,058	783
05000 - Roofing						
410 - Pitched: Dimensional Composition 10 Squares- Cabana	9,000	25	24	360	738	563
420 - Pitched: Dimensional Composition 24 Squares- Maintenance Building	16,320	25	7	11,750	12,713	670
430 - Pitched: Dimensional Composition 8 Squares- Cabana Solar Extension	3,464	25	24	139	284	217
440 - Pitched: Dimensional Composition 37 Squares- Lodge	25,160	25	5	20,128	21,663	984
08000 - Rehab						
100 - General Lodge	12,920	20	17	1,938	2,649	849
210 - Bathrooms 2 Lodge Bathrooms	12,920	30	27	1,292	1,766	725
220 - Bathrooms 2 Cabana Bathrooms	3,150	20	16	630	807	202
230 - Kitchen Cabana Kitchen	4,100	20	3	3,485	3,782	191
234 - Kitchen Lodge	32,525	20	18	3,253	5,001	2,192
12000 - Pool						
100 - Resurface 136 Lin. Ft. Small Pool	19,992	12	5	11,662	13,661	1,629
120 - Resurface 240 Lin. Ft. Large Pool	50,400	12	8	16,800	21,525	4,422
200 - Edge: Tile, Coping, Mastic 240 Lin. Ft. Large Pool- Tile Only, No Coping	9,120	24	20	1,520	1,948	538
700 - Equipment: Replacement Small Pool (50%)	4,360	5	1	3,488	4,469	772
710 - Equipment: Replacement Large Pool (50%)	11,500	5	1	9,200	11,788	2,037
714 - Chemical System InteliChem Controllers	4,510	6	1	3,758	4,623	666
730 - Equipment: Replacement 24 Filter Cartridges	1,200	3	2	400	820	363
800 - Solar System Small Pool	10,455	12	3	7,841	8,930	811
810 - Solar System Large Pool	31,520	12	3	23,640	26,923	2,444
811 - Solar System Plumbing & One Panel (2017 Only)[nr:1]	5,396	2	0	5,396	0	0
930 - Furniture: Misc 127 Pool (50%)	11,555	4	1	8,666	11,844	2,558
934 - Furniture: Misc Pool	1,725	2	1	863	1,768	764
14000 - Recreation						
700 - Billiard Table Lodge Upstairs	5,385	20	1	5,116	5,520	238
902 - Game Table Cabana Table Tennis	735	12	5	429	502	60
17000 - Tennis Court						
100 - Reseal 14,400 Sq. Ft. [2] Tennis Courts	11,520	7	2	8,229	10,121	1,494
500 - Resurface 14,400 Sq. Ft. [2] Tennis Courts	54,720	21	7	36,480	40,063	2,676

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
17500 - Basketball / Sport Court						
300 - Basketball Standard Backboard & Hoop	504	8	0	504	65	54
19000 - Fencing						
110 - Chain Link: 6' 176 Lin. Ft. Large Pool Solar System	2,816	30	18	1,126	1,251	126
114 - Chain Link: 6' 221 Lin. Ft. Pool Area	3,536	30	5	2,947	3,141	115
130 - Chain Link: 10' 450 Lin. Ft. Tennis Courts	11,250	30	5	9,375	9,994	367
190 - Chain Link: Slats 221 Lin. Ft. Pool	2,652	15	1	2,475	2,718	157
230 - Wrought Iron: 6' 405 Lin. Ft. Pool Fence & Gates	19,035	30	15	9,518	10,406	794
330 - Wood: 5' 150 Lin. Ft. Tot Lot	9,000	20	17	1,350	1,845	592
20000 - Lighting						
100 - Exterior: Misc. Fixtures Walkway & Pool Area (33%)	2,050	5	0	2,050	420	354
21000 - Signage						
100 - Miscellaneous 6 Activities Area (33%)	1,760	5	1	1,408	1,804	312
790 - Wood Monument Gold Ridge Trail & Sly Park Rd	2,100	15	8	980	1,148	147
794 - Wood Monument Lodge Entrance	2,101	15	9	841	1,005	151
798 - Wood Monument Granite & Gold Ridge	2,101	15	10	700	862	155
22000 - Office Equipment						
200 - Computers, Misc. Office	2,260	6	5	377	772	368
300 - Copier Office	3,990	7	4	1,710	2,337	544
23000 - Mechanical Equipment						
200 - HVAC Lodge	4,345	15	13	579	891	345
600 - Water Heater Pool Equipment Room	1,200	10	7	360	492	123
610 - Water Heater Lodge	1,200	15	9	480	574	86
700 - Wall Furnaces Office	1,790	20	12	716	826	104
704 - HVAC Lodge	8,090	20	12	3,236	3,732	470
740 - Wall A/C Small Office	1,366	15	10	455	560	101
24000 - Furnishings						
106 - Miscellaneous 13 Lodge	1,940	6	2	1,293	1,657	294
200 - Chairs 80 Lodge- Folding Chairs	2,640	10	7	792	1,082	271
300 - Tables: Buffet 10 Lodge (50%)	775	7	1	664	794	98
620 - Modular Office Desk Office Desk Only	550	20	18	55	85	37
24500 - Audio / Visual						
930 - Projector Projector	343	6	0	343	59	49
24600 - Safety / Access						
560 - Cameras 3 Security Cameras	595	6	0	595	102	86
700 - Security System Pool & Tennis Gates	11,850	6	3	5,925	8,098	1,838

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
24600 - Safety / Access						
710 - Security System Gates Software Upgrade	4,446	6	0	4,446	760	640
720 - Security System Wireless Upgrade	762	6	2	508	651	115
25000 - Flooring						
200 - Carpeting 62 Sq. Yds. Cabana	1,860	8	3	1,163	1,430	216
400 - Tile Lodge	14,185	20	12	5,674	6,543	824
990 - Vinyl 270 Sq. Ft. Office- Laminate	1,863	15	14	124	255	152
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Play Area Structure	28,890	20	1	27,446	29,612	1,279
104 - Tot Lot: Play Equipment 2 Play Area Swings	4,520	15	4	3,315	3,706	287
200 - Pedestal Grill BBQ 5 Activities Area (20%)	350	3	2	117	239	106
210 - Barbecue 2 Activities Area (50%)	660	15	2	572	631	40
214 - Barbecue Brinkmann Gas	970	12	2	808	911	73
280 - Picnic Tables 7 Activities Area	6,440	15	6	3,864	4,401	430
284 - Picnic Tables 3 Activities Area	3,000	15	11	800	1,025	227
310 - Benches 7 Activities Area	3,430	15	10	1,143	1,406	253
380 - Garbage Receptacles 8 Activities Area	4,000	15	6	2,400	2,733	267
480 - Drinking Fountain 5 Activities Area	3,587	20	2	3,229	3,493	163
27000 - Appliances						
200 - Refrigerator Lodge	1,940	15	13	259	398	154
204 - Refrigerator Cabana	800	15	1	747	820	47
700 - Stove Lodge	1,430	15	13	191	293	114
720 - Oven: Wall Lodge- Double Oven	2,040	15	13	272	418	162
30000 - Miscellaneous						
700 - Field Equipment Maintenance Bldg- Lawnmower	660	8	2	495	592	75
710 - Tools Maintenance Bldg- Compressor	945	15	9	378	452	68
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	660	5	2	396	541	120
740 - Tractor Maintenance Bldg- Ranger Quad Runner	12,605	10	5	6,303	7,752	1,232
31000 - Reserve Study						
100 - 3 Year Update with Site Visit Reserve Study	2,050	3	0	2,050	700	590
32000 - Undesignated						
100 - Miscellaneous Reserve Items	1,100	1	1	550	1,128	487

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
				[A]	[B]	
Totals	779,664			451,398	505,878	61,467
				<u>[EndBal]</u>	<u>[EndBal]</u>	
				[A]	[B]	
Percent Funded				81.16%	68.43%	

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.

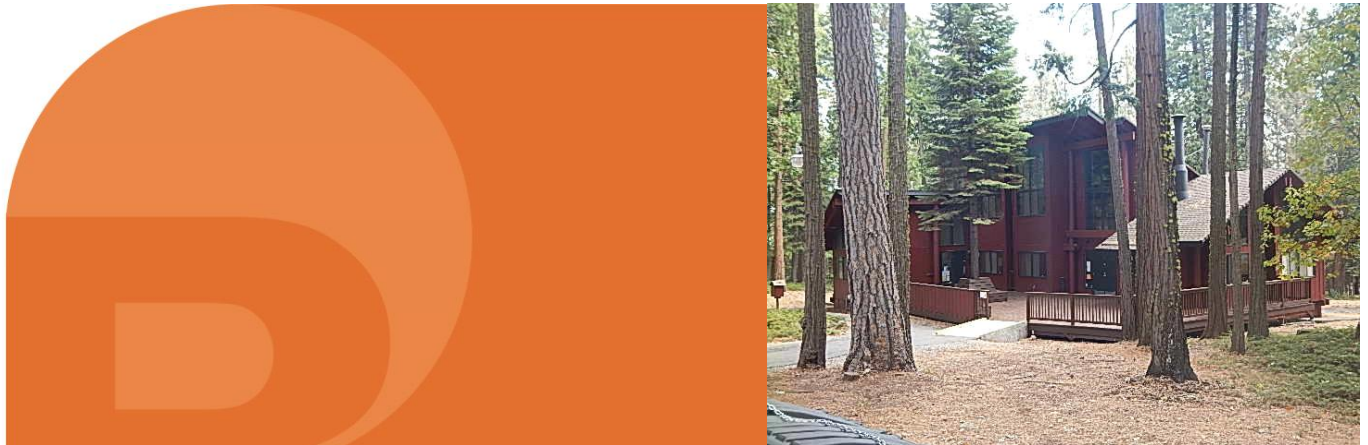
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component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

Final

Published - November 08, 2017

Prepared for the 2018 Fiscal Year

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

November 08, 2017

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, 2018 - December 31, 2018 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
Final
Prepared for the 2018 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	100,219	3-25	1-6	66,933	74,843	9,043
02000 - Concrete	55,860	10-35	2-8	46,644	49,970	2,034
03000 - Painting: Exterior	18,121	2-10	1-4	10,299	13,258	3,155
03500 - Painting: Interior	8,250	10-10	3-7	3,463	4,395	823
04000 - Structural Repairs	38,530	5-25	1-15	19,495	21,896	2,086
05000 - Roofing	53,944	25-25	5-24	32,377	35,398	2,433
08000 - Rehab	65,615	20-30	3-27	10,598	14,004	4,158
12000 - Pool	161,733	2-24	0-20	93,234	108,299	17,003
14000 - Recreation	6,120	12-20	1-5	5,545	6,022	298
17000 - Tennis Court	66,240	7-21	2-7	44,709	50,184	4,170
17500 - Basketball / Sport Court	504	8-8	0-0	504	65	54
19000 - Fencing	48,289	15-30	1-18	26,791	29,355	2,151
20000 - Lighting	2,050	5-5	0-0	2,050	420	354
21000 - Signage	8,062	5-15	1-10	3,929	4,819	765
22000 - Office Equipment	6,250	6-7	4-5	2,087	3,109	912
23000 - Mechanical Equipment	17,991	10-20	7-13	5,827	7,074	1,229
24000 - Furnishings	5,905	6-20	1-18	2,805	3,618	700
24500 - Audio / Visual	343	6-6	0-0	343	59	49
24600 - Safety / Access	17,653	6-6	0-3	11,474	9,609	2,679
25000 - Flooring	17,908	8-20	3-14	6,961	8,227	1,192
26000 - Outdoor Equipment	55,847	3-20	1-11	43,693	48,159	3,126
27000 - Appliances	6,210	15-15	1-13	1,468	1,929	477
30000 - Miscellaneous	14,870	5-15	2-9	7,572	9,337	1,495
31000 - Reserve Study	2,050	3-3	0-0	2,050	700	590
32000 - Undesignated	1,100	1-1	1-1	550	1,128	487
Totals	\$779,664			\$451,398	\$505,878	\$61,467
Estimated Ending Balance				\$366,342	\$346,197	\$24.51
Percent Funded				81.2%	68.4%	/Lot/quarter @ 627

November 8, 2017

(1) The regular assessment per ownership interest is \$88.00 per quarter for the fiscal year beginning January 1, 2018.

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 \$451,398, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2017. The projected reserve fund cash balance at the end of the current fiscal year is \$366,342 resulting in reserves being 81% 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)
2018	\$505,878	\$346,197	68.4%
2019	\$493,936	\$343,029	69.4%
2020	\$498,889	\$288,266	57.8%
2021	\$451,276	\$344,359	76.3%
2022	\$515,508	\$317,255	61.5%

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

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

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2018 is \$255 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.

$$\text{Deficiency} = \frac{\text{2018 Fully Funded Balance} - \text{2018 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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.

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	310,898	366,342	346,197	343,029	288,266	344,359	317,255	264,993	241,421	232,224
Inflated Expenditures @ 2.5%	15,384	90,409	75,294	128,402	19,868	105,807	132,454	105,383	93,248	112,421
Reserve Contribution	62,467	61,467	63,618	65,845	68,150	70,535	73,004	75,559	78,204	80,941
<i>Lots/quarter @ 627</i>	24.91	24.51	25.37	26.25	27.17	28.12	29.11	30.13	31.18	32.27
<i>Percentage Increase</i>		-1.6%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	8,361	8,797	8,509	7,794	7,810	8,168	7,188	6,252	5,847	5,412
Ending Balance	366,342	346,197	343,029	288,266	344,359	317,255	264,993	241,421	232,224	206,157

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	206,157	271,821	309,577	326,819	381,121	464,272	378,637	423,577	431,500	435,428
Inflated Expenditures @ 2.5%	24,011	56,128	80,356	47,321	23,419	195,539	67,944	109,217	117,089	27,503
Reserve Contribution	83,774	86,706	89,741	92,882	96,133	99,498	102,980	106,584	110,314	114,175
<i>Lots/quarter @ 627</i>	33.40	34.57	35.78	37.03	38.33	39.67	41.06	42.50	43.98	45.52
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	5,901	7,178	7,857	8,740	10,437	10,406	9,904	10,557	10,703	11,969
Ending Balance	271,821	309,577	326,819	381,121	464,272	378,637	423,577	431,500	435,428	534,069

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	534,069	547,910	464,988	584,713	655,983	708,527	779,029	876,271	833,551	823,608
Inflated Expenditures @ 2.5%	117,688	217,733	19,822	75,066	99,906	88,214	68,457	214,176	186,010	125,505
Reserve Contribution	118,171	122,307	126,588	131,019	135,605	140,351	145,263	150,347	155,609	161,055
<i>Lots/quarter @ 627</i>	47.12	48.77	50.47	52.24	54.07	55.96	57.92	59.95	62.05	64.22
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	13,358	12,505	12,959	15,317	16,846	18,365	20,436	21,109	20,459	21,035
Ending Balance	547,910	464,988	584,713	655,983	708,527	779,029	876,271	833,551	823,608	880,193