

## Reserve Study Transmittal Letter

Date: November 10, 2022  
To: Gold Ridge Forest HOA  
From: Browning Reserve Group, LLC (BRG)

**Re: Gold Ridge Forest HOA; Update w/o 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 the 2023 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$72,933** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$29.08 /Lot/quarter @ 627.** For any other funding related issues. if any. see *Section III. "30 Year Reserve Fundina Plan. Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2023, the Association is **44.6%** funded.

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

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

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

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

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

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

5. What are the next steps?

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

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

### **Gold Ridge Forest HOA**

2022 Update- 2

Published - November 10, 2022

Prepared for the 2023 Fiscal Year

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## Gold Ridge Forest HOA

2022 Update- 2

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## Gold Ridge Forest HOA

2022 Update- 2

### Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	<b>Member Summary</b>	76
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## Gold Ridge Forest HOA

2022 Update- 2

Published - November 10, 2022

Prepared for the 2023 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Gold Ridge Forest HOA (the "**Association**"). An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

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

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

#### 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 \$553,322.**
  - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
- 3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2023 is estimated to be \$246,860, constituting 44.6% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$72,933 [*\$29.08 per Lot per quarter (average)*] for the fiscal year ending December 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

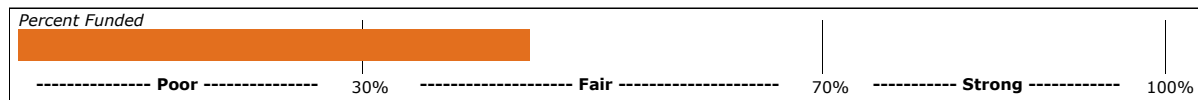
### Funding Assessment

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

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

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 44.6% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



### Methodology

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

### Funding Goals

The funding goal employed for 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, LLC*

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement	Useful /																
<b>01000 - Paving</b>																		
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,887	3	2			9,337			10,055			10,828			11,661			12,558
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,122	3	2		2,229				2,400			2,585			2,784			2,998
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	7,072	6	4				7,806						9,053					
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,997	3	2			8,402			9,048			9,744			10,493			11,300
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	46,650	25	2			49,012												
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	4,056	3	2			4,261			4,589			4,942			5,322			5,731
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	23,660	25	2			24,858												
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,995	5	2			3,147					3,560					4,028		
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,997	5	2			2,098					2,374					2,685		
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	26,957	25	3				29,030											
Total 01000 - Paving	132,393				103,344	29,030	7,806	26,093		5,934	28,099		9,053	30,260	6,714			32,586
<b>02000 - Concrete</b>																		
380 - Pad 624 sf Shuffle Board Pad (10%)	1,038	5	4					1,146				1,297						1,467
400 - Pool Deck 6,000 sf Large Pool	96,200	35	0	96,200														
410 - Pool Deck Small Pool	14,352	15	3			15,456												
Total 02000 - Concrete	111,591			96,200		15,456	1,146					1,297						1,467
<b>03000 - Painting: Exterior</b>																		
100 - Surface Restoration Lodge	7,062	10	4					7,795										9,978
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,661	2	3			3,942		4,142		4,352		4,572		4,803			5,046	
110 - Acrylic 624 sf Shuffle Board Stripe	1,298	10	2			1,364									1,746			
150 - Stain Lodge Decking, Benches, Etc	1,599	2	1	1,639		1,722		1,809		1,901		1,997		2,098			2,204	
400 - Wrought Iron 405 lf Pool Area Fence	4,212	5	1	4,317					4,885					5,527				
Total 03000 - Painting: Exterior	17,831			5,956	1,364	5,664	7,795	5,951	4,885	6,252		6,569		12,428	1,746	7,251	9,978	

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement	Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
<b>03500 - Painting: Interior</b>																		
300 - Clubhouse Lodge (50%)	3,318	8 4					3,662										4,462	
310 - Miscellaneous Pool Building	832	10 8									1,014							
Total 03500 - Painting: Interior	4,150						3,662				1,014						4,462	
<b>04000 - Structural Repairs</b>																		
660 - Decking: Wood Lodge Decking, Benches, Etc	18,694	20 4					20,635											
910 - Building Maintenance Various	5,500	20 1		5,638														
912 - Building Maintenance Polaris Quad- Tuff Shed	3,952	15 5						4,471										
920 - Doors Lodge Fire-Safe Upgrade	17,966	25 10										22,998						
Total 04000 - Structural Repairs	46,112			5,638			20,635	4,471				22,998						
<b>05000 - Roofing</b>																		
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	22,464	25 19																
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,360	25 2			9,834													
440 - Pitched: Metal 37 Squares- Lodge	37,326	30 26																
Total 05000 - Roofing	69,150			9,834														
<b>08000 - Rehab</b>																		
100 - General Lodge	14,831	20 12															19,947	
210 - Bathrooms 2 Lodge Bathrooms	14,830	30 22																
220 - Bathrooms 2 Pool Building Bathrooms	3,619	20 11											4,749					
230 - Kitchen Pool Building Kitchen	4,706	20 4					5,195											
234 - Kitchen Lodge	37,336	20 13															51,468	
Total 08000 - Rehab	75,323						5,195						4,749	19,947			51,468	
<b>12000 - Pool</b>																		
100 - Resurface 136 lf Small Pool	22,913	12 4					25,292											
120 - Resurface 240 lf Large Pool	51,800	12 0	51,800														69,665	
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	20,160	24 0	20,160															
700 - Equipment: Replacement Small Pool (50%)	10,000	5 1	10,250						11,597				13,121					
710 - Equipment: Replacement Large Pool (50%)	5,200	5 5						5,883				6,656						
711 - Equipment: Replacement Large Pool (2022 Only)[nr:1]	132,872	1 0	132,872															
714 - Chemical System 2 IntelliChem Controllers	5,200	6 6							6,030								6,993	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																
730 - Equipment: Replacement 24 Filter Cartridges	1,717	3	3				1,849			1,991			2,144				2,309	
800 - Solar System Small Pool	12,002	15	2			12,609												
810 - Solar System Large Pool	36,192	15	2			38,024												
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,529	4	3				8,107				8,949				9,878			
934 - Furniture: Misc 4 Pool- Chaise Lounges	385	2	1		394		414		435		457		481		505		530	
<b>Total 12000 - Pool</b>	<b>305,969</b>			<b>204,832</b>	<b>10,644</b>	<b>50,633</b>	<b>10,371</b>	<b>25,292</b>	<b>6,319</b>	<b>19,619</b>	<b>9,406</b>		<b>2,625</b>	<b>6,656</b>	<b>23,504</b>	<b>78,968</b>	<b>530</b>	
<b>14000 - Recreation</b>																		
902 - Game Table Pool Building Table Tennis	842	12	2			885												1,190
<b>Total 14000 - Recreation</b>	<b>842</b>					<b>885</b>												<b>1,190</b>
<b>17000 - Tennis Court</b>																		
100 - Reseal 14,400 sf [2] Tennis Courts	13,179	7	5						14,911								17,724	
500 - Resurface 14,400 sf [2] Tennis Courts	56,909	21	5						64,387									
<b>Total 17000 - Tennis Court</b>	<b>70,088</b>								<b>79,298</b>								<b>17,724</b>	
<b>17500 - Basketball / Sport Court</b>																		
300 - Basketball Standard Backboard & Hoop	520	8	3				560								682			
<b>Total 17500 - Basketball / Sport Court</b>	<b>520</b>						<b>560</b>								<b>682</b>			
<b>19000 - Fencing</b>																		
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,929	30	13															4,037
114 - Chain Link: 6' 221 lf Pool Area	3,677	30	5						4,161									
130 - Chain Link: 10' 450 lf Tennis Courts	12,636	30	1		12,952													
190 - Chain Link: Slats 221 lf Pool	2,758	10	2			2,898											3,709	
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	21,060	30	10											26,959				
<b>Total 19000 - Fencing</b>	<b>43,060</b>				<b>12,952</b>	<b>2,898</b>			<b>4,161</b>					<b>26,959</b>			<b>3,709</b>	<b>4,037</b>
<b>20000 - Lighting</b>																		
100 - Exterior: Misc. Fixtures Walkway & Pool Area	31,200	15	2			32,779												
<b>Total 20000 - Lighting</b>	<b>31,200</b>					<b>32,779</b>												
<b>21000 - Signage</b>																		
100 - Miscellaneous 6 Activities Area (33%)	832	5	3				896					1,014						1,147
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,280	20	8									8,870						
<b>Total 21000 - Signage</b>	<b>8,112</b>						<b>896</b>					<b>9,884</b>						<b>1,147</b>

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
	Cost	Remaining																	
<b>22000 - Office Equipment</b>																			
100 - Miscellaneous Camera- 2021	728	6	5						824						955				
200 - Computers, Misc. Office	2,600	6	1		2,665						3,091							3,584	
204 - Computers, Misc. Office- Laptop	1,560	5	4					1,722					1,948					2,204	
300 - Copier Office	4,264	5	3				4,592					5,195						5,878	
Total 22000 - Office Equipment	9,152				2,665		4,592	1,722	824		3,091	5,195	1,948		955			9,462	2,204
<b>23000 - Mechanical Equipment</b>																			
200 - HVAC Lodge	4,992	15	8									6,082							
600 - Water Heater Pool Equipment Room	1,456	10	2			1,530										1,958			
610 - Water Heater Lodge	1,456	15	4					1,607											
700 - Wall A/C Small Office Ductless	4,160	20	7								4,945								
704 - HVAC Lodge	9,256	20	7									11,002							
Total 23000 - Mechanical Equipment	21,320					1,530		1,607			15,947	6,082				1,958			
<b>24000 - Furnishings</b>																			
106 - Miscellaneous 13 Lodge	2,231	6	2			2,344						2,718							3,152
200 - Chairs 80 Lodge- Folding Chairs	2,995	10	2			3,147										4,028			
300 - Tables: Buffet 10 Lodge (50%)	884	7	1		906							1,077							
620 - Modular Office Desk Office Desk Only	1,560	20	13															2,150	
Total 24000 - Furnishings	7,670				906	5,491						3,795				4,028	2,150	3,152	
<b>24600 - Safety / Access</b>																			
560 - Cameras Security Cameras	3,500	6	1		3,588						4,160							4,825	
700 - Security System Pool & Tennis Gates	13,603	6	4					15,015						17,413					
710 - Security System Gates Software Upgrade	5,096	6	4					5,625						6,523					
720 - Security System Wireless Upgrade	1,040	6	1		1,066						1,236							1,434	
Total 24600 - Safety / Access	23,239				4,653			20,640			5,397			23,937				6,258	
<b>25000 - Flooring</b>																			
200 - Carpeting 62 Sq. Yds. Pool Building	2,480	8	7								2,948								
400 - Tile Lodge	16,283	20	7								19,356								
990 - Vinyl 270 sf Office- Laminate	2,134	15	9										2,665						
Total 25000 - Flooring	20,898										22,304		2,665						

See Section VI-b for Excluded Components

Reserve Component	Current Life			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Replacement Cost	Remaining	Useful /															
<b>26000 - Outdoor Equipment</b>																		
100 - Tot Lot: Play Equipment Play Area Structure	30,264	25	24															
104 - Tot Lot: Play Equipment 4 Play Area	8,674	15	14															12,256
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,040	3	2			1,093			1,177			1,267			1,365			1,469
200 - Pedestal Grill BBQ 5 Activities Area (20%)	128	3	1		131			141			152			164				176
210 - Barbecue 2 Activities Area (50%)	780	15	1		799													
214 - Barbecue Brinkmann Gas	624	12	9										779					
280 - Picnic Tables 7 Activities Area	7,389	15	6							8,569								
284 - Picnic Tables 3 Activities Area	3,432	15	6							3,980								
310 - Benches 7 Activities Area	3,931	15	5						4,448									
380 - Garbage Receptacles 8 Activities Area	4,160	15	6							4,824								
480 - Drinking Fountain 5 Activities Area	4,160	20	6							4,824								
900 - Miscellaneous Wood Shed Behind Lodge	2,912	30	14															4,115
<b>Total 26000 - Outdoor Equipment</b>	<b>67,494</b>				<b>931</b>	<b>1,093</b>		<b>141</b>	<b>5,624</b>	<b>22,198</b>	<b>152</b>	<b>1,267</b>	<b>779</b>	<b>164</b>	<b>1,365</b>		<b>176</b>	<b>17,840</b>
<b>27000 - Appliances</b>																		
200 - Refrigerator Lodge	2,226	15	8									2,712						
204 - Refrigerator Pool Building	936	15	4					1,033										
700 - Stove Lodge	1,633	15	8									1,989						
720 - Oven: Wall Lodge- Double Oven	2,340	15	8									2,851						
<b>Total 27000 - Appliances</b>	<b>7,134</b>							<b>1,033</b>				<b>7,552</b>						
<b>30000 - Miscellaneous</b>																		
700 - Field Equipment Maintenance Bldg- Lawnmower	520	8	2			546								666				
710 - Tools Maintenance Bldg- Compressor	1,082	15	4					1,194										
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	754	5	2			792					896					1,014		
740 - Tractor Maintenance Bldg- Ranger Quad Runner	14,456	10	4					15,957										20,426
860 - Field Equipment Chipper/Shredder	9,906	15	11												12,998			
<b>Total 30000 - Miscellaneous</b>	<b>26,718</b>					<b>1,338</b>		<b>17,151</b>			<b>896</b>		<b>666</b>	<b>12,998</b>	<b>1,014</b>			<b>20,426</b>
<b>31000 - Reserve Study</b>																		
100 - 3 Year Update with Site Visit Reserve Study	2,080	3	2			2,185			2,353			2,534			2,729			2,939

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total 31000 - Reserve Study	2,080				2,185			2,353			2,534			2,729			2,939
<b>32000 - Undesignated</b>																	
100 - Miscellaneous Reserve Items	1,087	1 1		1,114	1,142	1,170	1,200	1,230	1,260	1,292	1,324	1,357	1,391	1,426	1,462	1,498	1,536
Total 32000 - Undesignated	1,087			1,114	1,142	1,170	1,200	1,230	1,260	1,292	1,324	1,357	1,391	1,426	1,462	1,498	1,536
Total Expenditures Inflated @ 2.50%			301,032	45,459	214,516	67,739	115,024	136,323	47,961	70,672	66,747	17,240	91,823	91,095	141,731	83,979	93,318
Total Current Replacement Cost	1,103,133																

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives			13,523			14,563			15,683			16,889			18,187
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)			3,228			3,476			3,744			4,032			4,342
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)		10,498						12,175						14,119	
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)			12,169			13,104			14,112			15,197			16,365
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway													90,865		
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)			6,172			6,646			7,157			7,708			8,300
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway													46,085		
190 - Asphalt: Sealing 9,600 sf Basketball Court			4,558					5,156					5,834		
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)			3,038					3,438					3,889		
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court														53,819	
Total 01000 - Paving		10,498	42,688			37,790		20,769	40,696			43,825	146,674	67,938	47,195
<b>02000 - Concrete</b>															
380 - Pad 624 sf Shuffle Board Pad (10%)					1,660					1,878					2,125
400 - Pool Deck 6,000 sf Large Pool															
410 - Pool Deck Small Pool				22,385											
Total 02000 - Concrete				22,385	1,660					1,878					2,125
<b>03000 - Painting: Exterior</b>															
100 - Surface Restoration Lodge										12,772					
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	5,302		5,570		5,852		6,149		6,460		6,787		7,131		7,491
110 - Acrylic 624 sf Shuffle Board Stripe								2,234							
150 - Stain Lodge Decking, Benches, Etc	2,316		2,433		2,556		2,686		2,822		2,964		3,115		3,272
400 - Wrought Iron 405 lf Pool Area Fence		6,253					7,074					8,004			
Total 03000 - Painting: Exterior	7,618	6,253	8,003		8,409		15,909	2,234	9,281	12,772	9,751	8,004	10,245		10,764
<b>03500 - Painting: Interior</b>															
300 - Clubhouse Lodge (50%)						5,436								6,624	
310 - Miscellaneous Pool Building				1,298										1,661	
Total 03500 - Painting: Interior				1,298		5,436								8,285	
<b>04000 - Structural Repairs</b>															



See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
660 - Decking: Wood Lodge Decking, Benches, Etc										33,812					
910 - Building Maintenance Various							9,238								
912 - Building Maintenance Polaris Quad- Tuff Shed						6,476									
920 - Doors Lodge Fire-Safe Upgrade															
Total 04000 - Structural Repairs						6,476	9,238			33,812					
<b>05000 - Roofing</b>															
410 - Pitched: Dimensional Composition 24 Squares- Pool Building					35,912										
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building													18,231		
440 - Pitched: Metal 37 Squares- Lodge												70,930			
Total 05000 - Roofing					35,912							70,930	18,231		
<b>08000 - Rehab</b>															
100 - General Lodge															
210 - Bathrooms 2 Lodge Bathrooms								25,532							
220 - Bathrooms 2 Pool Building Bathrooms															
230 - Kitchen Pool Building Kitchen										8,512					
234 - Kitchen Lodge															
Total 08000 - Rehab								25,532		8,512					
<b>12000 - Pool</b>															
100 - Resurface 136 lf Small Pool		34,015												45,746	
120 - Resurface 240 lf Large Pool										93,692					
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool										36,464					
700 - Equipment: Replacement Small Pool (50%)		14,845					16,796					19,003			
710 - Equipment: Replacement Large Pool (50%)		7,531				8,521					9,641				
711 - Equipment: Replacement Large Pool (2022 Only)[nr:1]															
714 - Chemical System 2 IntelliChem Controllers				8,110						9,405					
730 - Equipment: Replacement 24 Filter Cartridges		2,487		2,678			2,884			3,106			3,344		
800 - Solar System Small Pool			18,262												
810 - Solar System Large Pool			55,070												
930 - Furniture: Misc 127 Pool- All Furniture (50%)	10,904				12,036				13,285				14,664		

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
934 - Furniture: Misc 4 Pool- Chaise Lounges	557		586		615		646		679		713		750		787
Total 12000 - Pool	21,479	48,860	73,918	10,788	12,651	8,521	20,326		13,964	142,667	10,354	19,003	18,758	45,746	787
<b>14000 - Recreation</b>															
902 - Game Table Pool Building Table Tennis												1,601			
Total 14000 - Recreation												1,601			
<b>17000 - Tennis Court</b>															
100 - Reseal 14,400 sf [2] Tennis Courts					21,068							25,044			
500 - Resurface 14,400 sf [2] Tennis Courts												108,143			
Total 17000 - Tennis Court					21,068							133,187			
<b>17500 - Basketball / Sport Court</b>															
300 - Basketball Standard Backboard & Hoop					831								1,013		
Total 17500 - Basketball / Sport Court					831								1,013		
<b>19000 - Fencing</b>															
110 - Chain Link: 6' 176 lf Large Pool Solar System															
114 - Chain Link: 6' 221 lf Pool Area															
130 - Chain Link: 10' 450 lf Tennis Courts															
190 - Chain Link: Slats 221 lf Pool								4,748							
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates															
Total 19000 - Fencing								4,748							
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures Walkway & Pool Area			47,474												
Total 20000 - Lighting			47,474												
<b>21000 - Signage</b>															
100 - Miscellaneous 6 Activities Area (33%)				1,298					1,468					1,661	
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite														14,534	
Total 21000 - Signage				1,298					1,468					16,196	
<b>22000 - Office Equipment</b>															
100 - Miscellaneous Camera- 2021			1,108						1,285						1,490
200 - Computers, Misc. Office					4,156						4,820				
204 - Computers, Misc. Office- Laptop					2,494					2,822					3,192

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
300 - Copier Office				6,650					7,524					8,513	
Total 22000 - Office Equipment			1,108	6,650	6,650				8,809	2,822	4,820			8,513	4,682
<b>23000 - Mechanical Equipment</b>															
200 - HVAC Lodge									8,809						
600 - Water Heater Pool Equipment Room								2,507							
610 - Water Heater Lodge					2,328										
700 - Wall A/C Small Office Ductless													8,103		
704 - HVAC Lodge													18,029		
Total 23000 - Mechanical Equipment					2,328			2,507	8,809				26,132		
<b>24000 - Furnishings</b>															
106 - Miscellaneous 13 Lodge						3,655						4,239			
200 - Chairs 80 Lodge- Folding Chairs								5,156							
300 - Tables: Buffet 10 Lodge (50%)	1,280							1,522							1,809
620 - Modular Office Desk Office Desk Only															
Total 24000 - Furnishings	1,280					3,655		6,678					4,239		1,809
<b>24600 - Safety / Access</b>															
560 - Cameras Security Cameras					5,595						6,489				
700 - Security System Pool & Tennis Gates		20,194						23,419						27,159	
710 - Security System Gates Software Upgrade		7,565						8,773						10,174	
720 - Security System Wireless Upgrade					1,663						1,928				
Total 24600 - Safety / Access		27,759			7,258			32,192			8,417			37,333	
<b>25000 - Flooring</b>															
200 - Carpeting 62 Sq. Yds. Pool Building	3,592								4,377						
400 - Tile Lodge													31,717		
990 - Vinyl 270 sf Office- Laminate										3,860					
Total 25000 - Flooring	3,592							4,377	3,860				31,717		
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Play Area Structure									54,739						
104 - Tot Lot: Play Equipment 4 Play Area															17,750
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber			1,582			1,704		1,835				1,976			2,128

See Section VI-b for Excluded Components

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
200 - Pedestal Grill BBQ 5 Activities Area (20%)		190			204			220			237			255	
210 - Barbecue 2 Activities Area (50%)		1,158													
214 - Barbecue Brinkmann Gas							1,048								
280 - Picnic Tables 7 Activities Area							12,411								
284 - Picnic Tables 3 Activities Area							5,764								
310 - Benches 7 Activities Area						6,442									
380 - Garbage Receptacles 8 Activities Area							6,987								
480 - Drinking Fountain 5 Activities Area												7,905			
900 - Miscellaneous Wood Shed Behind Lodge															
Total 26000 - Outdoor Equipment		1,348	1,582		204	8,146	26,210	220	1,835	54,739	237	9,882		255	19,878
<b>27000 - Appliances</b>															
200 - Refrigerator Lodge										3,927					
204 - Refrigerator Pool Building					1,496										
700 - Stove Lodge									2,881						
720 - Oven: Wall Lodge- Double Oven									4,129						
Total 27000 - Appliances					1,496				10,938						
<b>30000 - Miscellaneous</b>															
700 - Field Equipment Maintenance Bldg- Lawnmower				811								988			
710 - Tools Maintenance Bldg- Compressor					1,729										
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)			1,147					1,298					1,469		
740 - Tractor Maintenance Bldg- Ranger Quad Runner										26,147					
860 - Field Equipment Chipper/Shredder												18,824			
Total 30000 - Miscellaneous			1,147	811	1,729			1,298		26,147		19,812	1,469		
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit Reserve Study			3,165			3,408			3,670			3,953			4,257
Total 31000 - Reserve Study			3,165			3,408			3,670			3,953			4,257
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	1,574	1,613	1,654	1,695	1,737	1,781	1,825	1,871	1,918	1,966	2,015	2,065	2,117	2,170	2,224
Total 32000 - Undesignated	1,574	1,613	1,654	1,695	1,737	1,781	1,825	1,871	1,918	1,966	2,015	2,065	2,117	2,170	2,224

See Section VI-b for Excluded Components

<i>Reserve Component</i>	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total Expenditures Inflated @ 2.50%	35,543	96,331	180,740	44,925	101,934	75,213	73,508	98,049	105,765	289,175	35,594	316,500	256,355	186,436	93,720

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Beginning Balance</b>	442,281	215,941	246,860	112,327	128,328	101,882	58,832	107,316	136,907	174,269
<b>Inflated Expenditures @ 2.5%</b>	301,032	45,459	214,516	67,739	115,024	136,323	47,961	70,672	66,747	17,240
<b>Reserve Contribution</b>	69,792	72,933 <sup>1</sup>	77,309	81,948	86,865	92,077	95,208	98,445	101,792	105,253
<i>Lots/quarter @ 627</i>	27.83	29.08	30.82	32.67	34.64	36.71	37.96	39.25	40.59	41.97
<i>Percentage Increase</i>		4.5%	6.0%	6.0%	6.0%	6.0%	3.4%	3.4%	3.4%	3.4%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	4,900	3,445	2,674	1,791	1,714	1,196	1,237	1,818	2,316	3,274
<b>Ending Balance</b>	215,941	246,860	112,327	128,328	101,882	58,832	107,316	136,907	174,269	265,555

1) Per association.

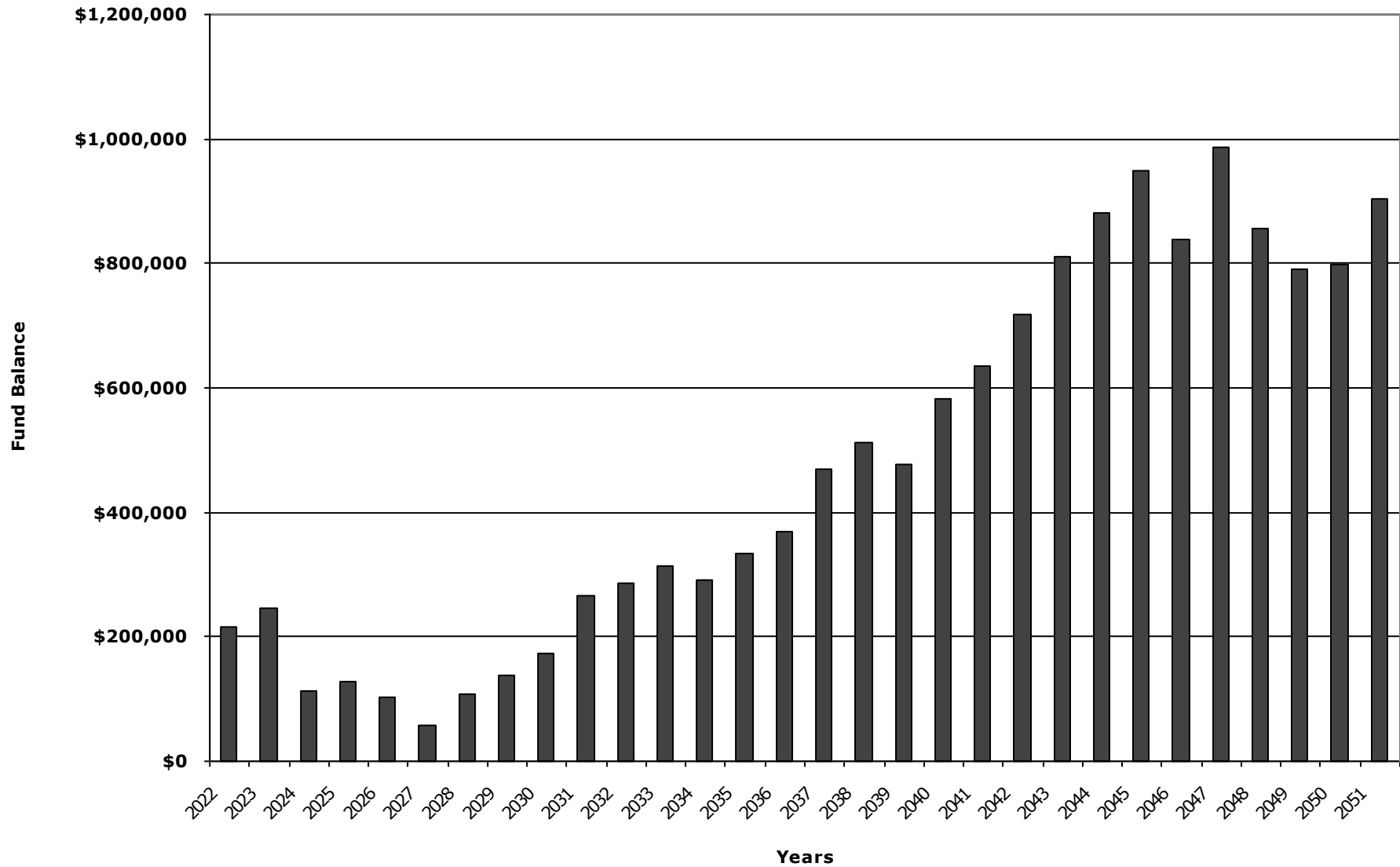
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Beginning Balance</b>	265,555	286,675	312,574	291,699	332,682	368,992	468,317	512,295	476,446	581,605
<b>Inflated Expenditures @ 2.5%</b>	91,823	91,095	141,731	83,979	93,318	35,543	96,331	180,740	44,925	101,934
<b>Reserve Contribution</b>	108,832	112,532	116,358	120,314	124,405	128,635	133,009	137,531	142,207	145,762
<i>Lots/quarter @ 627</i>	43.39	44.87	46.39	47.97	49.60	51.29	53.03	54.84	56.70	58.12
<i>Percentage Increase</i>	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	4,111	4,461	4,498	4,648	5,223	6,233	7,300	7,360	7,876	9,053
<b>Ending Balance</b>	286,675	312,574	291,699	332,682	368,992	468,317	512,295	476,446	581,605	634,486

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>Beginning Balance</b>	634,486	718,752	809,763	881,272	950,034	839,093	986,125	856,607	790,107	797,527
<b>Inflated Expenditures @ 2.5%</b>	75,213	73,508	98,049	105,765	289,175	35,594	316,500	256,355	186,436	93,720
<b>Reserve Contribution</b>	149,406	153,141	156,970	160,894	164,916	169,039	173,265	177,597	182,037	186,588
<i>Lots/quarter @ 627</i>	59.57	61.06	62.59	64.15	65.76	67.40	69.08	70.81	72.58	74.40
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	10,074	11,379	12,588	13,633	13,319	13,587	13,718	12,258	11,819	12,659
<b>Ending Balance</b>	718,752	809,763	881,272	950,034	839,093	986,125	856,607	790,107	797,527	903,054

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2022 Update- 2

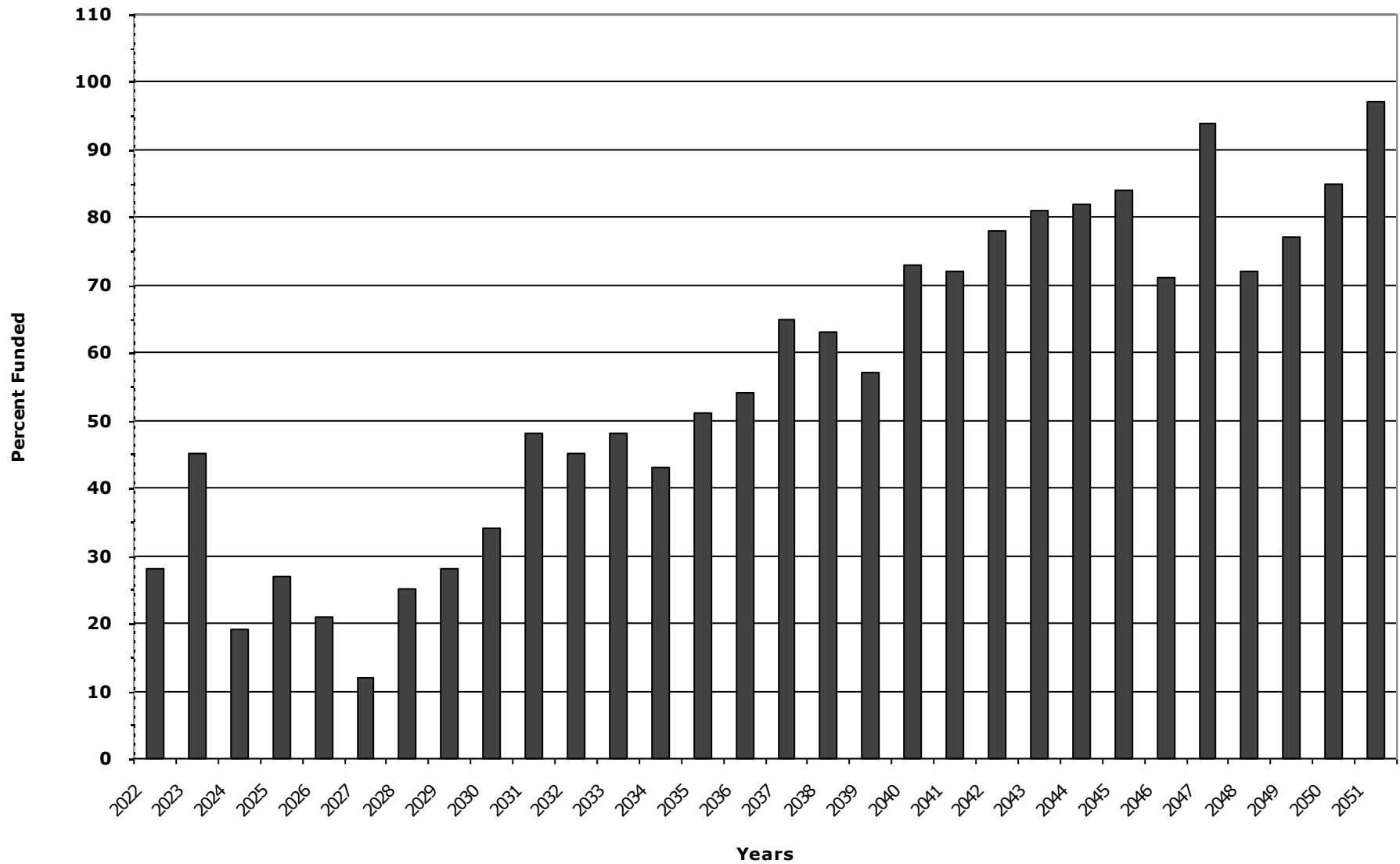
Prepared for the 2023 Fiscal Year



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

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2022	442,281	770,995	28.0%	301,032	69,792	0	4,900	215,941
2023	215,941	553,322	44.6%	45,459	72,933	0	3,445	246,860
2024	246,860	596,994	18.8%	214,516	77,309	0	2,674	112,327
2025	112,327	471,698	27.2%	67,739	81,948	0	1,791	128,328
2026	128,328	495,709	20.6%	115,024	86,865	0	1,714	101,882
2027	101,882	473,893	12.4%	136,323	92,077	0	1,196	58,832
2028	58,832	431,793	24.9%	47,961	95,208	0	1,237	107,316
2029	107,316	481,355	28.4%	70,672	98,445	0	1,818	136,907
2030	136,907	511,077	34.1%	66,747	101,792	0	2,316	174,269
2031	174,269	547,818	48.5%	17,240	105,253	0	3,274	265,555
2032	265,555	638,531	44.9%	91,823	108,832	0	4,111	286,675
2033	286,675	657,433	47.5%	91,095	112,532	0	4,461	312,574
2034	312,574	679,979	42.9%	141,731	116,358	0	4,498	291,699
2035	291,699	653,674	50.9%	83,979	120,314	0	4,648	332,682
2036	332,682	688,457	53.6%	93,318	124,405	0	5,223	368,992
2037	368,992	717,149	65.3%	35,543	128,635	0	6,233	468,317
2038	468,317	808,456	63.4%	96,331	133,009	0	7,300	512,295
2039	512,295	842,484	56.6%	180,740	137,531	0	7,360	476,446
2040	476,446	793,657	73.3%	44,925	142,207	0	7,876	581,605
2041	581,605	885,705	71.6%	101,934	145,762	0	9,053	634,486
2042	634,486	924,575	77.7%	75,213	149,406	0	10,074	718,752
2043	718,752	994,836	81.4%	73,508	153,141	0	11,379	809,763
2044	809,763	1,071,707	82.2%	98,049	156,970	0	12,588	881,272
2045	881,272	1,128,529	84.2%	105,765	160,894	0	13,633	950,034
2046	950,034	1,182,126	71.0%	289,175	164,916	0	13,319	839,093
2047	839,093	1,052,413	93.7%	35,594	169,039	0	13,587	986,125
2048	986,125	1,182,805	72.4%	316,500	173,265	0	13,718	856,607
2049	856,607	1,032,043	76.6%	256,355	177,597	0	12,258	790,107
2050	790,107	942,763	84.6%	186,436	182,037	0	11,819	797,527
2051	797,527	926,611	97.5%	93,720	186,588	0	12,659	903,054







**Section V**

Gold Ridge Forest HOA

**Reserve Fund Balance Forecast Component Method**

2022 Update- 2

Prepared for the 2023 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,887	3	2	9,337	3,112	2,962	6,073	3.82%	2,783
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,122	3	2	2,229	743	707	1,450	0.91%	664
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	7,072	6	4	7,806	1,301	2,357	3,624	1.59%	1,163
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,997	3	2	8,402	2,801	2,666	5,465	3.43%	2,504
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	46,650	25	2	49,012	1,960	42,918	45,904	2.40%	1,753
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	4,056	3	2	4,261	1,420	1,352	2,772	1.74%	1,270
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	23,660	25	2	24,858	994	21,767	23,281	1.22%	889
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,995	5	2	3,147	629	1,797	2,456	0.77%	563
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,997	5	2	2,098	420	1,198	1,637	0.51%	375
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	26,957	25	3	29,030	1,161	23,722	25,420	1.42%	1,038
Sub-total [01000 - Paving]	132,393			140,180	14,543	101,447	118,083	17.83%	13,003
<b>02000 - Concrete</b>									
380 - Pad 624 sf Shuffle Board Pad (10%)	1,038	5	4	1,146	229	208	426	0.28%	205
400 - Pool Deck 6,000 sf Large Pool	96,200	35	0	96,200	2,749	96,200	2,817	3.37%	2,458
410 - Pool Deck Small Pool	14,352	15	3	15,456	1,030	11,482	12,750	1.26%	921
Sub-total [02000 - Concrete]	111,591			112,802	4,008	107,890	15,993	4.91%	3,584

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>03000 - Painting: Exterior</b>									
100 - Surface Restoration Lodge	7,062	10	4	7,795	779	4,237	5,067	0.96%	697
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,661	2	3	3,942	986	915	1,251	1.21%	881
110 - Acrylic 624 sf Shuffle Board Stripe	1,298	10	2	1,364	136	1,038	1,197	0.17%	122
150 - Stain Lodge Decking, Benches, Etc	1,599	2	1	1,639	819	800	1,639	1.00%	733
400 - Wrought Iron 405 lf Pool Area Fence	4,212	5	1	4,317	863	3,370	4,317	1.06%	772
Sub-total [03000 - Painting: Exterior]	17,831			19,057	3,584	10,360	13,471	4.39%	3,205
<b>03500 - Painting: Interior</b>									
300 - Clubhouse Lodge (50%)	3,318	8	4	3,662	458	1,659	2,125	0.56%	409
310 - Miscellaneous Pool Building	832	10	8	1,014	101	166	256	0.12%	91
Sub-total [03500 - Painting: Interior]	4,150			4,676	559	1,825	2,381	0.69%	500
<b>04000 - Structural Repairs</b>									
660 - Decking: Wood Lodge Decking, Benches, Etc	18,694	20	4	20,635	1,032	14,955	16,287	1.26%	922
910 - Building Maintenance Various	5,500	20	1	5,638	282	5,225	5,638	0.35%	252
912 - Building Maintenance Polaris Quad- Tuff Shed	3,952	15	5	4,471	298	2,635	2,971	0.37%	267
920 - Doors Lodge Fire-Safe Upgrade	17,966	25	10	22,998	920	10,780	11,786	1.13%	823
Sub-total [04000 - Structural Repairs]	46,112			53,742	2,532	33,594	36,681	3.10%	2,264
<b>05000 - Roofing</b>									
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	22,464	25	19	35,912	1,436	5,391	6,447	1.76%	1,284
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,360	25	2	9,834	393	8,611	9,210	0.48%	352
440 - Pitched: Metal 37 Squares- Lodge	37,326	30	26	70,930	2,364	4,977	6,376	2.90%	2,114
Sub-total [05000 - Roofing]	69,150			116,675	4,194	18,979	22,034	5.14%	3,750

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>08000 - Rehab</b>									
100 - General Lodge	14,831	20	12	19,947	997	5,933	6,841	1.22%	892
210 - Bathrooms 2 Lodge Bathrooms	14,830	30	22	25,532	851	3,955	4,560	1.04%	761
220 - Bathrooms 2 Pool Building Bathrooms	3,619	20	11	4,749	237	1,629	1,855	0.29%	212
230 - Kitchen Pool Building Kitchen	4,706	20	4	5,195	260	3,765	4,100	0.32%	232
234 - Kitchen Lodge	37,336	20	13	51,468	2,573	13,068	15,308	3.15%	2,301
Sub-total [08000 - Rehab]	75,323			106,890	4,919	28,348	32,664	6.03%	4,398
<b>12000 - Pool</b>									
100 - Resurface 136 If Small Pool	22,913	12	4	25,292	2,108	15,276	17,615	2.58%	1,885
120 - Resurface 240 If Large Pool	51,800	12	0	51,800	4,317	51,800	4,425	5.29%	3,860
200 - Edge: Tile, Coping, Mastic 240 If Large Pool	20,160	24	0	20,160	840	20,160	861	1.03%	751
700 - Equipment: Replacement Small Pool (50%)	10,000	5	1	10,250	2,050	8,000	10,250	2.51%	1,833
710 - Equipment: Replacement Large Pool (50%)	5,200	5	5	5,883	981	867	1,066	1.20%	877
711 - Equipment: Replacement Large Pool (2022 Only)[nr:1]	132,872	1	0	0	0	132,872	0	0.00%	0
714 - Chemical System 2 IntelliChem Controllers	5,200	6	6	6,030	861	743	888	1.06%	770
730 - Equipment: Replacement 24 Filter Cartridges	1,717	3	3	1,849	462	429	587	0.57%	413
800 - Solar System Small Pool	12,002	15	2	12,609	841	10,401	11,482	1.03%	752
810 - Solar System Large Pool	36,192	15	2	38,024	2,535	31,366	34,624	3.11%	2,267
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,529	4	3	8,107	2,027	1,882	3,858	2.48%	1,812
934 - Furniture: Misc 4 Pool- Chaise Lounges	385	2	1	394	197	192	394	0.24%	176
Sub-total [12000 - Pool]	305,969			180,400	17,218	273,989	86,049	21.11%	15,395
<b>14000 - Recreation</b>									
902 - Game Table Pool Building Table Tennis	842	12	2	885	74	702	792	0.09%	66

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>17000 - Tennis Court</b>									
100 - Reseal 14,400 sf [2] Tennis Courts	13,179	7	5	14,911	2,130	3,765	5,789	2.61%	1,905
500 - Resurface 14,400 sf [2] Tennis Courts	56,909	21	5	64,387	3,066	43,359	47,221	3.76%	2,741
Sub-total [17000 - Tennis Court]	70,088			79,298	5,196	47,124	53,010	6.37%	4,646
<b>17500 - Basketball / Sport Court</b>									
300 - Basketball Standard Backboard & Hoop	520	8	3	560	70	325	400	0.09%	63
<b>19000 - Fencing</b>									
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,929	30	13	4,037	135	1,660	1,801	0.16%	120
114 - Chain Link: 6' 221 lf Pool Area	3,677	30	5	4,161	139	3,065	3,267	0.17%	124
130 - Chain Link: 10' 450 lf Tennis Courts	12,636	30	1	12,952	432	12,215	12,952	0.53%	386
190 - Chain Link: Slats 221 lf Pool	2,758	10	2	2,898	290	2,206	2,544	0.36%	259
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	21,060	30	10	26,959	899	14,040	15,111	1.10%	803
Sub-total [19000 - Fencing]	43,060			51,006	1,893	33,185	35,675	2.32%	1,693
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures Walkway & Pool Area	31,200	15	2	32,779	2,185	27,040	29,848	2.68%	1,954
<b>21000 - Signage</b>									
100 - Miscellaneous 6 Activities Area (33%)	832	5	3	896	179	333	512	0.22%	160
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,280	20	8	8,870	443	4,368	4,850	0.54%	397
Sub-total [21000 - Signage]	8,112			9,766	623	4,701	5,362	0.76%	557

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>22000 - Office Equipment</b>									
100 - Miscellaneous Camera- 2021	728	6	5	824	137	121	249	0.17%	123
200 - Computers, Misc. Office	2,600	6	1	2,665	444	2,167	2,665	0.54%	397
204 - Computers, Misc. Office- Laptop	1,560	5	4	1,722	344	312	640	0.42%	308
300 - Copier Office	4,264	5	3	4,592	918	1,706	2,622	1.13%	821
Sub-total [22000 - Office Equipment]	9,152			9,802	1,844	4,306	6,176	2.26%	1,649
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Lodge	4,992	15	8	6,082	405	2,330	2,729	0.50%	363
600 - Water Heater Pool Equipment Room	1,456	10	2	1,530	153	1,165	1,343	0.19%	137
610 - Water Heater Lodge	1,456	15	4	1,607	107	1,068	1,194	0.13%	96
700 - Wall A/C Small Office Ductless	4,160	20	7	4,945	247	2,704	2,985	0.30%	221
704 - HVAC Lodge	9,256	20	7	11,002	550	6,016	6,641	0.67%	492
Sub-total [23000 - Mechanical Equipment]	21,320			25,167	1,463	13,283	14,892	1.79%	1,308
<b>24000 - Furnishings</b>									
106 - Miscellaneous 13 Lodge	2,231	6	2	2,344	391	1,487	1,905	0.48%	349
200 - Chairs 80 Lodge- Folding Chairs	2,995	10	2	3,147	315	2,396	2,763	0.39%	281
300 - Tables: Buffet 10 Lodge (50%)	884	7	1	906	129	758	906	0.16%	116
620 - Modular Office Desk Office Desk Only	1,560	20	13	2,150	108	546	640	0.13%	96
Sub-total [24000 - Furnishings]	7,670			8,547	942	5,187	6,214	1.16%	843

<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>2022 Fully Funded Balance</i>	<i>2023 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2023 Line Item Contribution based on Cash Flow Method</i>
<b>24600 - Safety / Access</b>									
560 - Cameras Security Cameras	3,500	6	1	3,588	598	2,917	3,588	0.73%	535
700 - Security System Pool & Tennis Gates	13,603	6	4	15,015	2,503	4,534	6,972	3.07%	2,238
710 - Security System Gates Software Upgrade	5,096	6	4	5,625	938	1,699	2,612	1.15%	838
720 - Security System Wireless Upgrade	1,040	6	1	1,066	178	867	1,066	0.22%	159
Sub-total [24600 - Safety / Access]	23,239			25,294	4,216	10,016	14,237	5.17%	3,769
<b>25000 - Flooring</b>									
200 - Carpeting 62 Sq. Yds. Pool Building	2,480	8	7	2,948	369	310	636	0.45%	330
400 - Tile Lodge	16,283	20	7	19,356	968	10,584	11,683	1.19%	865
990 - Vinyl 270 sf Office- Laminate	2,134	15	9	2,665	178	854	1,021	0.22%	159
Sub-total [25000 - Flooring]	20,898			24,969	1,514	11,748	13,340	1.86%	1,354

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Play Area Structure	30,264	25	24	54,739	2,190	1,211	2,482	2.68%	1,958
104 - Tot Lot: Play Equipment 4 Play Area	8,674	15	14	12,256	817	578	1,185	1.00%	731
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,040	3	2	1,093	364	347	711	0.45%	326
200 - Pedestal Grill BBQ 5 Activities Area (20%)	128	3	1	131	44	85	131	0.05%	39
210 - Barbecue 2 Activities Area (50%)	780	15	1	800	53	728	800	0.07%	48
214 - Barbecue Brinkmann Gas	624	12	9	779	65	156	213	0.08%	58
280 - Picnic Tables 7 Activities Area	7,389	15	6	8,569	571	4,434	5,049	0.70%	511
284 - Picnic Tables 3 Activities Area	3,432	15	6	3,980	265	2,059	2,345	0.33%	237
310 - Benches 7 Activities Area	3,931	15	5	4,448	297	2,621	2,955	0.36%	265
380 - Garbage Receptacles 8 Activities Area	4,160	15	6	4,824	322	2,496	2,843	0.39%	288
480 - Drinking Fountain 5 Activities Area	4,160	20	6	4,824	241	2,912	3,198	0.30%	216
900 - Miscellaneous Wood Shed Behind Lodge	2,912	30	14	4,115	137	1,553	1,691	0.17%	123
Sub-total [26000 - Outdoor Equipment]	67,494			100,558	5,366	19,179	23,603	6.58%	4,798
<b>27000 - Appliances</b>									
200 - Refrigerator Lodge	2,226	15	8	2,712	181	1,039	1,217	0.22%	162
204 - Refrigerator Pool Building	936	15	4	1,033	69	686	768	0.08%	62
700 - Stove Lodge	1,633	15	8	1,989	133	762	893	0.16%	119
720 - Oven: Wall Lodge- Double Oven	2,340	15	8	2,851	190	1,092	1,279	0.23%	170
Sub-total [27000 - Appliances]	7,134			8,585	572	3,579	4,156	0.70%	512



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
<b>30000 - Miscellaneous</b>									
700 - Field Equipment Maintenance Bldg- Lawnmower	520	8	2	546	68	390	466	0.08%	61
710 - Tools Maintenance Bldg- Compressor	1,082	15	4	1,194	80	793	887	0.10%	71
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	754	5	2	792	158	452	618	0.19%	142
740 - Tractor Maintenance Bldg- Ranger Quad Runner	14,456	10	4	15,957	1,596	8,674	10,372	1.96%	1,427
860 - Field Equipment Chipper/Shredder	9,906	15	11	12,998	867	2,642	3,385	1.06%	775
Sub-total [30000 - Miscellaneous]	26,718			31,487	2,768	12,951	15,728	3.39%	2,475
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit Reserve Study	2,080	3	2	2,185	728	693	1,421	0.89%	651
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	1,087	1	1	1,114	557	543	1,114	0.68%	498
<b>Totals</b>	<b>1,103,133</b>			<b>1,146,424</b>	<b>81,570</b>	<b>770,995</b>	<b>553,322</b>	<b>100.00%</b>	<b>72,933</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>28.01%</b>	<b>44.61%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 2
24,416 sf Walkways, Upper & Lower Parking, Drives	Quantity 24,416	Unit of Measure Square Feet
	Cost /SqFt \$0.364	
	% Included 100.00%	Total Cost/Study \$8,887
Summary	Replacement Year 2024	Future Cost \$9,337

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

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.  
 2020- \$9,950 was expended for two seal coats at all parking areas and walkways. Sierra Nevada Sealcoating.  
 2019- \$2,020 anticipated in 2020 per client.  
 2017- ALL PAVING SHOULD BE ASSESSED, A PAVING PLAN DEVELOPED AND THE INFORMATION ENTERED INTO THE RESERVE STUDY. As the paving nears major paving rehab, seal coating will not be of maintenance value. Crack filling should continue as needed.  
 2016- Per client, move asphalt sealing to 2018.  
 2015- \$1,840 was expended.  
 2014- \$1,836 anticipated to seal in 2015 figuring 5,100 square feet of walkway and 1,500 square feet of road base rock added to walkway width, to feather out edges 3 feet (with rock) for a 6,600 square foot total per Sierra Nevada Seal Coating. BRG component quantity change from 6,120 square feet to 5,100. Work is projected for 2015.  
 2010- \$1,000 was expended.

110 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
5,100 sf Walkways (10%)	Quantity 5,100	Unit of Measure Square Feet
	Cost /SqFt \$4.16	Qty * \$/SqFt \$21,216
	% Included 10.00%	Total Cost/Study \$2,122
Summary	Replacement Year 2024	Future Cost \$2,229

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.  
 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 4
5,100 sf Walkways (33%)	Quantity 5,100	Unit of Measure Square Feet
	Cost /SqFt \$4.16	Qty * \$/SqFt \$21,216
	% Included 33.33%	Total Cost/Study \$7,072
Summary	Replacement Year 2026	Future Cost \$7,806

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

2021- Unit cost is increased from \$3.31/sf to \$4/sf.

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

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

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

140 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
12,816 sf Upper Parking & Driveway (15%)	Quantity 12,816	Unit of Measure Square Feet
	Cost /SqFt \$4.16	Qty * \$/SqFt \$53,315
	% Included 15.00%	Total Cost/Study \$7,997
Summary	Replacement Year 2024	Future Cost \$8,402

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.

150 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 2
12,816 sf Upper Parking & Driveway	Quantity 12,816	Unit of Measure Square Feet
	Cost /SqFt \$3.64	
	% Included 100.00%	Total Cost/Study \$46,650
Summary	Replacement Year 2024	Future Cost \$49,012

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.

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.

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

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

170 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 2
6,500 sf Lower Parking & Driveway (15%)	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$4.16	Qty * \$/SqFt \$27,040
	% Included 15.00%	Total Cost/Study \$4,056
Summary	Replacement Year 2024	Future Cost \$4,261

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.

2015- \$2,908 was expended.

**01000 - Paving**

180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	Useful Life 25 Quantity 6,500 Cost /SqFt \$3.64 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$23,660
Summary	Replacement Year 2024	Future Cost \$24,858

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.  
 2016- Per client 10/26/2016, change remaining life from 2019 to 2020.

190 - Asphalt: Sealing 9,600 sf Basketball Court	Useful Life 5 Quantity 9,600 Cost /SqFt \$0.312 % Included 100.00%	Remaining Life 2 Unit of Measure Square Feet Total Cost/Study \$2,995
Summary	Replacement Year 2024	Future Cost \$3,147

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.  
 2020- No work indicated, remaining life moved to 2021.  
 2019- \$1,900 anticipated in 2020 per client.  
 2016- Per client 10/26/2016, change remaining life from 2017 to 2018.  
 2012- \$2,599 was expended.

200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	Useful Life 5 Quantity 9,600 Cost /SqFt \$4.16 % Included 5.00%	Remaining Life 2 Unit of Measure Square Feet Qty * \$/SqFt \$39,936 Total Cost/Study \$1,997
Summary	Replacement Year 2024	Future Cost \$2,098

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.  
 2016- Per client 10/26/2016, change remaining life from 2017 to 2018.  
 2012- \$1,615 was expended.  
 2011- \$1,000 repair cost for 2012 is anticipated per client.

210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	Useful Life 25 Quantity 9,600 Cost /SqFt \$2.81 % Included 100.00%	Remaining Life 3 Unit of Measure Square Feet Total Cost/Study \$26,957
Summary	Replacement Year 2025	Future Cost \$29,030

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 5	Remaining Life 4	
624 sf Shuffle Board Pad (10%)	Quantity 624	Unit of Measure	Square Feet
	Cost /SqFt \$16.64	Qty * \$/SqFt	\$10,383
	% Included 10.00%	Total Cost/Study	\$1,038
Summary	Replacement Year 2026	Future Cost	\$1,146

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

400 - Pool Deck	Useful Life 35	Remaining Life 0	
6,000 sf Large Pool	Quantity 6,000	Unit of Measure	Square Feet
	Cost /SqFt \$16.03		
	% Included 100.00%	Total Cost/Study	\$96,200
Summary	Replacement Year 2022	Future Cost	\$96,200

This is to replace the concrete pool deck.

2022- \$96,200 was expended for demo of existing deck and installation of new stamped and colored pool deck, Atlantic Pools.  
 2020- Per client, \$80,000 anticipated expenditure for 2021.  
 2019- \$60,000 anticipated in 2020 per client.  
 2014- \$40,000 proposal received from Geremia Pools to replace the pool deck, per client. This component is amended to reflect a complete pool deck replacement in lieu of ongoing repairs.  
 2011- Areas of cracking and missing expansion joint.

410 - Pool Deck	Useful Life 15	Remaining Life 3	
Small Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,352		
	% Included 100.00%	Total Cost/Study	\$14,352
Summary	Replacement Year 2025	Future Cost	\$15,456

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 4	
Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,062		
	% Included 100.00%	Total Cost/Study	\$7,062
Summary	Replacement Year 2026	Future Cost	\$7,795

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

2022- Per client 11/8/22, paint is in good condition and has 4-5 years per contractor. Extend remaining life from 2023 to 2026.  
 2021- Remaining life from 2021 to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Per client 11/7/2017, extend remaining life from 2017 to 2018.  
 2016- \$6,000 anticipated in 2017 for lodge only, per client. Pool Building & Maintenance Building now a separate component. (3000/102)  
 2015- Painting of the lodge is anticipated in 2017 per client.  
 2014- \$14,500 anticipated for 2015 per client direction 9/9/2014.  
 2013- \$18,826 anticipated for 2015 per client direction 8/19/2013.

102 - Surface Restoration	Useful Life 2	Remaining Life 3	
Pool Bldg/ Maintenance Bldg	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,661		
	% Included 100.00%	Total Cost/Study	\$3,661
Summary	Replacement Year 2025	Future Cost	\$3,942

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

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

110 - Acrylic	Useful Life 10	Remaining Life 2	
624 sf Shuffle Board Stripe	Quantity 624	Unit of Measure	Square Feet
	Cost /SqFt \$2.08		
	% Included 100.00%	Total Cost/Study	\$1,298
Summary	Replacement Year 2024	Future Cost	\$1,364

This is to stripe both shuffle board pads.

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

**03000 - Painting: Exterior**

150 - Stain	Useful Life 2	Remaining Life 1	
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,599		
	% Included 100.00%	Total Cost/Study	\$1,599
Summary	Replacement Year 2023	Future Cost	\$1,639

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

2022- Per client 11/8/22, reduce remaining life from 2024 to 2030. Work will be completed in spring of 2023.  
 2020- \$1,500 was expended. Donovan Painting.  
 2019- \$1,560 is anticipated in 2020 per client.  
 2017- Stained and funded from operating.  
 2016- \$246 was expended for stain only. \$1,425 for labor anticipated in 2017.  
 2014- \$1,700 was expended.

400 - Wrought Iron	Useful Life 5	Remaining Life 1	
405 lf Pool Area Fence	Quantity 405	Unit of Measure	Linear Feet
	Cost /l.f. \$10.40		
	% Included 100.00%	Total Cost/Study	\$4,212
Summary	Replacement Year 2023	Future Cost	\$4,317

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

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

**03500 - Painting: Interior**

300 - Clubhouse	Useful Life 8	Remaining Life 4	
Lodge (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,635	Qty * \$/LS	\$6,635
	% Included 50.00%	Total Cost/Study	\$3,318
Summary	Replacement Year 2026	Future Cost	\$3,662

This is to prepare and paint the lodge interior.

2022- Per client 11/8/22, extend remaining life from 2024 to 2026.  
 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 8	
Pool Building	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$832		
	% Included 100.00%	Total Cost/Study	\$832
Summary	Replacement Year 2030	Future Cost	\$1,014

This is to prepare and paint the cabana interior.

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

**04000 - Structural Repairs**

660 - Decking: Wood	Useful Life 20	Remaining Life 4	
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,694		
	% Included 100.00%	Total Cost/Study	\$18,694
Summary	Replacement Year 2026	Future Cost	\$20,635

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

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

910 - Building Maintenance	Useful Life 20	Remaining Life 1	
Various	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,500		
	% Included 100.00%	Total Cost/Study	\$5,500
Summary	Replacement Year 2023	Future Cost	\$5,638

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

2022- Per client 11/8/22, increase cost from \$3,616 to \$5,500.  
 2021- Remaining life from 2021 to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Remaining life reduced from 2024 to 2018 to reflect expedited repairs.  
 2016- \$352 was expended on the cabana.  
 2015- \$2,095 was expended for various repairs and \$3,919 for cabana repairs anticipated in 2016 per client.  
 2014- \$3,095 anticipated to complete kitchen floor joist repair (\$2,375) and trim repair (\$720).  
 2013- Useful life revised to 20 and remaining life to 2015 per client (8/4/13)  
 2013- \$5,800 anticipated in 2014 for pool room; sheetrock over paneling, texture, paint and new trim.

912 - Building Maintenance	Useful Life 15	Remaining Life 5	
Polaris Quad- Tuff Shed	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,952		
	% Included 100.00%	Total Cost/Study	\$3,952
Summary	Replacement Year 2027	Future Cost	\$4,471

This is to replace the Tuff Shed Tractor storage garage.

2012- Placed in service.

920 - Doors	Useful Life 25	Remaining Life 10	
Lodge Fire-Safe Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$17,966		
	% Included 100.00%	Total Cost/Study	\$17,966
Summary	Replacement Year 2032	Future Cost	\$22,998

This is for the lodge doors.

2007- Work was completed.



**05000 - Roofing**

410 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 19
24 Squares- Pool Building	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$936	
	% Included 100.00%	Total Cost/Study \$22,464
Summary	Replacement Year 2041	Future Cost \$35,912

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

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

420 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 2
10 Squares- Maintenance Building	Quantity 10	Unit of Measure Squares
	Cost /Sqrs \$936	
	% Included 100.00%	Total Cost/Study \$9,360
Summary	Replacement Year 2024	Future Cost \$9,834

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

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

440 - Pitched: Metal	Useful Life 30	Remaining Life 26
37 Squares- Lodge	Quantity 37	Unit of Measure Squares
	Cost /Sqrs \$1,009	
	% Included 100.00%	Total Cost/Study \$37,326
Summary	Replacement Year 2048	Future Cost \$70,930

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

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

**08000 - Rehab**

100 - General	Useful Life 20	Remaining Life 12
Lodge	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$14,831	
	% Included 100.00%	Total Cost/Study \$14,831
Summary	Replacement Year 2034	Future Cost \$19,947

This is for a general rehab of the interior.

2014- \$12,000 anticipated up from \$10,072 per client email 9/10/2014. \$10,072 anticipated to complete the following:  
 - \$1,465 flooring rehab  
 - \$5,890 miscellaneous interior work.  
 - \$2,717 of misc. Work for doors, trim, ceiling fan, lights, switches, etc.  
 Refer to Pecota Construction proposals dated 8/13/2014.

**08000 - Rehab**

210 - Bathrooms	Useful Life 30	Remaining Life 22	
2 Lodge Bathrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$7,415		
	% Included 100.00%	Total Cost/Study \$14,830	
Summary	Replacement Year 2044	Future Cost \$25,532	

This is to rehab and redecorate the lodge bathrooms.

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

220 - Bathrooms	Useful Life 20	Remaining Life 11	
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$1,810		
	% Included 100.00%	Total Cost/Study \$3,619	
Summary	Replacement Year 2033	Future Cost \$4,749	

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.

230 - Kitchen	Useful Life 20	Remaining Life 4	
Pool Building Kitchen	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,706		
	% Included 100.00%	Total Cost/Study \$4,706	
Summary	Replacement Year 2026	Future Cost \$5,195	

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.

2022- Per client 11/8/22, extend remaining life from 2023 to 2026.  
 2021- 2021 remaining to 2022.  
 2020- No work indicated, remaining life moved to 2021.  
 2017- Remaining life increased from 2018 to 2020 per client.  
 2013- \$3,785 projected in 2016 per client 8/5/13.

234 - Kitchen	Useful Life 20	Remaining Life 13	
Lodge	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$37,336		
	% Included 100.00%	Total Cost/Study \$37,336	
Summary	Replacement Year 2035	Future Cost \$51,468	

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.

**08000 - Rehab**

**12000 - Pool**

100 - Resurface	Useful Life 12	Remaining Life 4	
136 lf Small Pool	Quantity 136	Unit of Measure	Linear Feet
	Cost /l.f. \$168		
	% Included 100.00%	Total Cost/Study	\$22,913
Summary	Replacement Year 2026	Future Cost	\$25,292

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2026. Per the pool contractor this is in good condition and does not need to be replaced for 3-5 years.  
 2010- \$18,085 was expended.

120 - Resurface	Useful Life 12	Remaining Life 0	
240 lf Large Pool	Quantity 240	Unit of Measure	Linear Feet
	Cost /l.f. \$216		
	% Included 100.00%	Total Cost/Study	\$51,800
Summary	Replacement Year 2022	Future Cost	\$51,800

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

2022- \$51,800 was expended, includes demo of existing plaster, new gunite & plaster.  
 2021- \$69,792 approved for Atlantic pool contract which does not include concrete work. \$60,000 cost is increased to \$69,792. \$68,000 anticipated to resurface, re-cope, etc. This is a "place holder" anticipated expenditure as the contract with a pool vendor has not been secured and several options are available. Client input will further define this component.  
 2013- \$47,366 anticipated per client.  
 2004- Resurfaced.

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 0	
240 lf Large Pool	Quantity 240	Unit of Measure	Linear Feet
	Cost /l.f. \$84.00		
	% Included 100.00%	Total Cost/Study	\$20,160
Summary	Replacement Year 2022	Future Cost	\$20,160

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

2022- \$20,160 was expended, demo of existing coping & tile, all new coping & tile.  
 2021- Major pool rehab is anticipated for 2022, per client 2021. Proposals for the work have not been finalized.  
 2013- Tile work was completed.  
 2012- Estimate per client.

**12000 - Pool**

700 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Small Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,000	Qty * \$/LS	\$20,000
	% Included 50.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2023	Future Cost	\$10,250

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.

2022- Per client 11/8/22, increase cost from \$3,120 to \$10,000. Will replace equipment with the same as in the large pool. Reduce remaining life from 2024 to 2023.  
 2021- Unit cost decreased from \$9,625 to \$6,000.  
 2018- \$1,031 was expended.  
 2015- Remaining life extended from 2016 to 2018 per client.  
 2011- \$2,675 was expended for pump.

710 - Equipment: Replacement	Useful Life 5	Remaining Life 5	
Large Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,400	Qty * \$/LS	\$10,400
	% Included 50.00%	Total Cost/Study	\$5,200
Summary	Replacement Year 2027	Future Cost	\$5,883

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.

2022- \$132,872 was expended for complete replacement of all pool equipment, plumbing, including all trench work, new Ladders and rails, converted pool to salt water, includes permits and plan fees.  
 2021- \$20,000 in repairs anticipated. Major pool rehab is anticipated for 2022, per client 2021. Proposals for the work have not been finalized.  
 2020- \$1,061 was expended.  
 2018- \$531 was expended.  
 2016- \$1,215 was expended, \$624 for #3 pump motor, plus an additional \$591 for unspecified equipment.  
 2015- \$1,500 anticipated for misc. unspecified pool signs in 2016. Remaining life extended from 2016 to 2018 per client.  
 2013- \$5,400 was expended for 6 skimmers; \$2,330 expended for electrical- large pool lights wiring.  
 2012- Pool Vacuum system deleted per client.  
 2011- \$6,570 was expended for pumps. \$1,204 was expended for Pool Miser.

711 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Large Pool (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$132,872		
	% Included 100.00%	Total Cost/Study	\$132,872
Summary	Replacement Year 2022	Future Cost	\$132,872

This is for the \$132,872 expended for complete replacement of all pool equipment, plumbing, including all trench work, new Ladders and rails, converted pool to salt water, includes permits and plan fees.

**12000 - Pool**

714 - Chemical System	Useful Life 6	Remaining Life 6	
2 IntelliChem Controllers	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,600		
	% Included 100.00%	Total Cost/Study	\$5,200
Summary	Replacement Year 2028	Future Cost	\$6,030

This is to replace the IntelliChem controllers.

2021- Major large pool rehab is anticipated for 2022, per client 2021. Proposals for the work have not been finalized.  
 2020- \$935 was expended.  
 2019- \$312 was expended, \$760 anticipated in 2020. per client.  
 2018- \$760 total was expended for two Stenner chemical feeders, one for each pool.  
 2017- The controllers are being replaced in 2018 due to many problems with the units. No information on replacement components or cost.  
 2016- IntelliChem controllers placed in service.

730 - Equipment: Replacement	Useful Life 3	Remaining Life 3	
24 Filter Cartridges	Quantity 24	Unit of Measure	Items
	Cost /Itm \$71.54		
	% Included 100.00%	Total Cost/Study	\$1,717
Summary	Replacement Year 2025	Future Cost	\$1,849

This is for cartridge filter replacements.

2021- \$1,651, \$68.80 each, was expended for 24 cartridge filters. Major pool rehab is anticipated for 2022, per client 2021. Proposals for the work have not been finalized.  
 2019- \$1,306 was expended.  
 2017- 2 year to 3 year useful life per client.  
 2016- \$1,500 anticipated in 2016 per client 10/20/2016. Change cost to \$1,158, per client 10/26/2016.  
 2015- \$1,393 was expended. Useful life revised from 3 to 2 per client.  
 2014- \$1,416 cost for 2016 and useful life revised from 2 to 3 per client.  
 2013- \$1,488 anticipated in 2014; change quantity from 20 to 24 filters per client direction  
 2012- Useful life revised from 3 to 2 per client.

800 - Solar System	Useful Life 15	Remaining Life 2	
Small Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,002		
	% Included 100.00%	Total Cost/Study	\$12,002
Summary	Replacement Year 2024	Future Cost	\$12,609

This is to repair and replace the solar system.

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

**12000 - Pool**

810 - Solar System	Useful Life 15	Remaining Life 2	
Large Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$36,192		
	% Included 100.00%	Total Cost/Study	\$36,192
Summary	Replacement Year 2024	Future Cost	\$38,024

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

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

2021- Useful life increased from 12 to 15 years and remaining life increased from 2021 to 2024. Major pool rehab is anticipated for 2022, per client 2021. Proposals for the work have not been finalized.  
 2019- \$2,069 was expended for unspecified scope of work.  
 2017- \$5,396 was expended to replace 1 panel.  
 2016- \$5,396 anticipated in 2017 to replace 1 panel, including plumbing.  
 2014- \$80,000 cost reduced to \$30,000 to reflect replacement of panels and minimal piping in lieu of a complete re-install as was completed in 2005. Per Sierra Pacific Solar, 10' panels installed are \$482 and 12' panels for \$525. The useful life may range between 12 to 25 years.  
 2008- Component revised to reflect complete replacement in lieu of maintenance. Cost is reduced from \$75,000 to \$30,000 to reflect panel and piping replacement.  
 2005- \$75,000 was expended to replace.

930 - Furniture: Misc	Useful Life 4	Remaining Life 3	
127 Pool- All Furniture (50%)	Quantity 127	Unit of Measure	Items
	Cost /Itm \$119	Qty * \$/Itm	\$15,057
	% Included 50.00%	Total Cost/Study	\$7,529
Summary	Replacement Year 2025	Future Cost	\$8,107

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

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

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

**12000 - Pool**

934 - Furniture: Misc	Useful Life 2	Remaining Life 1	
4 Pool- Chaise Lounges	Quantity 4	Unit of Measure	Items
	Cost /Itm \$96.20		
	% Included 100.00%	Total Cost/Study	\$385
Summary	Replacement Year 2023	Future Cost	\$394

This is to replace the chaise lounges.

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

**14000 - Recreation**

902 - Game Table	Useful Life 12	Remaining Life 2	
Pool Building Table Tennis	Quantity 1	Unit of Measure	Items
	Cost /Itm \$842		
	% Included 100.00%	Total Cost/Study	\$842
Summary	Replacement Year 2024	Future Cost	\$885

This is to replace the pool area ping pong table.

2010- \$614 was expended.

**17000 - Tennis Court**

100 - Reseal	Useful Life 7	Remaining Life 5	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$0.915		
	% Included 100.00%	Total Cost/Study	\$13,179
Summary	Replacement Year 2027	Future Cost	\$14,911

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

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

500 - Resurface	Useful Life 21	Remaining Life 5	
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure	Square Feet
	Cost /SqFt \$3.95		
	% Included 100.00%	Total Cost/Study	\$56,909
Summary	Replacement Year 2027	Future Cost	\$64,387

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

2020- Remaining life extended to occur with next seal cycle.  
 2017- Remaining life increased from 2019 to 2024. Cracks were observed that should be filled before winter rains.

**17500 - Basketball / Sport Court**

300 - Basketball Standard	Useful Life 8	Remaining Life 3	
Backboard & Hoop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$520		
	% Included 100.00%	Total Cost/Study	\$520
Summary	Replacement Year 2025	Future Cost	\$560

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 13	
176 lf Large Pool Solar System	Quantity 176	Unit of Measure	Linear Feet
	Cost /l.f. \$16.64		
	% Included 100.00%	Total Cost/Study	\$2,929
Summary	Replacement Year 2035	Future Cost	\$4,037

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

2005- Placed in service.

114 - Chain Link: 6'	Useful Life 30	Remaining Life 5	
221 lf Pool Area	Quantity 221	Unit of Measure	Linear Feet
	Cost /l.f. \$16.64		
	% Included 100.00%	Total Cost/Study	\$3,677
Summary	Replacement Year 2027	Future Cost	\$4,161

This is to replace the pool area chain link fencing.

2022- Per client 11/8/22, extend remaining life from 2024 to 2027.  
 2017- Remaining life increased from 2018 to 2024.

130 - Chain Link: 10'	Useful Life 30	Remaining Life 1	
450 lf Tennis Courts	Quantity 450	Unit of Measure	Linear Feet
	Cost /l.f. \$28.08		
	% Included 100.00%	Total Cost/Study	\$12,636
Summary	Replacement Year 2023	Future Cost	\$12,952

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

2017- Remaining life increased from 2018 to 2022.

190 - Chain Link: Slats	Useful Life 10	Remaining Life 2	
221 lf Pool	Quantity 221	Unit of Measure	Linear Feet
	Cost /l.f. \$12.48		
	% Included 100.00%	Total Cost/Study	\$2,758
Summary	Replacement Year 2024	Future Cost	\$2,898

This is to replace the chain link privacy slats.

2019- \$256 was expended.



**19000 - Fencing**

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 10	
405 lf Pool Fence & Gates	Quantity 405	Unit of Measure	Linear Feet
	Cost /l.f. \$52.00		
	% Included 100.00%	Total Cost/Study	\$21,060
Summary	Replacement Year 2032	Future Cost	\$26,959

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

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

**20000 - Lighting**

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 2	
Walkway & Pool Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$31,200		
	% Included 100.00%	Total Cost/Study	\$31,200
Summary	Replacement Year 2024	Future Cost	\$32,779

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2024, the board will reevaluate in 2024.  
 2020- Per client, \$30,000 anticipated expenditure for 2021 to replace all mercury vapor lights with LED lights, includes remote controllers.  
 2019- \$10,000 anticipated in 2020 for unspecified scope of work, per client.  
 2017- \$2,050 is anticipated to upgrade light post near the pool entrance. No formal proposal as of the time of the site visit. The light post, actually a tree trunk, supports lighting, power and telephone lines.  
 2015- \$2,714 anticipated in 2016 per client.  
 2007- \$3,688 was expended to repair and upgrade lodge electrical items.

**21000 - Signage**

100 - Miscellaneous	Useful Life 5	Remaining Life 3	
6 Activities Area (33%)	Quantity 6	Unit of Measure	Items
	Cost /Itm \$416	Qty * \$/Itm	\$2,496
	% Included 33.33%	Total Cost/Study	\$832
Summary	Replacement Year 2025	Future Cost	\$896

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

2021- Unit cost is decreased from \$971/ea to \$400/ea. No cost provided to BRG.  
 2016- Per client 10/26/2016, extend remaining life from 2017 to 2018.  
 2014- \$2,965 was expended. Useful life revised from 15 to 5 year with 1/3 replacement ongoing.  
 2013- Change useful life from 4 years to 15 years per client 8/4/2013. \$4,810 anticipated in 2014 and change quantity from 5 to 6 for all areas per client (Western Sign Company).

**21000 - Signage**

790 - Wood Monument	Useful Life 20	Remaining Life 8	
Gold Ridge Lodge/Lodge Upper Entrance/Granite	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,280		
	% Included 100.00%	Total Cost/Study	\$7,280
Summary	Replacement Year 2030	Future Cost	\$8,870

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

2021- Useful life increased from 15 to 20 years and remaining life increased from 2025 to 2030.  
 2012 Granite & Gold Ridge- Installed, no cost provided.  
 2011 Lodge Upper Parking- \$1,891 was expended.  
 2010 Gold Ridge Lodge- \$1,775 was expended for work completed by Western Sign Company.

**22000 - Office Equipment**

100 - Miscellaneous	Useful Life 6	Remaining Life 5	
Camera- 2021	Quantity 1	Unit of Measure	Items
	Cost /Itm \$728		
	% Included 100.00%	Total Cost/Study	\$728
Summary	Replacement Year 2027	Future Cost	\$824

This is to purchase a camera.

2021- \$700 anticipated expenditure.

200 - Computers, Misc.	Useful Life 6	Remaining Life 1	
Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,600		
	% Included 100.00%	Total Cost/Study	\$2,600
Summary	Replacement Year 2023	Future Cost	\$2,665

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

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

204 - Computers, Misc.	Useful Life 5	Remaining Life 4	
Office- Laptop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,560		
	% Included 100.00%	Total Cost/Study	\$1,560
Summary	Replacement Year 2026	Future Cost	\$1,722

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

2021- \$1,500 anticipated expenditure.

**22000 - Office Equipment**

300 - Copier	Useful Life 5	Remaining Life 3	
Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,264		
	% Included 100.00%	Total Cost/Study	\$4,264
Summary	Replacement Year 2025	Future Cost	\$4,592

This is to replace the copy machine.

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

**23000 - Mechanical Equipment**

200 - HVAC	Useful Life 15	Remaining Life 8	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,992		
	% Included 100.00%	Total Cost/Study	\$4,992
Summary	Replacement Year 2030	Future Cost	\$6,082

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 2	
Pool Equipment Room	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,456		
	% Included 100.00%	Total Cost/Study	\$1,456
Summary	Replacement Year 2024	Future Cost	\$1,530

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

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

610 - Water Heater	Useful Life 15	Remaining Life 4	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,456		
	% Included 100.00%	Total Cost/Study	\$1,456
Summary	Replacement Year 2026	Future Cost	\$1,607

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

2017- Estimate increased from \$550 to \$1,200.  
 2011- \$550 was expended to replace.

**23000 - Mechanical Equipment**

700 - Wall A/C Small	Useful Life 20	Remaining Life 7	
Office Ductless	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,160		
	% Included 100.00%	Total Cost/Study	\$4,160
Summary	Replacement Year 2029	Future Cost	\$4,945

This is to replace the office ductless heater.

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

704 - HVAC	Useful Life 20	Remaining Life 7	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,256		
	% Included 100.00%	Total Cost/Study	\$9,256
Summary	Replacement Year 2029	Future Cost	\$11,002

This is to repair and replace the lodge furnace.

2009- \$6,875 was expended.

**24000 - Furnishings**

106 - Miscellaneous	Useful Life 6	Remaining Life 2	
13 Lodge	Quantity 13	Unit of Measure	Items
	Cost /Itm \$172		
	% Included 100.00%	Total Cost/Study	\$2,231
Summary	Replacement Year 2024	Future Cost	\$2,344

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

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

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

200 - Chairs	Useful Life 10	Remaining Life 2	
80 Lodge- Folding Chairs	Quantity 80	Unit of Measure	Items
	Cost /Itm \$37.44		
	% Included 100.00%	Total Cost/Study	\$2,995
Summary	Replacement Year 2024	Future Cost	\$3,147

This is to replace the folding chairs.

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

**24000 - Furnishings**

300 - Tables: Buffet	Useful Life 7	Remaining Life 1	
10 Lodge (50%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$177	Qty * \$/Itm	\$1,768
	% Included 50.00%	Total Cost/Study	\$884
Summary	Replacement Year 2023	Future Cost	\$906

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

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

620 - Modular Office Desk	Useful Life 20	Remaining Life 13	
Office Desk Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,560		
	% Included 100.00%	Total Cost/Study	\$1,560
Summary	Replacement Year 2035	Future Cost	\$2,150

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

Office furnishings:  
 1- L-shaped desk  
 1- computer table  
 1- printer table  
 2- 2-drawer file cabinets  
 5- 4-drawer file cabinets

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

**24600 - Safety / Access**

560 - Cameras	Useful Life 6	Remaining Life 1	
Security Cameras	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,500		
	% Included 100.00%	Total Cost/Study	\$3,500
Summary	Replacement Year 2023	Future Cost	\$3,588

This is to replace the security cameras.

2022- Per client 11/8/22, \$3,500 is anticipated for purchase and installation in 2023.  
 2021- \$1,500 anticipated expenditure.  
 2020- Per client, \$1,500 anticipated expenditure for 2021 to replace all security cameras with interactive camera/light solutions.  
 2017- \$595 was expended for 3 security cameras.

**24600 - Safety / Access**

700 - Security System	Useful Life 6	Remaining Life 4	
Pool & Tennis Gates	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,603		
	% Included 100.00%	Total Cost/Study	\$13,603
Summary	Replacement Year 2026	Future Cost	\$15,015

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

2022- Per client 11/8/22, extend remaining life from 2024 to 2026.  
 2019- Per client 12/10/2019, move remaining life from 2020 to 2024.  
 2016- \$1,800 anticipated in 2017 for the gates software upgrade. \$1,200 anticipated in 2017 for pool security camera system.  
 2015- \$11,278 anticipated in 2017 per client.  
 2012- \$598 was expended on fobs.

710 - Security System	Useful Life 6	Remaining Life 4	
Gates Software Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,096		
	% Included 100.00%	Total Cost/Study	\$5,096
Summary	Replacement Year 2026	Future Cost	\$5,625

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

2022- Per client 11/8/22, extend remaining life from 2023 to 2026.  
 2017- \$4,446 was expended to upgrade the software.

720 - Security System	Useful Life 6	Remaining Life 1	
Wireless Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,040		
	% Included 100.00%	Total Cost/Study	\$1,040
Summary	Replacement Year 2023	Future Cost	\$1,066

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

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

**25000 - Flooring**

200 - Carpeting	Useful Life 8	Remaining Life 7	
62 Sq. Yds. Pool Building	Quantity 62	Unit of Measure	Square Yard
	Cost /SqYd \$40.01		
	% Included 100.00%	Total Cost/Study	\$2,480
Summary	Replacement Year 2029	Future Cost	\$2,948

This is to replace the carpeting.

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

**25000 - Flooring**

400 - Tile	Useful Life 20	Remaining Life 7	
Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,283		
	% Included 100.00%	Total Cost/Study	\$16,283
Summary	Replacement Year 2029	Future Cost	\$19,356

This is to replace the slate tile.

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

990 - Vinyl	Useful Life 15	Remaining Life 9	
270 sf Office- Laminate	Quantity 270	Unit of Measure	Square Feet
	Cost /SqFt \$7.90		
	% Included 100.00%	Total Cost/Study	\$2,134
Summary	Replacement Year 2031	Future Cost	\$2,665

This is to replace the flooring.

2016- \$1,818 was expended to replace carpeting with laminate. Per client 10/26/2016, change quantity from 250 is 270 sf.

2015- Replacement anticipated in 2016 per client.

2014- \$2,000 is anticipated per client provided 2014 worksheet. The replacement product remains to be determined. The carpeting is very worn and stretched. Added as a component of the reserve study.

**26000 - Outdoor Equipment**

100 - Tot Lot: Play Equipment	Useful Life 25	Remaining Life 24	
Play Area Structure	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,264		
	% Included 100.00%	Total Cost/Study	\$30,264
Summary	Replacement Year 2046	Future Cost	\$54,739

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

2021- \$29,100 was expended for tot lot grading, retaining wall addition tubular steel fencing.

2019- \$4,000 anticipated in 2020 for unspecified scope of work.

2015- \$2,500 anticipated in 2017 per client.

2014- Extended remaining life from 2016 to 2018 per client.

2013- Revise useful life from 15 years to 20 years per client 8/4/2013 direction.

**26000 - Outdoor Equipment**

104 - Tot Lot: Play Equipment	Useful Life 15	Remaining Life 14	
4 Play Area	Quantity 4	Unit of Measure	Items
	Cost /Itm \$2,168		
	% Included 100.00%	Total Cost/Study	\$8,674
Summary	Replacement Year 2036	Future Cost	\$12,256

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

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

140 - Tot Lot: Safety Surface	Useful Life 3	Remaining Life 2	
Play Area- Engineered Wood Fiber	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,040		
	% Included 100.00%	Total Cost/Study	\$1,040
Summary	Replacement Year 2024	Future Cost	\$1,093

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

2021- \$6,665 was expended.  
 2020- Per client, \$4,000 anticipated expenditure in 2021 for engineered wood fiber.

200 - Pedestal Grill BBQ	Useful Life 3	Remaining Life 1	
5 Activities Area (20%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$128	Qty * \$/Itm	\$640
	% Included 20.00%	Total Cost/Study	\$128
Summary	Replacement Year 2023	Future Cost	\$131

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

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



**26000 - Outdoor Equipment**

210 - Barbecue	Useful Life 15	Remaining Life 1	
2 Activities Area (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$780	Qty * \$/Itm	\$1,560
	% Included 50.00%	Total Cost/Study	\$780
Summary	Replacement Year 2023	Future Cost	\$800

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

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

214 - Barbecue	Useful Life 12	Remaining Life 9	
Brinkmann Gas	Quantity 1	Unit of Measure	Items
	Cost /Itm \$624		
	% Included 100.00%	Total Cost/Study	\$624
Summary	Replacement Year 2031	Future Cost	\$779

This is to replace the pool area Signateur barbeque.

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

280 - Picnic Tables	Useful Life 15	Remaining Life 6	
7 Activities Area	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,056		
	% Included 100.00%	Total Cost/Study	\$7,389
Summary	Replacement Year 2028	Future Cost	\$8,569

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

2022- Per client 11/8/22, all items in good condition extend remaining life from 2024 to 2028.

284 - Picnic Tables	Useful Life 15	Remaining Life 6	
3 Activities Area	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,144		
	% Included 100.00%	Total Cost/Study	\$3,432
Summary	Replacement Year 2028	Future Cost	\$3,980

This is to replace the picnic tables.

2013- \$2,759 was expended.

**26000 - Outdoor Equipment**

310 - Benches	Useful Life 15	Remaining Life 5	
7 Activities Area	Quantity 7	Unit of Measure	Items
	Cost /Itm \$562		
	% Included 100.00%	Total Cost/Study	\$3,931
Summary	Replacement Year 2027	Future Cost	\$4,448

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	Useful Life 15	Remaining Life 6	
8 Activities Area	Quantity 8	Unit of Measure	Items
	Cost /Itm \$520		
	% Included 100.00%	Total Cost/Study	\$4,160
Summary	Replacement Year 2028	Future Cost	\$4,824

This is to replace the garbage containers.

2022- Per client 11/8/22, all items in good condition extend remaining life from 2024 to 2028.

480 - Drinking Fountain	Useful Life 20	Remaining Life 6	
5 Activities Area	Quantity 5	Unit of Measure	Items
	Cost /Itm \$832		
	% Included 100.00%	Total Cost/Study	\$4,160
Summary	Replacement Year 2028	Future Cost	\$4,824

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

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

900 - Miscellaneous	Useful Life 30	Remaining Life 14	
Wood Shed Behind Lodge	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,912		
	% Included 100.00%	Total Cost/Study	\$2,912
Summary	Replacement Year 2036	Future Cost	\$4,115

This is to replace the lodge wood shed.

**27000 - Appliances**

200 - Refrigerator	Useful Life 15	Remaining Life 8	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,226		
	% Included 100.00%	Total Cost/Study	\$2,226
Summary	Replacement Year 2030	Future Cost	\$2,712

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.

204 - Refrigerator	Useful Life 15	Remaining Life 4	
Pool Building	Quantity 1	Unit of Measure	Items
	Cost /Itm \$936		
	% Included 100.00%	Total Cost/Study	\$936
Summary	Replacement Year 2026	Future Cost	\$1,033

This is to replace the Admiral refrigerator.

2022- Per client 11/8/22, extend the remaining life from 2023 to 2026. The board will reevaluate in 2 years.  
 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 8	
Lodge	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,633		
	% Included 100.00%	Total Cost/Study	\$1,633
Summary	Replacement Year 2030	Future Cost	\$1,989

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

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

720 - Oven: Wall	Useful Life 15	Remaining Life 8	
Lodge- Double Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,340		
	% Included 100.00%	Total Cost/Study	\$2,340
Summary	Replacement Year 2030	Future Cost	\$2,851

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 \$520		
	% Included 100.00%	Total Cost/Study	\$520
Summary	Replacement Year 2024	Future Cost	\$546

This is to replace the riding lawnmower.

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

710 - Tools	Useful Life 15	Remaining Life 4	
Maintenance Bldg- Compressor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,082		
	% Included 100.00%	Total Cost/Study	\$1,082
Summary	Replacement Year 2026	Future Cost	\$1,194

This is to replace the DeWalt 2.5 hp compressor.

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

720 - Field Equipment	Useful Life 5	Remaining Life 2	
3 Maintenance Bldg- Chainsaws (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$754	Qty * \$/Itm	\$2,262
	% Included 33.33%	Total Cost/Study	\$754
Summary	Replacement Year 2024	Future Cost	\$792

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 4	
Maintenance Bldg- Ranger Quad Runner	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,456		
	% Included 100.00%	Total Cost/Study	\$14,456
Summary	Replacement Year 2026	Future Cost	\$15,957

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

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

**30000 - Miscellaneous**

860 - Field Equipment	Useful Life 15	Remaining Life 11	
Chipper/Shredder	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,906		
	% Included 100.00%	Total Cost/Study	\$9,906
Summary	Replacement Year 2033	Future Cost	\$12,998

This is to replace the chipper/shredder.

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

**31000 - Reserve Study**

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 2	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,080		
	% Included 100.00%	Total Cost/Study	\$2,080
Summary	Replacement Year 2024	Future Cost	\$2,185

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 \$1,087		
	% Included 100.00%	Total Cost/Study	\$1,087
Summary	Replacement Year 2023	Future Cost	\$1,114

This is for major unanticipated reserve component repairs.

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

**14000 - Recreation**

700 - Billiard Table	Useful Life 30	Remaining Life 12
Lodge Upstairs	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,160	
	% Included 100.00%	Total Cost/Study \$4,160
Summary	Replacement Year N/A	Future Cost N/A

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

2022- Per client, pool table removed, no current plans to replace.

2021- Unit cost is reduced from \$5,944 to \$4,000. Useful life is increased from 20 to 30 years and remaining life is increased from 2024 to 2034.

2019- Per client 12/10/2019, move remaining life from 2020 to 2024.

2017- The pool table is in poor visual condition.

**18000 - Landscaping**

460 - Defensible Space	Useful Life 2	Remaining Life 2
Greenbelt Clearing	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,800	
	% Included 100.00%	Total Cost/Study \$20,800
Summary	Replacement Year N/A	Future Cost N/A

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

2022- Per client 11/8/22, remove this component. This is an operating expense, the association spends an excess of \$20,000 annually.

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

**19000 - Fencing**

330 - Tubular Steel	Useful Life 20	Remaining Life 12
150 lf Tot Lot Fencing- Excluded	Quantity 150	Unit of Measure Linear Feet
	Cost /l.f. \$52.00	
	% Included 100.00%	Total Cost/Study \$7,800
Summary	Replacement Year N/A	Future Cost N/A

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

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

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

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

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$8,887	3	2	24,416	\$.36/SqFt		Walkways, Upper & Lower Parking, Drives
110 - Asphalt: Ongoing Repairs	\$2,122	3	2	5,100	\$4.16/SqFt (10%)		Walkways
120 - Asphalt: Major Repairs	\$7,072	6	4	5,100	\$4.16/SqFt (33%)		Walkways
140 - Asphalt: Ongoing Repairs	\$7,997	3	2	12,816	\$4.16/SqFt (15%)		Upper Parking & Driveway
150 - Asphalt: Overlay w/ Interlayer	\$46,650	25	2	12,816	\$3.64/SqFt		Upper Parking & Driveway
170 - Asphalt: Ongoing Repairs	\$4,056	3	2	6,500	\$4.16/SqFt (15%)		Lower Parking & Driveway
180 - Asphalt: Major Repairs	\$23,660	25	2	6,500	\$3.64/SqFt		Lower Parking & Driveway
190 - Asphalt: Sealing	\$2,995	5	2	9,600	\$.31/SqFt		Basketball Court
200 - Asphalt: Ongoing Repairs	\$1,997	5	2	9,600	\$4.16/SqFt (5%)		Basketball Court
210 - Asphalt: Boni Fiber Overlay	\$26,957	25	3	9,600	\$2.81/SqFt		Basketball Court
<b>02000 - Concrete</b>							
380 - Pad	\$1,038	5	4	624	\$16.64/SqFt (10%)		Shuffle Board Pad
400 - Pool Deck	\$96,200	35	0	6,000	\$16.03/SqFt		Large Pool
410 - Pool Deck	\$14,352	15	3	1	\$14,352/LS		Small Pool
<b>03000 - Painting: Exterior</b>							
100 - Surface Restoration	\$7,062	10	4	1	\$7,062/LS		Lodge
102 - Surface Restoration	\$3,661	2	3	1	\$3,661/LS		Pool Bldg/ Maintenance Bldg
110 - Acrylic	\$1,298	10	2	624	\$2.08/SqFt		Shuffle Board Stripe
150 - Stain	\$1,599	2	1	1	\$1,599/LS		Lodge Decking, Benches, Etc
400 - Wrought Iron	\$4,212	5	1	405	\$10.40/l.f.		Pool Area Fence
<b>03500 - Painting: Interior</b>							
300 - Clubhouse	\$3,318	8	4	1	\$6,635/LS (50%)		Lodge
310 - Miscellaneous	\$832	10	8	1	\$832/Bldg		Pool Building
<b>04000 - Structural Repairs</b>							
660 - Decking: Wood	\$18,694	20	4	1	\$18,694/LS		Lodge Decking, Benches, Etc
910 - Building Maintenance	\$5,500	20	1	1	\$5,500/LS		Various
912 - Building Maintenance	\$3,952	15	5	1	\$3,952/LS		Polaris Quad- Tuff Shed
920 - Doors	\$17,966	25	10	1	\$17,966/LS		Lodge Fire-Safe Upgrade

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04000 - Structural Repairs</b>							
<b>05000 - Roofing</b>							
410 - Pitched: Dimensional Composition	\$22,464	25	19	24	\$936/Sqrs		Pool Building
420 - Pitched: Dimensional Composition	\$9,360	25	2	10	\$936/Sqrs		Maintenance Building
440 - Pitched: Metal	\$37,326	30	26	37	\$1,009/Sqrs		Lodge
<b>08000 - Rehab</b>							
100 - General	\$14,831	20	12	1	\$14,831/LS		Lodge
210 - Bathrooms	\$14,830	30	22	2	\$7,415/Rm		Lodge Bathrooms
220 - Bathrooms	\$3,619	20	11	2	\$1,810/Rm		Pool Building Bathrooms
230 - Kitchen	\$4,706	20	4	1	\$4,706/LS		Pool Building Kitchen
234 - Kitchen	\$37,336	20	13	1	\$37,336/LS		Lodge
<b>12000 - Pool</b>							
100 - Resurface	\$22,913	12	4	136	\$168/l.f.		Small Pool
120 - Resurface	\$51,800	12	0	240	\$216/l.f.		Large Pool
200 - Edge: Tile, Coping, Mastic	\$20,160	24	0	240	\$84.00/l.f.		Large Pool
700 - Equipment: Replacement	\$10,000	5	1	1	\$20,000/LS (50%)		Small Pool
710 - Equipment: Replacement	\$5,200	5	5	1	\$10,400/LS (50%)		Large Pool
711 - Equipment: Replacement	\$132,872	1	0	1	\$132,872/LS [nr:1]		Large Pool (2022 Only)
714 - Chemical System	\$5,200	6	6	2	\$2,600/Itm		InteliChem Controllers
730 - Equipment: Replacement	\$1,717	3	3	24	\$71.54/Itm		Filter Cartridges
800 - Solar System	\$12,002	15	2	1	\$12,002/LS		Small Pool
810 - Solar System	\$36,192	15	2	1	\$36,192/LS		Large Pool
930 - Furniture: Misc	\$7,529	4	3	127	\$119/Itm (50%)		Pool- All Furniture
934 - Furniture: Misc	\$385	2	1	4	\$96.20/Itm		Pool- Chaise Lounges
<b>14000 - Recreation</b>							
902 - Game Table	\$842	12	2	1	\$842/Itm		Pool Building Table Tennis
<b>17000 - Tennis Court</b>							
100 - Reseal	\$13,179	7	5	14,400	\$.92/SqFt		[2] Tennis Courts
500 - Resurface	\$56,909	21	5	14,400	\$3.95/SqFt		[2] Tennis Courts
<b>17500 - Basketball / Sport Court</b>							
300 - Basketball Standard	\$520	8	3	1	\$520/Itm		Backboard & Hoop
<b>19000 - Fencing</b>							
110 - Chain Link: 6'	\$2,929	30	13	176	\$16.64/l.f.		Large Pool Solar System



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>19000 - Fencing</b>							
114 - Chain Link: 6'	\$3,677	30	5	221	\$16.64/l.f.		Pool Area
130 - Chain Link: 10'	\$12,636	30	1	450	\$28.08/l.f.		Tennis Courts
190 - Chain Link: Slats	\$2,758	10	2	221	\$12.48/l.f.		Pool
230 - Wrought Iron: 6'	\$21,060	30	10	405	\$52.00/l.f.		Pool Fence & Gates
<b>20000 - Lighting</b>							
100 - Exterior: Misc. Fixtures	\$31,200	15	2	1	\$31,200/LS		Walkway & Pool Area
<b>21000 - Signage</b>							
100 - Miscellaneous	\$832	5	3	6	\$416/Itm (33%)		Activities Area
790 - Wood Monument	\$7,280	20	8	1	\$7,280/LS		Gold Ridge Lodge/Lodge Upper Entrance/Granite
<b>22000 - Office Equipment</b>							
100 - Miscellaneous	\$728	6	5	1	\$728/Itm		Camera- 2021
200 - Computers, Misc.	\$2,600	6	1	1	\$2,600/LS		Office
204 - Computers, Misc.	\$1,560	5	4	1	\$1,560/Itm		Office- Laptop
300 - Copier	\$4,264	5	3	1	\$4,264/Itm		Office
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$4,992	15	8	1	\$4,992/Itm		Lodge
600 - Water Heater	\$1,456	10	2	1	\$1,456/Itm		Pool Equipment Room
610 - Water Heater	\$1,456	15	4	1	\$1,456/Itm		Lodge
700 - Wall A/C Small	\$4,160	20	7	1	\$4,160/Itm		Office Ductless
704 - HVAC	\$9,256	20	7	1	\$9,256/Itm		Lodge
<b>24000 - Furnishings</b>							
106 - Miscellaneous	\$2,231	6	2	13	\$172/Itm		Lodge
200 - Chairs	\$2,995	10	2	80	\$37.44/Itm		Lodge- Folding Chairs
300 - Tables: Buffet	\$884	7	1	10	\$177/Itm (50%)		Lodge
620 - Modular Office Desk	\$1,560	20	13	1	\$1,560/LS		Office Desk Only
<b>24600 - Safety / Access</b>							
560 - Cameras	\$3,500	6	1	1	\$3,500/LS		Security Cameras
700 - Security System	\$13,603	6	4	1	\$13,603/LS		Pool & Tennis Gates
710 - Security System	\$5,096	6	4	1	\$5,096/LS		Gates Software Upgrade
720 - Security System	\$1,040	6	1	1	\$1,040/LS		Wireless Upgrade
<b>25000 - Flooring</b>							
200 - Carpeting	\$2,480	8	7	62	\$40.01/SqYd		Pool Building
400 - Tile	\$16,283	20	7	1	\$16,283/LS		Lodge
990 - Vinyl	\$2,134	15	9	270	\$7.90/SqFt		Office- Laminate

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>25000 - Flooring</b>							
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$30,264	25	24	1	\$30,264/LS		Play Area Structure
104 - Tot Lot: Play Equipment	\$8,674	15	14	4	\$2,168/Itm		Play Area
140 - Tot Lot: Safety Surface	\$1,040	3	2	1	\$1,040/LS		Play Area- Engineered Wood Fiber
200 - Pedestal Grill BBQ	\$128	3	1	5	\$128/Itm (20%)		Activities Area
210 - Barbecue	\$780	15	1	2	\$780/Itm (50%)		Activities Area
214 - Barbecue	\$624	12	9	1	\$624/Itm		Brinkmann Gas
280 - Picnic Tables	\$7,389	15	6	7	\$1,056/Itm		Activities Area
284 - Picnic Tables	\$3,432	15	6	3	\$1,144/Itm		Activities Area
310 - Benches	\$3,931	15	5	7	\$562/Itm		Activities Area
380 - Garbage Receptacles	\$4,160	15	6	8	\$520/Itm		Activities Area
480 - Drinking Fountain	\$4,160	20	6	5	\$832/Itm		Activities Area
900 - Miscellaneous	\$2,912	30	14	1	\$2,912/LS		Wood Shed Behind Lodge
<b>27000 - Appliances</b>							
200 - Refrigerator	\$2,226	15	8	1	\$2,226/Itm		Lodge
204 - Refrigerator	\$936	15	4	1	\$936/Itm		Pool Building
700 - Stove	\$1,633	15	8	1	\$1,633/Itm		Lodge
720 - Oven: Wall	\$2,340	15	8	1	\$2,340/Itm		Lodge- Double Oven
<b>30000 - Miscellaneous</b>							
700 - Field Equipment	\$520	8	2	1	\$520/Itm		Maintenance Bldg- Lawnmower
710 - Tools	\$1,082	15	4	1	\$1,082/Itm		Maintenance Bldg- Compressor
720 - Field Equipment	\$754	5	2	3	\$754/Itm (33%)		Maintenance Bldg- Chainsaws
740 - Tractor	\$14,456	10	4	1	\$14,456/Itm		Maintenance Bldg- Ranger Quad Runner
860 - Field Equipment	\$9,906	15	11	1	\$9,906/Itm		Chipper/Shredder
<b>31000 - Reserve Study</b>							
100 - 3 Year Update with Site Visit	\$2,080	3	2	1	\$2,080/LS		Reserve Study
<b>32000 - Undesignated</b>							
100 - Miscellaneous	\$1,087	1	1	1	\$1,087/LS		Reserve Items

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>14000 - Recreation</b>							
700 - Billiard Table	\$4,160	30	12	1	\$4,160/Itm		Lodge Upstairs
<b>18000 - Landscaping</b>							
460 - Defensible Space	\$20,800	2	2	1	\$20,800/LS		Greenbelt Clearing
<b>19000 - Fencing</b>							
330 - Tubular Steel	\$7,800	20	12	150	\$52.00/l.f.		Tot Lot Fencing- Excluded

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2022</b>			
<b>02000 - Concrete</b>			
400 - Pool Deck 6,000 sf Large Pool	35	96,200	
<b>12000 - Pool</b>			
120 - Resurface 240 lf Large Pool	12	51,800	
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	24	20,160	
711 - Equipment: Replacement Large Pool (2022 Only)[nr:1]	1	132,872	
Total 12000 - Pool:		204,832	204,832
Total 2022:		301,032	
<b>2023</b>			
<b>03000 - Painting: Exterior</b>			
150 - Stain Lodge Decking, Benches, Etc	2	1,599	1,639
400 - Wrought Iron 405 lf Pool Area Fence	5	4,212	4,317
Total 03000 - Painting: Exterior:		5,811	5,956
<b>04000 - Structural Repairs</b>			
910 - Building Maintenance Various	20	5,500	5,638
<b>12000 - Pool</b>			
700 - Equipment: Replacement Small Pool (50%)	5	10,000	10,250
934 - Furniture: Misc 4 Pool- Chaise Lounges	2	385	394
Total 12000 - Pool:		10,385	10,644
<b>19000 - Fencing</b>			
130 - Chain Link: 10' 450 lf Tennis Courts	30	12,636	12,952
<b>22000 - Office Equipment</b>			
200 - Computers, Misc. Office	6	2,600	2,665
<b>24000 - Furnishings</b>			
300 - Tables: Buffet 10 Lodge (50%)	7	884	906
<b>24600 - Safety / Access</b>			
560 - Cameras Security Cameras	6	3,500	3,588
720 - Security System Wireless Upgrade	6	1,040	1,066
Total 24600 - Safety / Access:		4,540	4,654

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023</b>			
<b>26000 - Outdoor Equipment</b>			
200 - Pedestal Grill BBQ 5 Activities Area (20%)	3	128	131
210 - Barbecue 2 Activities Area (50%)	15	780	800
Total 26000 - Outdoor Equipment:		908	931
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,087	1,114
Total 2023:		44,351	45,460
<b>2024</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	3	8,887	9,337
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	3	2,122	2,229
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	3	7,997	8,402
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	25	46,650	49,012
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	3	4,056	4,261
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	25	23,660	24,858
190 - Asphalt: Sealing 9,600 sf Basketball Court	5	2,995	3,147
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	5	1,997	2,098
Total 01000 - Paving:		98,364	103,344
<b>03000 - Painting: Exterior</b>			
110 - Acrylic 624 sf Shuffle Board Stripe	10	1,298	1,364
<b>05000 - Roofing</b>			
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	25	9,360	9,834
<b>12000 - Pool</b>			
800 - Solar System Small Pool	15	12,002	12,609
810 - Solar System Large Pool	15	36,192	38,024
Total 12000 - Pool:		48,194	50,633
<b>14000 - Recreation</b>			
902 - Game Table Pool Building Table Tennis	12	842	885
<b>19000 - Fencing</b>			
190 - Chain Link: Slats 221 lf Pool	10	2,758	2,898
<b>20000 - Lighting</b>			
100 - Exterior: Misc. Fixtures Walkway & Pool Area	15	31,200	32,779

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2024</b>			
<b>23000 - Mechanical Equipment</b>			
600 - Water Heater Pool Equipment Room	10	1,456	1,530
<b>24000 - Furnishings</b>			
106 - Miscellaneous 13 Lodge	6	2,231	2,344
200 - Chairs 80 Lodge- Folding Chairs	10	2,995	3,147
Total 24000 - Furnishings:		5,226	5,491
<b>26000 - Outdoor Equipment</b>			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,040	1,093
<b>30000 - Miscellaneous</b>			
700 - Field Equipment Maintenance Bldg- Lawnmower	8	520	546
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	5	754	792
Total 30000 - Miscellaneous:		1,274	1,338
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit Reserve Study	3	2,080	2,185
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	1,087	1,142
Total 2024:		204,179	214,516

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

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

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

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2022 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$442,281 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$215,941.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group, LLC*



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 24,416 sf Walkways, Upper & Lower Parking, Drives	8,887	3	2	2,962	6,073	2,783
110 - Asphalt: Ongoing Repairs 5,100 sf Walkways (10%)	2,122	3	2	707	1,450	664
120 - Asphalt: Major Repairs 5,100 sf Walkways (33%)	7,072	6	4	2,357	3,624	1,163
140 - Asphalt: Ongoing Repairs 12,816 sf Upper Parking & Driveway (15%)	7,997	3	2	2,666	5,465	2,504
150 - Asphalt: Overlay w/ Interlayer 12,816 sf Upper Parking & Driveway	46,650	25	2	42,918	45,904	1,753
170 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking & Driveway (15%)	4,056	3	2	1,352	2,772	1,270
180 - Asphalt: Major Repairs 6,500 sf Lower Parking & Driveway	23,660	25	2	21,767	23,281	889
190 - Asphalt: Sealing 9,600 sf Basketball Court	2,995	5	2	1,797	2,456	563
200 - Asphalt: Ongoing Repairs 9,600 sf Basketball Court (5%)	1,997	5	2	1,198	1,637	375
210 - Asphalt: Boni Fiber Overlay 9,600 sf Basketball Court	26,957	25	3	23,722	25,420	1,038
<b>02000 - Concrete</b>						
380 - Pad 624 sf Shuffle Board Pad (10%)	1,038	5	4	208	426	205
400 - Pool Deck 6,000 sf Large Pool	96,200	35	0	96,200	2,817	2,458
410 - Pool Deck Small Pool	14,352	15	3	11,482	12,750	921
<b>03000 - Painting: Exterior</b>						
100 - Surface Restoration Lodge	7,062	10	4	4,237	5,067	697
102 - Surface Restoration Pool Bldg/ Maintenance Bldg	3,661	2	3	915	1,251	881
110 - Acrylic 624 sf Shuffle Board Stripe	1,298	10	2	1,038	1,197	122
150 - Stain Lodge Decking, Benches, Etc	1,599	2	1	800	1,639	733
400 - Wrought Iron 405 If Pool Area Fence	4,212	5	1	3,370	4,317	772
<b>03500 - Painting: Interior</b>						
300 - Clubhouse Lodge (50%)	3,318	8	4	1,659	2,125	409
310 - Miscellaneous Pool Building	832	10	8	166	256	91
<b>04000 - Structural Repairs</b>						
660 - Decking: Wood Lodge Decking, Benches, Etc	18,694	20	4	14,955	16,287	922
910 - Building Maintenance Various	5,500	20	1	5,225	5,638	252
912 - Building Maintenance Polaris Quad- Tuff Shed	3,952	15	5	2,635	2,971	267
920 - Doors Lodge Fire-Safe Upgrade	17,966	25	10	10,780	11,786	823

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>05000 - Roofing</b>						
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	22,464	25	19	5,391	6,447	1,284
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,360	25	2	8,611	9,210	352
440 - Pitched: Metal 37 Squares- Lodge	37,326	30	26	4,977	6,376	2,114
<b>08000 - Rehab</b>						
100 - General Lodge	14,831	20	12	5,933	6,841	892
210 - Bathrooms 2 Lodge Bathrooms	14,830	30	22	3,955	4,560	761
220 - Bathrooms 2 Pool Building Bathrooms	3,619	20	11	1,629	1,855	212
230 - Kitchen Pool Building Kitchen	4,706	20	4	3,765	4,100	232
234 - Kitchen Lodge	37,336	20	13	13,068	15,308	2,301
<b>12000 - Pool</b>						
100 - Resurface 136 lf Small Pool	22,913	12	4	15,276	17,615	1,885
120 - Resurface 240 lf Large Pool	51,800	12	0	51,800	4,425	3,860
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	20,160	24	0	20,160	861	751
700 - Equipment: Replacement Small Pool (50%)	10,000	5	1	8,000	10,250	1,833
710 - Equipment: Replacement Large Pool (50%)	5,200	5	5	867	1,066	877
711 - Equipment: Replacement Large Pool (2022 Only)[nr:1]	132,872	1	0	132,872	0	0
714 - Chemical System 2 InteliChem Controllers	5,200	6	6	743	888	770
730 - Equipment: Replacement 24 Filter Cartridges	1,717	3	3	429	587	413
800 - Solar System Small Pool	12,002	15	2	10,401	11,482	752
810 - Solar System Large Pool	36,192	15	2	31,366	34,624	2,267
930 - Furniture: Misc 127 Pool- All Furniture (50%)	7,529	4	3	1,882	3,858	1,812
934 - Furniture: Misc 4 Pool- Chaise Lounges	385	2	1	192	394	176
<b>14000 - Recreation</b>						
902 - Game Table Pool Building Table Tennis	842	12	2	702	792	66
<b>17000 - Tennis Court</b>						
100 - Reseal 14,400 sf [2] Tennis Courts	13,179	7	5	3,765	5,789	1,905
500 - Resurface 14,400 sf [2] Tennis Courts	56,909	21	5	43,359	47,221	2,741
<b>17500 - Basketball / Sport Court</b>						
300 - Basketball Standard Backboard & Hoop	520	8	3	325	400	63
<b>19000 - Fencing</b>						
110 - Chain Link: 6' 176 lf Large Pool Solar System	2,929	30	13	1,660	1,801	120
114 - Chain Link: 6' 221 lf Pool Area	3,677	30	5	3,065	3,267	124
130 - Chain Link: 10' 450 lf Tennis Courts	12,636	30	1	12,215	12,952	386
190 - Chain Link: Slats 221 lf Pool	2,758	10	2	2,206	2,544	259

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>19000 - Fencing</b>						
230 - Wrought Iron: 6' 405 If Pool Fence & Gates	21,060	30	10	14,040	15,111	803
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures Walkway & Pool Area	31,200	15	2	27,040	29,848	1,954
<b>21000 - Signage</b>						
100 - Miscellaneous 6 Activities Area (33%)	832	5	3	333	512	160
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	7,280	20	8	4,368	4,850	397
<b>22000 - Office Equipment</b>						
100 - Miscellaneous Camera- 2021	728	6	5	121	249	123
200 - Computers, Misc. Office	2,600	6	1	2,167	2,665	397
204 - Computers, Misc. Office- Laptop	1,560	5	4	312	640	308
300 - Copier Office	4,264	5	3	1,706	2,622	821
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Lodge	4,992	15	8	2,330	2,729	363
600 - Water Heater Pool Equipment Room	1,456	10	2	1,165	1,343	137
610 - Water Heater Lodge	1,456	15	4	1,068	1,194	96
700 - Wall A/C Small Office Ductless	4,160	20	7	2,704	2,985	221
704 - HVAC Lodge	9,256	20	7	6,016	6,641	492
<b>24000 - Furnishings</b>						
106 - Miscellaneous 13 Lodge	2,231	6	2	1,487	1,905	349
200 - Chairs 80 Lodge- Folding Chairs	2,995	10	2	2,396	2,763	281
300 - Tables: Buffet 10 Lodge (50%)	884	7	1	758	906	116
620 - Modular Office Desk Office Desk Only	1,560	20	13	546	640	96
<b>24600 - Safety / Access</b>						
560 - Cameras Security Cameras	3,500	6	1	2,917	3,588	535
700 - Security System Pool & Tennis Gates	13,603	6	4	4,534	6,972	2,238
710 - Security System Gates Software Upgrade	5,096	6	4	1,699	2,612	838
720 - Security System Wireless Upgrade	1,040	6	1	867	1,066	159
<b>25000 - Flooring</b>						
200 - Carpeting 62 Sq. Yds. Pool Building	2,480	8	7	310	636	330
400 - Tile Lodge	16,283	20	7	10,584	11,683	865
990 - Vinyl 270 sf Office- Laminate	2,134	15	9	854	1,021	159
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Play Area Structure	30,264	25	24	1,211	2,482	1,958
104 - Tot Lot: Play Equipment 4 Play Area	8,674	15	14	578	1,185	731
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,040	3	2	347	711	326

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>26000 - Outdoor Equipment</b>						
200 - Pedestal Grill BBQ 5 Activities Area (20%)	128	3	1	85	131	39
210 - Barbecue 2 Activities Area (50%)	780	15	1	728	800	48
214 - Barbecue Brinkmann Gas	624	12	9	156	213	58
280 - Picnic Tables 7 Activities Area	7,389	15	6	4,434	5,049	511
284 - Picnic Tables 3 Activities Area	3,432	15	6	2,059	2,345	237
310 - Benches 7 Activities Area	3,931	15	5	2,621	2,955	265
380 - Garbage Receptacles 8 Activities Area	4,160	15	6	2,496	2,843	288
480 - Drinking Fountain 5 Activities Area	4,160	20	6	2,912	3,198	216
900 - Miscellaneous Wood Shed Behind Lodge	2,912	30	14	1,553	1,691	123
<b>27000 - Appliances</b>						
200 - Refrigerator Lodge	2,226	15	8	1,039	1,217	162
204 - Refrigerator Pool Building	936	15	4	686	768	62
700 - Stove Lodge	1,633	15	8	762	893	119
720 - Oven: Wall Lodge- Double Oven	2,340	15	8	1,092	1,279	170
<b>30000 - Miscellaneous</b>						
700 - Field Equipment Maintenance Bldg- Lawnmower	520	8	2	390	466	61
710 - Tools Maintenance Bldg- Compressor	1,082	15	4	793	887	71
720 - Field Equipment 3 Maintenance Bldg- Chainsaws (33%)	754	5	2	452	618	142
740 - Tractor Maintenance Bldg- Ranger Quad Runner	14,456	10	4	8,674	10,372	1,427
860 - Field Equipment Chipper/Shredder	9,906	15	11	2,642	3,385	775
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit Reserve Study	2,080	3	2	693	1,421	651
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	1,087	1	1	543	1,114	498
<b>Totals</b>	<b>1,103,133</b>			[A] <b>770,995</b>	[B] <b>553,322</b>	<b>72,933</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>28.01%</b>	<b>44.61%</b>	

## Terms & Definitions CAI

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

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

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

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

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

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

## Terms & Definitions BRG

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

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

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

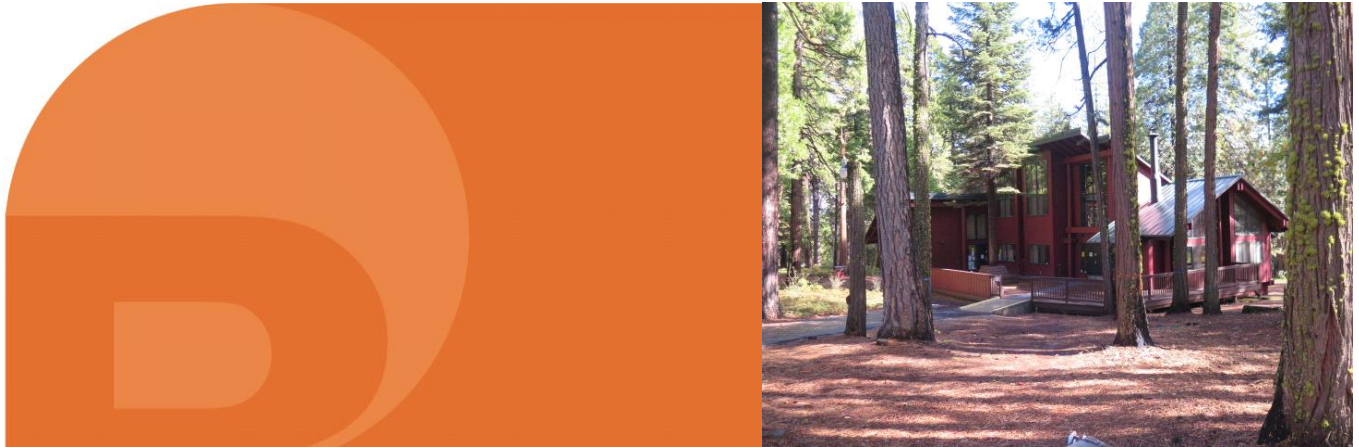
**NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS):** Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

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

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

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





**RESERVE STUDY**

Member Distribution Materials

**Gold Ridge Forest HOA**

*Update w/o Site Visit Review*

2022 Update- 2

Published - November 10, 2022

Prepared for the 2023 Fiscal Year

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<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 5

November 10, 2022

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, LLC prepared this Update w/o Site Visit Review for the January 1, 2023 - December 31, 2023 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  
2022 Update- 2  
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>	<b>132,393</b>	<b>3-25</b>	<b>2-4</b>	<b>101,447</b>	<b>118,083</b>	<b>13,003</b>
<b>02000 - Concrete</b>	<b>111,591</b>	<b>5-35</b>	<b>0-4</b>	<b>107,890</b>	<b>15,993</b>	<b>3,584</b>
<b>03000 - Painting: Exterior</b>	<b>17,831</b>	<b>2-10</b>	<b>1-4</b>	<b>10,360</b>	<b>13,471</b>	<b>3,205</b>
<b>03500 - Painting: Interior</b>	<b>4,150</b>	<b>8-10</b>	<b>4-8</b>	<b>1,825</b>	<b>2,381</b>	<b>500</b>
<b>04000 - Structural Repairs</b>	<b>46,112</b>	<b>15-25</b>	<b>1-10</b>	<b>33,594</b>	<b>36,681</b>	<b>2,264</b>
<b>05000 - Roofing</b>	<b>69,150</b>	<b>25-30</b>	<b>2-26</b>	<b>18,979</b>	<b>22,034</b>	<b>3,750</b>
<b>08000 - Rehab</b>	<b>75,323</b>	<b>20-30</b>	<b>4-22</b>	<b>28,348</b>	<b>32,664</b>	<b>4,398</b>
<b>12000 - Pool</b>	<b>305,969</b>	<b>1-24</b>	<b>0-6</b>	<b>273,989</b>	<b>86,049</b>	<b>15,395</b>
<b>14000 - Recreation</b>	<b>842</b>	<b>12-12</b>	<b>2-2</b>	<b>702</b>	<b>792</b>	<b>66</b>
<b>17000 - Tennis Court</b>	<b>70,088</b>	<b>7-21</b>	<b>5-5</b>	<b>47,124</b>	<b>53,010</b>	<b>4,646</b>
<b>17500 - Basketball / Sport Court</b>	<b>520</b>	<b>8-8</b>	<b>3-3</b>	<b>325</b>	<b>400</b>	<b>63</b>
<b>19000 - Fencing</b>	<b>43,060</b>	<b>10-30</b>	<b>1-13</b>	<b>33,185</b>	<b>35,675</b>	<b>1,693</b>
<b>20000 - Lighting</b>	<b>31,200</b>	<b>15-15</b>	<b>2-2</b>	<b>27,040</b>	<b>29,848</b>	<b>1,954</b>
<b>21000 - Signage</b>	<b>8,112</b>	<b>5-20</b>	<b>3-8</b>	<b>4,701</b>	<b>5,362</b>	<b>557</b>
<b>22000 - Office Equipment</b>	<b>9,152</b>	<b>5-6</b>	<b>1-5</b>	<b>4,306</b>	<b>6,176</b>	<b>1,649</b>
<b>23000 - Mechanical Equipment</b>	<b>21,320</b>	<b>10-20</b>	<b>2-8</b>	<b>13,283</b>	<b>14,892</b>	<b>1,308</b>
<b>24000 - Furnishings</b>	<b>7,670</b>	<b>6-20</b>	<b>1-13</b>	<b>5,187</b>	<b>6,214</b>	<b>843</b>
<b>24600 - Safety / Access</b>	<b>23,239</b>	<b>6-6</b>	<b>1-4</b>	<b>10,016</b>	<b>14,237</b>	<b>3,769</b>
<b>25000 - Flooring</b>	<b>20,898</b>	<b>8-20</b>	<b>7-9</b>	<b>11,748</b>	<b>13,340</b>	<b>1,354</b>
<b>26000 - Outdoor Equipment</b>	<b>67,494</b>	<b>3-30</b>	<b>1-24</b>	<b>19,179</b>	<b>23,603</b>	<b>4,798</b>
<b>27000 - Appliances</b>	<b>7,134</b>	<b>15-15</b>	<b>4-8</b>	<b>3,579</b>	<b>4,156</b>	<b>512</b>
<b>30000 - Miscellaneous</b>	<b>26,718</b>	<b>5-15</b>	<b>2-11</b>	<b>12,951</b>	<b>15,728</b>	<b>2,475</b>
<b>31000 - Reserve Study</b>	<b>2,080</b>	<b>3-3</b>	<b>2-2</b>	<b>693</b>	<b>1,421</b>	<b>651</b>
<b>32000 - Undesignated</b>	<b>1,087</b>	<b>1-1</b>	<b>1-1</b>	<b>543</b>	<b>1,114</b>	<b>498</b>
Totals	<b>\$1,103,133</b>			<b>\$770,995</b>	<b>\$553,322</b>	<b>\$72,933</b>
Estimated Ending Balance				<b>\$215,941</b>	<b>\$246,860</b>	<b>\$29.08</b>
Percent Funded				<b>28.0%</b>	<b>44.6%</b>	/Lot/quarter @ 627

November 10, 2022

(1) The regular assessment per ownership interest is \$107.00 per quarter for the fiscal year beginning January 1, 2023.

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

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

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

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

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

Yes  No

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

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

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

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

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$770,995, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$215,941 resulting in reserves being 28.0% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

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

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

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2023	\$553,322	\$246,860	44.6%
2024	\$596,994	\$112,327	18.8%
2025	\$471,698	\$128,328	27.2%
2026	\$495,709	\$101,882	20.6%
2027	\$473,893	\$58,832	12.4%

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

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

### Additional Disclosures

**§5565(d)** The current deficiency in reserve funding as of December 31, 2023 is \$489 per ownership interest (average).

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

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

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

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

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

**30 Year Reserve Funding Plan Cash Flow Method**

2022 Update- 2

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Beginning Balance</b>	442,281	215,941	246,860	112,327	128,328	101,882	58,832	107,316	136,907	174,269
<b>Inflated Expenditures @ 2.5%</b>	301,032	45,459	214,516	67,739	115,024	136,323	47,961	70,672	66,747	17,240
<b>Reserve Contribution</b>	69,792	72,933 <sup>1</sup>	77,309	81,948	86,865	92,077	95,208	98,445	101,792	105,253
<i>Lots/quarter @ 627</i>	27.83	29.08	30.82	32.67	34.64	36.71	37.96	39.25	40.59	41.97
<i>Percentage Increase</i>		4.5%	6.0%	6.0%	6.0%	6.0%	3.4%	3.4%	3.4%	3.4%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	4,900	3,445	2,674	1,791	1,714	1,196	1,237	1,818	2,316	3,274
<b>Ending Balance</b>	215,941	246,860	112,327	128,328	101,882	58,832	107,316	136,907	174,269	265,555

1) Per association.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Beginning Balance</b>	265,555	286,675	312,574	291,699	332,682	368,992	468,317	512,295	476,446	581,605
<b>Inflated Expenditures @ 2.5%</b>	91,823	91,095	141,731	83,979	93,318	35,543	96,331	180,740	44,925	101,934
<b>Reserve Contribution</b>	108,832	112,532	116,358	120,314	124,405	128,635	133,009	137,531	142,207	145,762
<i>Lots/quarter @ 627</i>	43.39	44.87	46.39	47.97	49.60	51.29	53.03	54.84	56.70	58.12
<i>Percentage Increase</i>	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	4,111	4,461	4,498	4,648	5,223	6,233	7,300	7,360	7,876	9,053
<b>Ending Balance</b>	286,675	312,574	291,699	332,682	368,992	468,317	512,295	476,446	581,605	634,486

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
<b>Beginning Balance</b>	634,486	718,752	809,763	881,272	950,034	839,093	986,125	856,607	790,107	797,527
<b>Inflated Expenditures @ 2.5%</b>	75,213	73,508	98,049	105,765	289,175	35,594	316,500	256,355	186,436	93,720
<b>Reserve Contribution</b>	149,406	153,141	156,970	160,894	164,916	169,039	173,265	177,597	182,037	186,588
<i>Lots/quarter @ 627</i>	59.57	61.06	62.59	64.15	65.76	67.40	69.08	70.81	72.58	74.40
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	10,074	11,379	12,588	13,633	13,319	13,587	13,718	12,258	11,819	12,659
<b>Ending Balance</b>	718,752	809,763	881,272	950,034	839,093	986,125	856,607	790,107	797,527	903,054