

Reserve Study Transmittal Letter

Date: December 05, 2025
To: Gold Ridge Forest HOA
From: Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)

Re: Gold Ridge Forest HOA; Update w/o Site Visit Review
2025 Update-2

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 2026 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$77,401** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$30.86 /Lot/quarter @ 627.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2026, the Association is **42.4%** funded.

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

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

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

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

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

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

5. What are the next steps?

This study meets the CA Civil Code Requirements for a 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, (2025) 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

2025 Update-2

Published - December 05, 2025

Prepared for the 2026 Fiscal Year

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Gold Ridge Forest HOA

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Gold Ridge Forest HOA

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Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	95
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Gold Ridge Forest HOA

2025 Update-2

Published - December 05, 2025

Prepared for the 2026 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Gold Ridge Forest HOA (the "**Association**") which is a Planned Development with a total of 627 Lots. 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.

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 \$617,030.**
 - [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, 2026 is estimated to be \$261,335, constituting 42.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$77,401 [*\$30.86 per Lot per quarter (average)*] for the fiscal year ending December 31, 2026 (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.

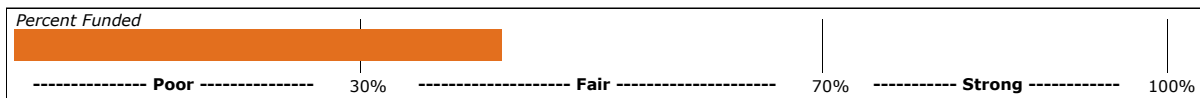
Funding Assessment

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. 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 42.4% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Gold Ridge Forest HOA is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and BRG's founder, Robert Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

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, a division of Reserve Advisors, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
01000 - Paving																	
100 - Asphalt: Sealing 6,500 sf Lower Parking	2,745	4 4					3,030				3,344				3,692		
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)	4,620	4 4					5,099				5,628				6,213		
120 - Asphalt: Major Repairs 6,500 sf Lower Parking	30,797	25 8									37,523						
129 - Asphalt: Sealing Upper Parking/Walkways/Basket Ball Ct (2025 Only)[nr:1]	92,628	2 0	92,628														
130 - Asphalt: Sealing 14,000 sf Upper Parking	5,963	4 4					6,582				7,266				8,020		
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)	1,325	4 4					1,463				1,615				1,782		
150 - Asphalt: Major Repairs 14,000 sf Upper Parking	66,332	25 25															
160 - Asphalt: Sealing 5,350 sf Basketball Court	2,259	4 4					2,494				2,753				3,039		
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)	760	4 4					839				927				1,023		
180 - Asphalt: Major Repairs 5,350 sf Basketball Court	25,348	25 25															
190 - Asphalt: Sealing 7,422 sf Walkways	3,133	4 4					3,458				3,817				4,214		
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)	1,407	4 4					1,553				1,714				1,892		
210 - Asphalt: Major Repairs 7,422 sf Walkways	39,878	25 25															
Total 01000 - Paving	277,195		92,628				24,518				64,587				29,873		
02000 - Concrete																	
380 - Pad 624 sf Shuffle Board Pad (10%)	1,157	5 3				1,246					1,410					1,595	
400 - Pool Deck 3,338 sf Large Pool Deck	104,040	35 32															
410 - Pool Deck 1,777 sf Small Pool	32,946	25 15															
700 - Sealing 5,385 sf Seal Pool Decks	27,733	5 2			29,137					32,966					37,297		
Total 02000 - Concrete	165,876				29,137	1,246				32,966	1,410				37,297	1,595	
03000 - Painting: Exterior																	
100 - Surface Restoration Lodge	8,755	10 1		8,974										11,487			
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg	3,708	5 3				3,993				4,518						5,112	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	Cost	Remaining																	
110 - Acrylic 624 sf Shuffle Board Stripe	5,150	10	2				5,411										6,926		
150 - Stain Lodge Decking, Benches, Etc	1,900	2	1		1,948		2,046		2,150			2,259		2,373		2,493		2,620	
400 - Wrought Iron 405 lf Pool Area Fence	4,589	5	3				4,941						5,591					6,326	
Total 03000 - Painting: Exterior	24,102				10,922		5,411	10,981	2,150			2,259	10,109	2,373		13,981	6,926	14,057	
03500 - Painting: Interior																			
300 - Clubhouse Lodge (50%)	3,839	8	1		3,935									4,795					
310 - Miscellaneous Pool Building	1,699	10	2				1,786										2,286		
Total 03500 - Painting: Interior	5,539				3,935		1,786							4,795			2,286		
04000 - Structural Repairs																			
660 - Decking: Wood Lodge Decking, Benches, Etc	21,630	25	6							25,084									
910 - Building Maintenance Various	6,365	10	7									7,566							
911 - Building Maintenance Various (2025 Only) 3 Doors Replace[nr:1]	2,599	2	0	2,599															
912 - Building Maintenance Polaris Quad- Tuff Shed	4,573	15	2				4,805												
920 - Doors Lodge Fire-Safe Upgrade	20,792	25	7									24,715							
Total 04000 - Structural Repairs	55,959				2,599		4,805			25,084		32,281							
05000 - Roofing																			
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	25,956	25	16																
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,270	25	3				9,983												
440 - Pitched: Metal 37 Squares- Lodge	43,255	30	23																
441 - Pitched: Metal Lodge (2025 Only)[nr:1]	6,077	2	0	6,077															
Total 05000 - Roofing	84,558				6,077		9,983												
08000 - Rehab																			
100 - General Lodge	17,165	20	9											21,437					
210 - Restrooms 2 Lodge Bathrooms	17,160	30	19																
220 - Bathrooms 2 Pool Building Bathrooms	6,180	20	8									7,530							
234 - Kitchen Lodge Kitchen Rehab	25,750	20	10												32,962				
Total 08000 - Rehab	66,255											7,530	21,437	32,962					
12000 - Pool																			
100 - Resurface 136 lf Small Pool	25,915	15	4					28,605											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
120 - Resurface 240 If Large Pool	59,822	12	9									74,710					
200 - Edge: Tile, Coping, Mastic 240 If Large Pool	23,484	24	21														
700 - Equipment: Replacement Small Pool (50%)	8,092	5	2			8,502				9,619					10,883		
710 - Equipment: Replacement Large Pool (50%)	16,991	5	2			17,852				20,197					22,852		
714 - Chemical System 2 IntelliChem Controllers & Stenner Pumps	8,652	6	3				9,317					10,805					
800 - Solar System Small Pool	13,895	15	2			14,598											
810 - Solar System Large Pool	41,885	15	2			44,005											
930 - Furniture: Misc Pool- All Furniture	4,163	6	5					4,710						5,463			
933 - Furniture: Misc Pool- All Furniture (2026 Only)[nr:1]	1,000	2	1		1,025												
Total 12000 - Pool	203,900			1,025	84,957	9,317	28,605	4,710		29,817		85,515		5,463	33,735		
14000 - Recreation																	
902 - Game Table Pool Building Table Tennis	974	15	2			1,024											
Total 14000 - Recreation	974					1,024											
15000 - Grounds Maintenance																	
930 - Tools (Small, Medium) Maintenance Building	1,545	1	1		1,584	1,623	1,664	1,705	1,748	1,792	1,837	1,882	1,929	1,978	2,027	2,078	2,130
Total 15000 - Grounds Maintenance	1,545				1,584	1,623	1,664	1,705	1,748	1,792	1,837	1,882	1,929	1,978	2,027	2,078	2,130
17000 - Tennis Court																	
100 - Reseal 14,400 sf [2] Tennis Courts	19,282	6	1		19,764					22,920							26,580
500 - Resurface 14,400 sf [2] Tennis Courts	65,261	18	7							77,575							
Total 17000 - Tennis Court	84,542				19,764					100,494							26,580
17500 - Basketball / Sport Court																	
300 - Basketball Standard Backboard & Hoop	618	8	1		633							772					
Total 17500 - Basketball / Sport Court	618				633							772					
19000 - Fencing																	
110 - Chain Link: 6' 176 If Large Pool Solar System	3,263	30	10										4,177				
114 - Chain Link: 6' 221 If Small Pool Area	4,097	30	2			4,305											
130 - Chain Link: 10' 450 If Tennis Courts	14,832	30	2			15,583											
190 - Chain Link: Slats 221 If Pool	3,187	10	4				3,518										4,503

See Section VI-b for Excluded Components

Prepared for the 2026 Fiscal Year																	2025 Update-2		
Reserve Component	Current Replacement		Life Useful /		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	Cost	Remaining																	
230 - Wrought Iron: 6' 405 If Pool Fence & Gates	25,029	30	7									29,752							
Total 19000 - Fencing	50,408					19,888		3,518			29,752			4,177					4,503
20000 - Lighting																			
100 - Exterior: Misc. Fixtures Walkway & Pool Area	36,108	15	14																51,019
101 - Exterior: Misc. Fixtures Walkway & Pool Area (2025 Only)[nr:1]	1,980	2	0	1,980															
900 - Miscellaneous Interior Cabana Repair & Installation	1,699	25	24																
Total 20000 - Lighting	39,787			1,980															51,019
21000 - Signage																			
100 - Miscellaneous 6 Activities Area- Wood Display Signage	3,090	15	12														4,156		
104 - Miscellaneous Pool Rule Signage	462	8	7								550								
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	8,425	20	9										10,522						
Total 21000 - Signage	11,978										550		10,522				4,156		
22000 - Office Equipment																			
200 - Computers, Misc. Office	3,008	6	1		3,083						3,575							4,146	
201 - Computers, Misc. Office (2025 Only)[nr:1]	209	2	0	209															
204 - Computers, Misc. Office- Laptop	1,802	5	1		1,848					2,090						2,365			
300 - Copier Office	5,057	5	3				5,446						6,162					6,972	
Total 22000 - Office Equipment	10,076			209	4,930		5,446			2,090	3,575	6,162			2,365		11,118		
23000 - Mechanical Equipment																			
200 - HVAC Lodge	5,778	15	5						6,538										
600 - Water Heater Small Pool Equipment Room	1,689	10	2			1,775											2,272		
610 - Water Heater Lodge	1,684	15	5						1,905										
700 - Wall A/C Small Office Ductless	4,944	20	4				5,457												
704 - HVAC Lodge	10,712	20	4				11,824												
Total 23000 - Mechanical Equipment	24,808					1,775		17,281	8,443								2,272		
24000 - Furnishings																			
106 - Miscellaneous 11 Lodge	2,549	15	2			2,678													
110 - Miscellaneous 2 Lodge Sofas	5,000	15	1		5,125														
200 - Chairs 80 Lodge- Folding Chairs	3,801	10	2			3,993											5,112		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
300 - Tables: Buffet 10 Lodge (50%)	1,030	7 3				1,109							1,318				
301 - Tables: Buffet Lodge (2026 Only)[nr:1]	300	2 1		308													
620 - Modular Office Desk Office Furniture	3,296	20 10											4,219				
Total 24000 - Furnishings	15,976			5,433	6,671	1,109							5,538		5,112		
24600 - Safety / Access																	
560 - Cameras Security Cameras	4,053	6 3				4,365						5,062					
710 - Security System Gates Software Upgrade	5,897	6 1		6,044						7,009						8,129	
720 - Security System 5 Fob Access Control	6,180	3 1		6,334			6,822			7,346			7,911			8,519	
Total 24600 - Safety / Access	16,130			12,379		4,365	6,822			14,355		5,062	7,911			16,648	
25000 - Flooring																	
200 - Carpeting 62 Sq. Yds. Pool Building Fitness	2,874	8 4					3,172									3,865	
400 - Tile Lodge Slate Tile	18,844	20 4					20,800										
990 - Vinyl 270 sf Office- Laminate	2,503	15 6							2,903								
Total 25000 - Flooring	24,220						23,972		2,903							3,865	
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Play Area Structure	35,020	25 21															
104 - Tot Lot: Play Equipment Play Area	2,509	15 11												3,292			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,204	3 1		1,234			1,329			1,431			1,541			1,660	
200 - Pedestal Grill BBQ 5 Activities Area- Smokey Joe BBQs	721	12 7								857							
210 - Barbecue 2 Activities Area- Block/W Grill	1,802	15 7								2,143							
214 - Barbecue Signature Barbecue- 6 Burner BBQ	721	12 6							836								
284 - Picnic Tables 10 Activities Area Picnic Tables	13,235	15 10											16,943				
310 - Benches 7 Activities Area Benches	4,550	15 6							5,276								
380 - Garbage Receptacles 8 Activities Area Garbage Receptacles	4,820	15 3				5,191											
480 - Drinking Fountain 5 Activities Area	4,815	20 3				5,185											
900 - Miscellaneous Wood Shed Behind Lodge	4,635	30 11												6,082			
Total 26000 - Outdoor Equipment	74,033			1,234		10,377	1,329		6,112	4,431			18,484	9,374		1,660	
27000 - Appliances																	
200 - Refrigerator Lodge Kitchen	1,931	12 11												2,534			

See Section VI-b for Excluded Components

Gold Ridge Forest HOA
30 Year Expense Forecast - Detailed
2025 Update-2
Prepared for the 2026 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
700 - Stove Lodge	1,890	15 5						2,138									
720 - Oven: Wall Lodge- Double Oven	2,709	15 5						3,065									
Total 27000 - Appliances	6,530							5,203						2,534			
30000 - Miscellaneous																	
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8 1		513								624					
710 - Tools Maintenance Bldg- Compressor	1,251	15 1		1,283													
720 - Field Equipment 5 Maintenance Bldg- Chainsaws	2,575	5 2			2,705					3,061					3,463		
721 - Field Equipment Maintenance Bldg- Chainsaws (2025 Only)[nr:1]	874	2 0	874														
740 - Maintenance Equipment Maintenance Bldg- ATV Polaris	17,576	10 2			18,466										23,638		
806 - Maintenance Equipment Snow Blower- Ariens	1,954	8 7								2,323							
810 - Maintenance Equipment JD Tractor 3025E	24,834	20 19															
814 - Maintenance Equipment JD Tractor Root Grapple Attachment	2,556	8 7								3,039							
818 - Maintenance Equipment JD Tractor Hydraulic Valve Accessory	885	8 7								1,052							
822 - Maintenance Equipment JD Tractor Rotary Cutter Attachment	2,709	8 7								3,220							
826 - Maintenance Equipment JD Tractor Landscape Rake Attachment	1,048	8 7								1,245							
860 - Field Equipment Chipper/Shredder	11,464	15 8									13,968						
Total 30000 - Miscellaneous	68,226		874	1,795	21,171					13,939	13,968	624			27,101		
31000 - Reserve Study																	
100 - 3 Year Update with Site Visit Reserve Study	2,266	3 2			2,381			2,564			2,761			2,973			3,202
Total 31000 - Reserve Study	2,266				2,381			2,564			2,761			2,973			3,202
32000 - Undesignated																	
100 - Miscellaneous Reserve Items	1,257	1 1		1,288	1,320	1,353	1,387	1,422	1,457	1,494	1,531	1,569	1,609	1,649	1,690	1,732	1,776
Total 32000 - Undesignated	1,257			1,288	1,320	1,353	1,387	1,422	1,457	1,494	1,531	1,569	1,609	1,649	1,690	1,732	1,776
Total Expenditures Inflated @ 2.50%			104,367	64,922	181,947	55,841	109,138	26,240	39,438	267,749	109,939	134,599	72,658	40,365	156,390	75,519	62,682
Total Current Replacement Cost	1,316,758																

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
01000 - Paving															
100 - Asphalt: Sealing 6,500 sf Lower Parking		4,075				4,498				4,965				5,480	
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)		6,858				7,570				8,356				9,223	
120 - Asphalt: Major Repairs 6,500 sf Lower Parking															
129 - Asphalt: Sealing Upper Parking/Walkways/Basket Ball Ct (2025 Only)[nr:1]															
130 - Asphalt: Sealing 14,000 sf Upper Parking		8,853				9,772				10,786				11,906	
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)		1,967				2,171				2,397				2,646	
150 - Asphalt: Major Repairs 14,000 sf Upper Parking											122,976				
160 - Asphalt: Sealing 5,350 sf Basketball Court		3,354				3,702				4,086				4,511	
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)		1,129				1,246				1,375				1,518	
180 - Asphalt: Major Repairs 5,350 sf Basketball Court											46,994				
190 - Asphalt: Sealing 7,422 sf Walkways		4,651				5,134				5,667				6,255	
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)		2,088				2,305				2,544				2,808	
210 - Asphalt: Major Repairs 7,422 sf Walkways											73,931				
Total 01000 - Paving		32,974				36,398				40,176	243,901			44,347	
02000 - Concrete															
380 - Pad 624 sf Shuffle Board Pad (10%)				1,804					2,041					2,310	
400 - Pool Deck 3,338 sf Large Pool Deck															
410 - Pool Deck 1,777 sf Small Pool	47,715														
700 - Sealing 5,385 sf Seal Pool Decks			42,199					47,744					54,018		
Total 02000 - Concrete	47,715		42,199	1,804				47,744	2,041				54,018	2,310	
03000 - Painting: Exterior															
100 - Surface Restoration Lodge							14,705								
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg				5,783					6,543					7,403	
110 - Acrylic 624 sf Shuffle Board Stripe								8,866							
150 - Stain Lodge Decking, Benches, Etc	2,752		2,892		3,038		3,192		3,353		3,523		3,702		3,889
400 - Wrought Iron 405 lf Pool Area Fence				7,157					8,097					9,161	
Total 03000 - Painting: Exterior	2,752		2,892	12,940	3,038		17,897	8,866	17,994		3,523		3,702	16,564	3,889

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
03500 - Painting: Interior															
300 - Clubhouse Lodge (50%)			5,842								7,118				
310 - Miscellaneous Pool Building								2,926							
Total 03500 - Painting: Interior			5,842					2,926			7,118				
04000 - Structural Repairs															
660 - Decking: Wood Lodge Decking, Benches, Etc															
910 - Building Maintenance Various			9,686										12,399		
911 - Building Maintenance Various (2025 Only) 3 Doors Replace[nr:1]															
912 - Building Maintenance Polaris Quad- Tuff Shed			6,959												
920 - Doors Lodge Fire-Safe Upgrade															
Total 04000 - Structural Repairs			16,644										12,399		
05000 - Roofing															
410 - Pitched: Dimensional Composition 24 Squares- Pool Building		38,532													
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building													18,508		
440 - Pitched: Metal 37 Squares- Lodge								76,328							
441 - Pitched: Metal Lodge (2025 Only)[nr:1]															
Total 05000 - Roofing		38,532						76,328					18,508		
08000 - Rehab															
100 - General Lodge															35,126
210 - Restrooms 2 Lodge Bathrooms					27,433										
220 - Bathrooms 2 Pool Building Bathrooms													12,338		
234 - Kitchen Lodge Kitchen Rehab															
Total 08000 - Rehab					27,433								12,338		35,126
12000 - Pool															
100 - Resurface 136 If Small Pool					41,429										
120 - Resurface 240 If Large Pool							100,477								
200 - Edge: Tile, Coping, Mastic 240 If Large Pool							39,443								
700 - Equipment: Replacement Small Pool (50%)			12,313					13,931					15,762		
710 - Equipment: Replacement Large Pool (50%)			25,854					29,252					33,096		

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
714 - Chemical System 2 IntelliChem Controllers & Stenner Pumps	12,531						14,532						16,852		
800 - Solar System Small Pool			21,142												
810 - Solar System Large Pool			63,733												
930 - Furniture: Misc Pool- All Furniture			6,335						7,347						8,520
933 - Furniture: Misc Pool- All Furniture (2026 Only)[nr:1]															
Total 12000 - Pool	12,531		129,378		41,429		154,452	43,183	7,347				65,710		8,520
14000 - Recreation															
902 - Game Table Pool Building Table Tennis			1,483												
Total 14000 - Recreation			1,483												
15000 - Grounds Maintenance															
930 - Tools (Small, Medium) Maintenance Building	2,238	2,294	2,351	2,410	2,470	2,532	2,595	2,660	2,726	2,794	2,864	2,936	3,009	3,085	3,162
Total 15000 - Grounds Maintenance	2,238	2,294	2,351	2,410	2,470	2,532	2,595	2,660	2,726	2,794	2,864	2,936	3,009	3,085	3,162
17000 - Tennis Court															
100 - Reseal 14,400 sf [2] Tennis Courts					30,825						35,747				
500 - Resurface 14,400 sf [2] Tennis Courts											120,990				
Total 17000 - Tennis Court					30,825						156,737				
17500 - Basketball / Sport Court															
300 - Basketball Standard Backboard & Hoop			940								1,146				
Total 17500 - Basketball / Sport Court			940								1,146				
19000 - Fencing															
110 - Chain Link: 6' 176 lf Large Pool Solar System															
114 - Chain Link: 6' 221 lf Small Pool Area															
130 - Chain Link: 10' 450 lf Tennis Courts															
190 - Chain Link: Slats 221 lf Pool										5,764					
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates															
Total 19000 - Fencing										5,764					
20000 - Lighting															
100 - Exterior: Misc. Fixtures Walkway & Pool Area															73,891
101 - Exterior: Misc. Fixtures Walkway & Pool Area (2025 Only)[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
900 - Miscellaneous										3,074					
Interior Cabana Repair & Installation															
Total 20000 - Lighting										3,074					73,891
21000 - Signage															
100 - Miscellaneous													6,019		
6 Activities Area- Wood Display Signage															
104 - Miscellaneous	670								816						
Pool Rule Signage															
790 - Wood Monument															17,241
Gold Ridge Lodge/Lodge Upper Entrance/Granite															
Total 21000 - Signage	670								816				6,019		17,241
22000 - Office Equipment															
200 - Computers, Misc. Office					4,808						5,576				
201 - Computers, Misc. Office (2025 Only)[nr:1]															
204 - Computers, Misc. Office- Laptop		2,676					3,027					3,425			
300 - Copier Office				7,888					8,924					10,097	
Total 22000 - Office Equipment		2,676		7,888	4,808		3,027		8,924		5,576	3,425		10,097	
23000 - Mechanical Equipment															
200 - HVAC Lodge						9,468									
600 - Water Heater Small Pool Equipment Room								2,908							
610 - Water Heater Lodge						2,760									
700 - Wall A/C Small Office Ductless										8,942					
704 - HVAC Lodge										19,375					
Total 23000 - Mechanical Equipment						12,228		2,908		28,317					
24000 - Furnishings															
106 - Miscellaneous 11 Lodge			3,879												
110 - Miscellaneous 2 Lodge Sofas		7,423													
200 - Chairs 80 Lodge- Folding Chairs								6,543							
300 - Tables: Buffet 10 Lodge (50%)			1,567							1,863					
301 - Tables: Buffet Lodge (2026 Only)[nr:1]															
620 - Modular Office Desk Office Furniture															
Total 24000 - Furnishings		7,423	5,446					6,543		1,863					
24600 - Safety / Access															

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
560 - Cameras Security Cameras	5,870						6,807						7,895		
710 - Security System Gates Software Upgrade					9,427						10,932				
720 - Security System 5 Fob Access Control		9,174			9,880			10,639			11,457			12,338	
Total 24600 - Safety / Access	5,870	9,174			19,306		6,807	10,639			22,390		7,895	12,338	
25000 - Flooring															
200 - Carpeting 62 Sq. Yds. Pool Building Fitness						4,709								5,737	
400 - Tile Lodge Slate Tile										34,083					
990 - Vinyl 270 sf Office- Laminate							4,204								
Total 25000 - Flooring						4,709	4,204			34,083				5,737	
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Play Area Structure							58,819								
104 - Tot Lot: Play Equipment Play Area												4,768			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber		1,787			1,925			2,073			2,232			2,404	
200 - Pedestal Grill BBQ 5 Activities Area- Smokey Joe BBQs					1,153										
210 - Barbecue 2 Activities Area- Block/W Grill								3,103							
214 - Barbecue Signature Barbecue- 6 Burner BBQ				1,125											
284 - Picnic Tables 10 Activities Area Picnic Tables											24,538				
310 - Benches 7 Activities Area Benches							7,641								
380 - Garbage Receptacles 8 Activities Area Garbage Receptacles				7,518											
480 - Drinking Fountain 5 Activities Area									8,497						
900 - Miscellaneous Wood Shed Behind Lodge															
Total 26000 - Outdoor Equipment		1,787		8,643	3,078		66,460	5,176	8,497		26,770	4,768		2,404	
27000 - Appliances															
200 - Refrigerator Lodge Kitchen									3,408						
700 - Stove Lodge						3,097									
720 - Oven: Wall Lodge- Double Oven						4,439									
Total 27000 - Appliances						7,536			3,408						
30000 - Miscellaneous															
700 - Field Equipment Maintenance Bldg- Lawnmower				761							927				

See Section VI-b for Excluded Components

Gold Ridge Forest HOA
30 Year Expense Forecast - Detailed
2025 Update-2
Prepared for the 2026 Fiscal Year

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
710 - Tools Maintenance Bldg- Compressor		1,858													
720 - Field Equipment 5 Maintenance Bldg- Chainsaws			3,918					4,433					5,016		
721 - Field Equipment Maintenance Bldg- Chainsaws (2025 Only)[nr:1]															
740 - Maintenance Equipment Maintenance Bldg- ATV Polaris								30,258							
806 - Maintenance Equipment Snow Blower- Ariens	2,830								3,448						
810 - Maintenance Equipment JD Tractor 3025E					39,701										
814 - Maintenance Equipment JD Tractor Root Grapple Attachment	3,703								4,511						
818 - Maintenance Equipment JD Tractor Hydraulic Valve Accessory	1,281								1,561						
822 - Maintenance Equipment JD Tractor Rotary Cutter Attachment	3,923								4,780						
826 - Maintenance Equipment JD Tractor Landscape Rake Attachment	1,517								1,848						
860 - Field Equipment Chipper/Shredder									20,229						
Total 30000 - Miscellaneous	13,254	1,858	4,679		39,701			34,691	36,378		927		5,016		
31000 - Reserve Study															
100 - 3 Year Update with Site Visit Reserve Study			3,448			3,713			3,999			4,306			4,637
Total 31000 - Reserve Study			3,448			3,713			3,999			4,306			4,637
32000 - Undesignated															
100 - Miscellaneous Reserve Items	1,820	1,865	1,912	1,960	2,009	2,059	2,111	2,163	2,217	2,273	2,330	2,388	2,448	2,509	2,572
Total 32000 - Undesignated	1,820	1,865	1,912	1,960	2,009	2,059	2,111	2,163	2,217	2,273	2,330	2,388	2,448	2,509	2,572
Total Expenditures Inflated @ 2.50%	86,850	98,583	217,214	35,644	174,096	69,174	257,553	167,500	170,675	118,345	473,281	17,823	160,214	130,237	149,038

30 Year Reserve Funding Plan Cash Flow Method

2025 Update-2

Prepared for the 2026 Fiscal Year

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	263,801	242,634	261,335	165,699	199,212	183,637	255,833	320,898	161,059	161,859
Inflated Expenditures @ 2.5%	104,367	64,922	181,947	55,841	109,138	26,240	39,438	267,749	109,939	134,599
Reserve Contribution	76,948	77,401 ¹	81,039	84,848	88,836	93,011	97,383	101,960	106,752	111,769
<i>Lots/quarter @ 627</i>	30.68	30.86	32.31	33.83	35.42	37.09	38.83	40.65	42.56	44.56
<i>Percentage Increase</i>		0.6%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	6,252	6,222	5,272	4,505	4,727	5,426	7,120	5,950	3,987	3,761
Ending Balance	242,634	261,335	165,699	199,212	183,637	255,833	320,898	161,059	161,859	142,791

1) Per client.

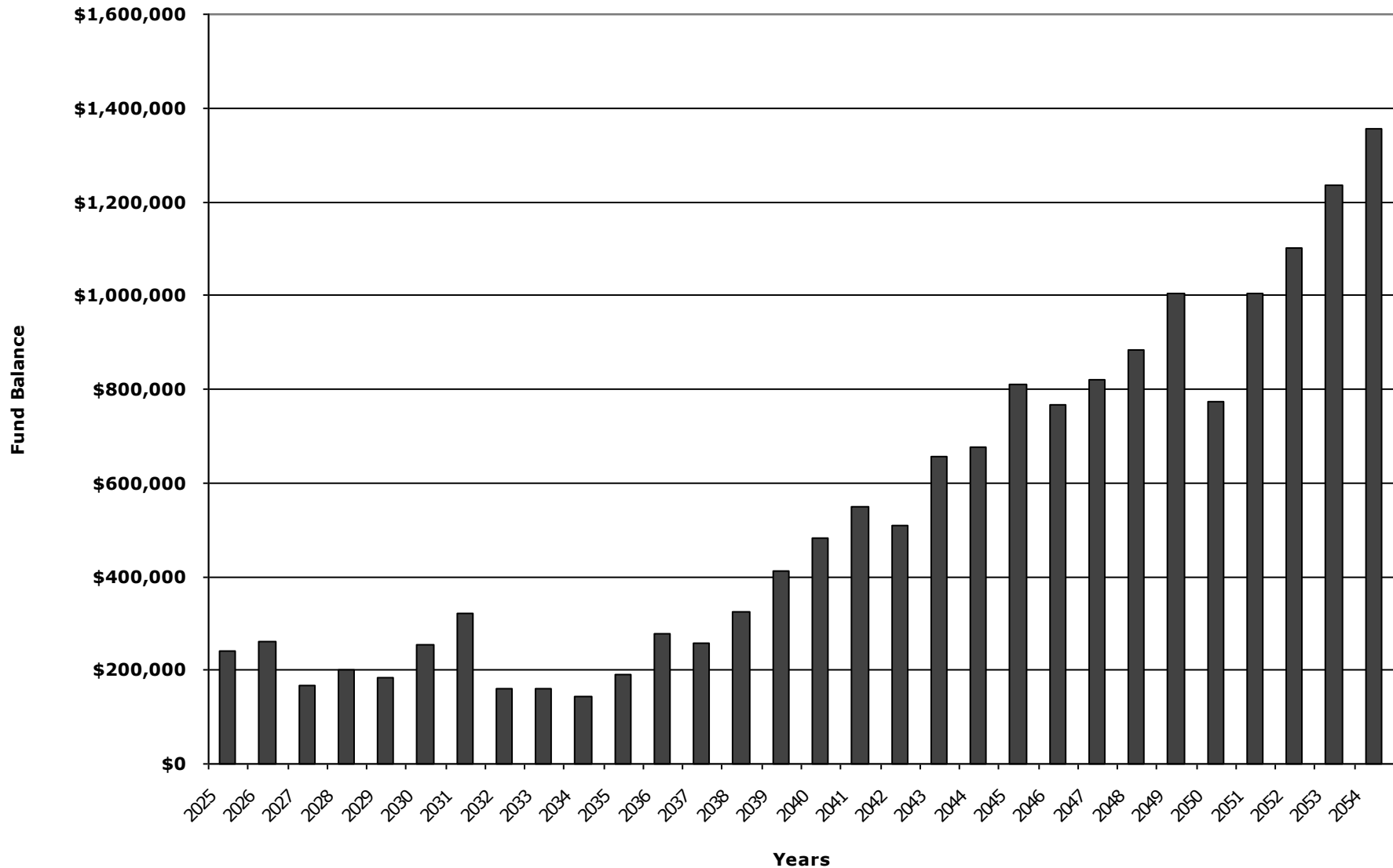
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	142,791	191,279	279,245	257,766	323,737	410,745	482,151	550,468	507,715	655,414
Inflated Expenditures @ 2.5%	72,658	40,365	156,390	75,519	62,682	86,850	98,583	217,214	35,644	174,096
Reserve Contribution	117,022	122,522	128,281	134,310	140,623	147,232	154,152	161,397	168,983	176,925
<i>Lots/quarter @ 627</i>	46.66	48.85	51.15	53.55	56.07	58.70	61.46	64.35	67.38	70.54
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	4,124	5,809	6,630	7,179	9,068	11,023	12,748	13,064	14,360	16,421
Ending Balance	191,279	279,245	257,766	323,737	410,745	482,151	550,468	507,715	655,414	674,663

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	674,663	809,047	764,871	819,998	882,952	1,004,769	774,650	1,004,408	1,100,308	1,233,619
Inflated Expenditures @ 2.5%	69,174	257,553	167,500	170,675	118,345	473,281	17,823	160,214	130,237	149,038
Reserve Contribution	185,240	193,946	203,061	212,605	216,857	221,194	225,618	230,130	234,733	239,428
<i>Lots/quarter @ 627</i>	73.86	77.33	80.97	84.77	86.47	88.20	89.96	91.76	93.59	95.47
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	18,317	19,431	19,566	21,024	23,305	21,968	21,964	25,984	28,814	31,970
Ending Balance	809,047	764,871	819,998	882,952	1,004,769	774,650	1,004,408	1,100,308	1,233,619	1,355,979

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2025 Update-2

Prepared for the 2026 Fiscal Year



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

2025 Update-2

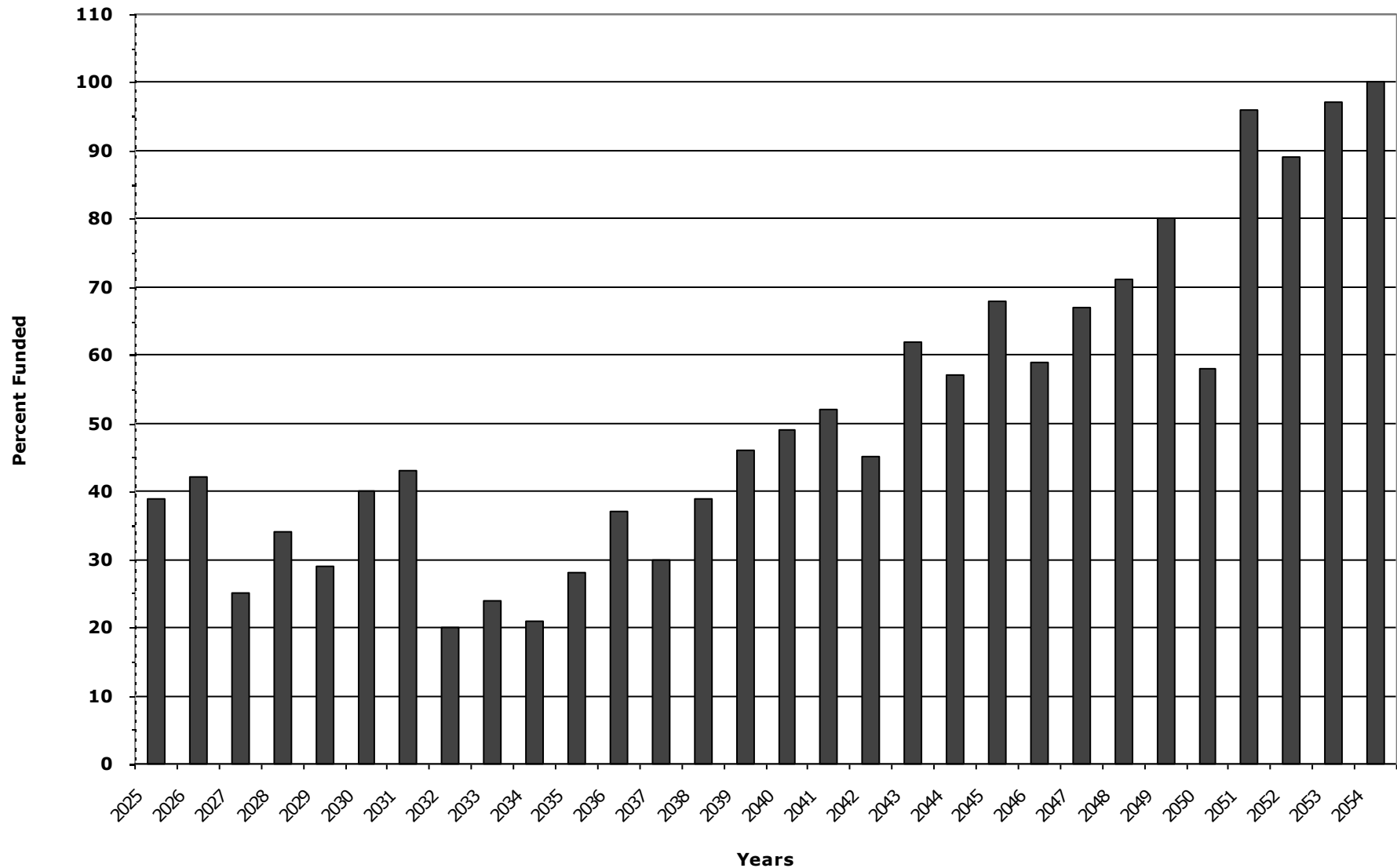
Prepared for the 2026 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2025	263,801	627,313	38.7%	104,367	76,948	0	6,252	242,634
2026	242,634	617,030	42.4%	64,922	77,401	0	6,222	261,335
2027	261,335	659,719	25.1%	181,947	81,039	0	5,272	165,699
2028	165,699	585,869	34.0%	55,841	84,848	0	4,505	199,212
2029	199,212	641,836	28.6%	109,138	88,836	0	4,727	183,637
2030	183,637	647,036	39.5%	26,240	93,011	0	5,426	255,833
2031	255,833	739,862	43.4%	39,438	97,383	0	7,120	320,898
2032	320,898	824,070	19.5%	267,749	101,960	0	5,950	161,059
2033	161,059	679,017	23.8%	109,939	106,752	0	3,987	161,859
2034	161,859	694,814	20.6%	134,599	111,769	0	3,761	142,791
2035	142,791	688,516	27.8%	72,658	117,022	0	4,124	191,279
2036	191,279	748,408	37.3%	40,365	122,522	0	5,809	279,245
2037	279,245	845,826	30.5%	156,390	128,281	0	6,630	257,766
2038	257,766	829,756	39.0%	75,519	134,310	0	7,179	323,737
2039	323,737	899,254	45.7%	62,682	140,623	0	9,068	410,745
2040	410,745	986,801	48.9%	86,850	147,232	0	11,023	482,151
2041	482,151	1,054,998	52.2%	98,583	154,152	0	12,748	550,468
2042	550,468	1,116,187	45.5%	217,214	161,397	0	13,064	507,715
2043	507,715	1,060,706	61.8%	35,644	168,983	0	14,360	655,414
2044	655,414	1,193,428	56.5%	174,096	176,925	0	16,421	674,663
2045	674,663	1,191,124	67.9%	69,174	185,240	0	18,317	809,047
2046	809,047	1,299,964	58.8%	257,553	193,946	0	19,431	764,871
2047	764,871	1,222,186	67.1%	167,500	203,061	0	19,566	819,998
2048	819,998	1,238,612	71.3%	170,675	212,605	0	21,024	882,952
2049	882,952	1,256,131	80.0%	118,345	216,857	0	23,305	1,004,769
2050	1,004,769	1,331,765	58.2%	473,281	221,194	0	21,968	774,650
2051	774,650	1,049,618	95.7%	17,823	225,618	0	21,964	1,004,408
2052	1,004,408	1,231,504	89.3%	160,214	230,130	0	25,984	1,100,308
2053	1,100,308	1,276,335	96.7%	130,237	234,733	0	28,814	1,233,619
2054	1,233,619	1,357,470	99.9%	149,038	239,428	0	31,970	1,355,979

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2025 Update-2

Prepared for the 2026 Fiscal Year



Reserve Fund Balance Forecast Component Method

2025 Update-2

Prepared for the 2026 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
01000 - Paving									
100 - Asphalt: Sealing 6,500 sf Lower Parking	2,745	4	4	3,030	606	549	703	0.59%	460
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)	4,620	4	4	5,099	1,020	924	1,184	1.00%	774
120 - Asphalt: Major Repairs 6,500 sf Lower Parking	30,797	25	8	37,523	1,501	20,942	22,728	1.47%	1,139
129 - Asphalt: Sealing Upper Parking/Walkways/Basket Ball Ct (2025 Only)[nr:1]	92,628	2	0	0	0	92,628	0	0.00%	0
130 - Asphalt: Sealing 14,000 sf Upper Parking	5,963	4	4	6,582	1,316	1,193	1,528	1.29%	999
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)	1,325	4	4	1,463	293	265	340	0.29%	222
150 - Asphalt: Major Repairs 14,000 sf Upper Parking	66,332	25	25	122,976	4,730	2,551	2,720	4.64%	3,591
160 - Asphalt: Sealing 5,350 sf Basketball Court	2,259	4	4	2,494	499	452	579	0.49%	379
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)	760	4	4	839	168	152	195	0.16%	127
180 - Asphalt: Major Repairs 5,350 sf Basketball Court	25,348	25	25	46,994	1,807	975	1,039	1.77%	1,372
190 - Asphalt: Sealing 7,422 sf Walkways	3,133	4	4	3,458	692	627	803	0.68%	525
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)	1,407	4	4	1,553	311	281	360	0.30%	236
210 - Asphalt: Major Repairs 7,422 sf Walkways	39,878	25	25	73,931	2,843	1,534	1,635	2.79%	2,159
Sub-total [01000 - Paving]	277,195			305,942	15,785	123,072	33,814	15.48%	11,984

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
02000 - Concrete									
380 - Pad 624 sf Shuffle Board Pad (10%)	1,157	5	3	1,246	249	463	711	0.24%	189
400 - Pool Deck 3,338 sf Large Pool Deck	104,040	35	32	0	0	8,918	12,188	0.00%	0
410 - Pool Deck 1,777 sf Small Pool	32,946	25	15	47,715	1,909	13,178	14,858	1.87%	1,449
700 - Sealing 5,385 sf Seal Pool Decks	27,733	5	2	29,137	5,827	16,640	22,741	5.72%	4,424
Sub-total [02000 - Concrete]	165,876			78,098	7,985	39,198	50,498	7.83%	6,062
03000 - Painting: Exterior									
100 - Surface Restoration Lodge	8,755	10	1	8,974	897	7,880	8,974	0.88%	681
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg	3,708	5	3	3,993	799	1,483	2,280	0.78%	606
110 - Acrylic 624 sf Shuffle Board Stripe	5,150	10	2	5,411	541	4,120	4,751	0.53%	411
150 - Stain Lodge Decking, Benches, Etc	1,900	2	1	1,948	974	950	1,948	0.96%	739
400 - Wrought Iron 405 lf Pool Area Fence	4,589	5	3	4,941	988	1,835	2,822	0.97%	750
Sub-total [03000 - Painting: Exterior]	24,102			25,267	4,199	16,268	20,775	4.12%	3,188
03500 - Painting: Interior									
300 - Clubhouse Lodge (50%)	3,839	8	1	3,935	492	3,359	3,935	0.48%	373
310 - Miscellaneous Pool Building	1,700	10	2	1,786	179	1,360	1,568	0.18%	136
Sub-total [03500 - Painting: Interior]	5,539			5,721	670	4,719	5,503	0.66%	509

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
660 - Decking: Wood Lodge Decking, Benches, Etc	21,630	25	6	25,084	1,003	16,439	17,737	0.98%	762
910 - Building Maintenance Various	6,365	10	7	7,566	757	1,910	2,610	0.74%	574
911 - Building Maintenance Various (2025 Only) 3 Doors Replace[nr:1]	2,599	2	0	0	0	2,599	0	0.00%	0
912 - Building Maintenance Polaris Quad- Tuff Shed	4,573	15	2	4,805	320	3,963	4,375	0.31%	243
920 - Doors Lodge Fire-Safe Upgrade	20,792	25	7	24,715	989	14,970	16,197	0.97%	750
Sub-total [04000 - Structural Repairs]	55,959			62,170	3,069	39,881	40,918	3.01%	2,330
05000 - Roofing									
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	25,956	25	16	38,532	1,541	9,344	10,642	1.51%	1,170
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,270	25	3	9,983	399	8,158	8,742	0.39%	303
440 - Pitched: Metal 37 Squares- Lodge	43,255	30	23	76,328	2,544	10,093	11,823	2.50%	1,932
441 - Pitched: Metal Lodge (2025 Only)[nr:1]	6,077	2	0	0	0	6,077	0	0.00%	0
Sub-total [05000 - Roofing]	84,558			124,843	4,485	33,672	31,207	4.40%	3,405
08000 - Rehab									
100 - General Lodge	17,165	20	9	21,437	1,072	9,441	10,556	1.05%	814
210 - Restrooms 2 Lodge Bathrooms	17,160	30	19	27,433	914	6,292	7,036	0.90%	694
220 - Bathrooms 2 Pool Building Bathrooms	6,180	20	8	7,530	376	3,708	4,117	0.37%	286
234 - Kitchen Lodge Kitchen Rehab	25,750	20	10	32,962	1,648	12,875	14,517	1.62%	1,251
Sub-total [08000 - Rehab]	66,255			89,361	4,011	32,316	36,226	3.93%	3,045

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
12000 - Pool									
100 - Resurface 136 lf Small Pool	25,915	15	4	28,605	1,907	19,004	21,250	1.87%	1,448
120 - Resurface 240 lf Large Pool	59,822	12	9	74,710	6,226	14,956	20,439	6.11%	4,726
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	23,484	24	21	39,443	1,643	2,936	4,012	1.61%	1,248
700 - Equipment: Replacement Small Pool (50%)	8,092	5	2	8,502	1,700	4,855	6,636	1.67%	1,291
710 - Equipment: Replacement Large Pool (50%)	16,991	5	2	17,852	3,570	10,195	13,933	3.50%	2,710
714 - Chemical System 2 IntelliChem Controllers & Stenner Pumps	8,652	6	3	9,317	1,553	4,326	5,912	1.52%	1,179
800 - Solar System Small Pool	13,895	15	2	14,598	973	12,042	13,293	0.95%	739
810 - Solar System Large Pool	41,885	15	2	44,005	2,934	36,300	40,070	2.88%	2,227
930 - Furniture: Misc Pool- All Furniture	4,163	6	5	4,710	785	694	1,422	0.77%	596
933 - Furniture: Misc Pool- All Furniture (2026 Only)[nr:1]	1,000	2	1	1,025	513	500	1,025	0.50%	389
Sub-total [12000 - Pool]	203,900			242,768	21,804	105,808	127,992	21.39%	16,553
14000 - Recreation									
902 - Game Table Pool Building Table Tennis	974	15	2	1,024	68	844	932	0.07%	52
15000 - Grounds Maintenance									
930 - Tools (Small, Medium) Maintenance Building	1,545	1	1	1,584	792	773	1,584	0.78%	601
17000 - Tennis Court									
100 - Reseal 14,400 sf [2] Tennis Courts	19,282	6	1	19,764	3,294	16,068	19,764	3.23%	2,501
500 - Resurface 14,400 sf [2] Tennis Courts	65,261	18	7	77,575	4,310	39,882	44,595	4.23%	3,272
Sub-total [17000 - Tennis Court]	84,542			97,338	7,604	55,950	64,359	7.46%	5,772
17500 - Basketball / Sport Court									
300 - Basketball Standard Backboard & Hoop	618	8	1	633	79	541	633	0.08%	60

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
110 - Chain Link: 6' 176 lf Large Pool Solar System	3,263	30	10	4,177	139	2,175	2,341	0.14%	106
114 - Chain Link: 6' 221 lf Small Pool Area	4,097	30	2	4,305	143	3,824	4,060	0.14%	109
130 - Chain Link: 10' 450 lf Tennis Courts	14,832	30	2	15,583	519	13,843	14,696	0.51%	394
190 - Chain Link: Slats 221 lf Pool	3,187	10	4	3,518	352	1,912	2,287	0.35%	267
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	25,029	30	7	29,752	992	19,189	20,524	0.97%	753
Sub-total [19000 - Fencing]	50,408			57,334	2,146	40,944	43,907	2.10%	1,629
20000 - Lighting									
100 - Exterior: Misc. Fixtures Walkway & Pool Area	36,108	15	14	51,019	3,401	2,407	4,935	3.34%	2,582
101 - Exterior: Misc. Fixtures Walkway & Pool Area (2025 Only)[nr:1]	1,980	2	0	0	0	1,980	0	0.00%	0
900 - Miscellaneous Interior Cabana Repair & Installation	1,700	25	24	3,074	123	68	139	0.12%	93
Sub-total [20000 - Lighting]	39,787			54,093	3,524	4,455	5,074	3.46%	2,675
21000 - Signage									
100 - Miscellaneous 6 Activities Area- Wood Display Signage	3,090	15	12	4,156	277	618	845	0.27%	210
104 - Miscellaneous Pool Rule Signage	462	8	7	550	69	58	119	0.07%	52
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	8,425	20	9	10,522	526	4,634	5,181	0.52%	399
Sub-total [21000 - Signage]	11,978			15,227	872	5,310	6,145	0.86%	662
22000 - Office Equipment									
200 - Computers, Misc. Office	3,008	6	1	3,083	514	2,506	3,083	0.50%	390
201 - Computers, Misc. Office (2025 Only)[nr:1]	209	2	0	0	0	209	0	0.00%	0
204 - Computers, Misc. Office- Laptop	1,802	5	1	1,848	370	1,442	1,848	0.36%	281
300 - Copier Office	5,057	5	3	5,446	1,089	2,023	3,110	1.07%	827
Sub-total [22000 - Office Equipment]	10,076			10,377	1,973	6,180	8,041	1.93%	1,497

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
200 - HVAC Lodge	5,778	15	5	6,538	436	3,852	4,343	0.43%	331
600 - Water Heater Small Pool Equipment Room	1,689	10	2	1,775	177	1,351	1,558	0.17%	135
610 - Water Heater Lodge	1,684	15	5	1,905	127	1,123	1,266	0.12%	96
700 - Wall A/C Small Office Ductless	4,944	20	4	5,457	273	3,955	4,307	0.27%	207
704 - HVAC Lodge	10,712	20	4	11,824	591	8,570	9,333	0.58%	449
Sub-total [23000 - Mechanical Equipment]	24,808			27,499	1,604	18,851	20,808	1.57%	1,218
24000 - Furnishings									
106 - Miscellaneous 11 Lodge	2,549	15	2	2,678	179	2,209	2,439	0.18%	136
110 - Miscellaneous 2 Lodge Sofas	5,000	15	1	5,125	342	4,667	5,125	0.34%	259
200 - Chairs 80 Lodge- Folding Chairs	3,801	10	2	3,993	399	3,041	3,506	0.39%	303
300 - Tables: Buffet 10 Lodge (50%)	1,030	7	3	1,109	158	589	754	0.16%	120
301 - Tables: Buffet Lodge (2026 Only)[nr:1]	300	2	1	308	154	150	308	0.15%	117
620 - Modular Office Desk Office Furniture	3,296	20	10	4,219	211	1,648	1,858	0.21%	160
Sub-total [24000 - Furnishings]	15,976			17,432	1,443	12,303	13,990	1.42%	1,095
24600 - Safety / Access									
560 - Cameras Security Cameras	4,053	6	3	4,365	727	2,027	2,770	0.71%	552
710 - Security System Gates Software Upgrade	5,897	6	1	6,044	1,007	4,914	6,044	0.99%	765
720 - Security System 5 Fob Access Control	6,180	3	1	6,334	2,112	4,120	6,335	2.07%	1,603
Sub-total [24600 - Safety / Access]	16,130			16,743	3,846	11,060	15,148	3.77%	2,920

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
25000 - Flooring									
200 - Carpeting 62 Sq. Yds. Pool Building Fitness	2,874	8	4	3,172	397	1,437	1,841	0.39%	301
400 - Tile Lodge Slate Tile	18,844	20	4	20,800	1,040	15,075	16,418	1.02%	790
990 - Vinyl 270 sf Office- Laminate	2,503	15	6	2,903	194	1,502	1,710	0.19%	147
Sub-total [25000 - Flooring]	24,220			26,875	1,630	18,014	19,969	1.60%	1,237
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Play Area Structure	35,020	25	21	58,819	2,353	5,603	7,179	2.31%	1,786
104 - Tot Lot: Play Equipment Play Area	2,509	15	11	3,292	219	669	857	0.22%	167
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,204	3	1	1,234	411	803	1,234	0.40%	312
200 - Pedestal Grill BBQ 5 Activities Area- Smokey Joe BBQs	721	12	7	857	71	300	370	0.07%	54
210 - Barbecue 2 Activities Area- Block/W Grill	1,802	15	7	2,143	143	961	1,109	0.14%	108
214 - Barbecue Signature Barbecue- 6 Burner BBQ	721	12	6	836	70	361	431	0.07%	53
284 - Picnic Tables 10 Activities Area Picnic Tables	13,235	15	10	16,943	1,130	4,412	5,427	1.11%	857
310 - Benches 7 Activities Area Benches	4,550	15	6	5,276	352	2,730	3,109	0.34%	267
380 - Garbage Receptacles 8 Activities Area Garbage Receptacles	4,820	15	3	5,191	346	3,856	4,282	0.34%	263
480 - Drinking Fountain 5 Activities Area	4,815	20	3	5,185	259	4,093	4,442	0.25%	197
900 - Miscellaneous Wood Shed Behind Lodge	4,635	30	11	6,082	203	2,936	3,167	0.20%	154
Sub-total [26000 - Outdoor Equipment]	74,033			105,858	5,557	26,724	31,607	5.45%	4,219
27000 - Appliances									
200 - Refrigerator Lodge Kitchen	1,931	12	11	2,534	211	161	330	0.21%	160
700 - Stove Lodge	1,890	15	5	2,138	143	1,260	1,421	0.14%	108
720 - Oven: Wall Lodge- Double Oven	2,709	15	5	3,065	204	1,806	2,036	0.20%	155
Sub-total [27000 - Appliances]	6,530			7,737	558	3,227	3,787	0.55%	424

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance	% Per Year Straight Line	2026 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous									
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8	1	513	64	438	513	0.06%	49
710 - Tools Maintenance Bldg- Compressor	1,251	15	1	1,283	86	1,168	1,283	0.08%	65
720 - Field Equipment 5 Maintenance Bldg- Chainsaws	2,575	5	2	2,705	541	1,545	2,112	0.53%	411
721 - Field Equipment Maintenance Bldg- Chainsaws (2025 Only)[nr:1]	874	2	0	0	0	874	0	0.00%	0
740 - Maintenance Equipment Maintenance Bldg- ATV Polaris	17,576	10	2	18,466	1,847	14,061	16,214	1.81%	1,402
806 - Maintenance Equipment Snow Blower- Ariens	1,954	8	7	2,323	290	244	501	0.28%	220
810 - Maintenance Equipment JD Tractor 3025E	24,834	20	19	39,701	1,985	1,242	2,546	1.95%	1,507
814 - Maintenance Equipment JD Tractor Root Grapple Attachment	2,556	8	7	3,039	380	320	655	0.37%	288
818 - Maintenance Equipment JD Tractor Hydraulic Valve Accessory	885	8	7	1,052	131	111	227	0.13%	100
822 - Maintenance Equipment JD Tractor Rotary Cutter Attachment	2,709	8	7	3,220	403	339	694	0.39%	306
826 - Maintenance Equipment JD Tractor Landscape Rake Attachment	1,048	8	7	1,245	156	131	268	0.15%	118
860 - Field Equipment Chipper/Shredder	11,464	15	8	13,968	931	5,350	6,267	0.91%	707
Sub-total [30000 - Miscellaneous]	68,226			87,514	6,813	25,821	31,278	6.68%	5,172
31000 - Reserve Study									
100 - 3 Year Update with Site Visit Reserve Study	2,266	3	2	2,381	794	755	1,548	0.78%	602
32000 - Undesignated									
100 - Miscellaneous Reserve Items	1,257	1	1	1,288	644	628	1,288	0.63%	489
Totals	1,316,758			1,465,106	101,956	627,313	617,030	100.00%	77,401
						[A] [EndBal]	[B] [EndBal]		
Percent Funded						38.68%	42.35%		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 4	Remaining Life 4
6,500 sf Lower Parking	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$0.422	
	% Included 100.00%	Total Cost/Study \$2,745
Summary	Replacement Year 2029	Future Cost \$3,030

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

2025- No work was completed at the lower parking. Remaining life reduced from 2033 to 2029 to coincide with all other area seal schedule.

2024- Useful life increased from 3 to 4 and remaining life extended from 2024 to 2033 per client. **All paving should be assessed by a paving professional in an effort to develop a paving plan which would include an anticipated remaining life, cost to complete and type of major paving rehab anticipated such as overlay, mill and inlay or remove and replace. Information received will be entered into the reserve study.**

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 co2029ats 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 4	Remaining Life 4
6,500 sf Lower Parking (15%)	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$4.74	Qty * \$/SqFt \$30,797
	% Included 15.00%	Total Cost/Study \$4,620
Summary	Replacement Year 2029	Future Cost \$5,099

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

2025- No work was completed at the lower parking. Remaining life reduced from 2033 to 2029 to coincide with all other area seal schedule.

2024- Useful life increased from 3 to 4 and remaining life extended from 2024 to 2033 per client.

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

120 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 8
6,500 sf Lower Parking	Quantity 6,500	Unit of Measure Square Feet
	Cost /SqFt \$4.74	
	% Included 100.00%	Total Cost/Study \$30,797
Summary	Replacement Year 2033	Future Cost \$37,523

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

2024- Remaining life is increased from 2024 to 2033 per client.

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.

129 - Asphalt: Sealing	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Upper Parking/Walkways/Basket Ball Ct (2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$92,628		
	% Included 100.00%	Total Cost/Study \$92,628	
Summary	Replacement Year 2025	Future Cost \$92,628	

This is for the \$92,628 overall expenditure for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- \$5,300 anticipated in 2025 to seal, crackfill and stripe. Useful life reduced from 5 to 4 per client.

130 - Asphalt: Sealing	Useful Life 4	Remaining Life 4
14,000 sf Upper Parking	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$0.426	
	% Included 100.00%	Total Cost/Study \$5,963
Summary	Replacement Year 2029	Future Cost \$6,582

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- \$5,300 anticipated in 2025 to seal, crackfill and stripe. Useful life reduced from 5 to 4 per client.

140 - Asphalt: Ongoing Repairs	Useful Life 4	Remaining Life 4
14,000 sf Upper Parking (2%)	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$4.73	Qty * \$/SqFt \$66,259
	% Included 2.00%	Total Cost/Study \$1,325
Summary	Replacement Year 2029	Future Cost \$1,463

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider sh12816ould be filled when observed.

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- Remaining life is increased from 2024 to 2029. Useful life reduced from 5 to 4 per client.

2022- extend remaining life from 2023 to 2024. The board will re-evaluate in 2023.

01000 - Paving

150 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 25
14,000 sf Upper Parking	Quantity 14,000	Unit of Measure Square Feet
	Cost /SqFt \$4.74	
	% Included 100.00%	Total Cost/Study \$66,332
Summary	Replacement Year 2050	Future Cost \$122,976

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

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- Remaining life increased from 2024 to 2029 per client.

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.

160 - Asphalt: Sealing	Useful Life 4	Remaining Life 4
5,350 sf Basketball Court	Quantity 5,350	Unit of Measure Square Feet
	Cost /SqFt \$0.422	
	% Included 100.00%	Total Cost/Study \$2,259
Summary	Replacement Year 2029	Future Cost \$2,494

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- Useful life reduced from 5 to 4. Remaining life is increased from 2024 to 2028.

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.

170 - Asphalt: Ongoing Repairs	Useful Life 4	Remaining Life 4
5,350 sf Basketball Court (3%)	Quantity 5,350	Unit of Measure Square Feet
	Cost /SqFt \$4.74	Qty * \$/SqFt \$25,348
	% Included 3.00%	Total Cost/Study \$760
Summary	Replacement Year 2029	Future Cost \$839

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

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- Useful life reduced from 5 to 4. Remaining life is increased from 2024 to 2028.

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.

01000 - Paving

180 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 25
5,350 sf Basketball Court	Quantity 5,350	Unit of Measure Square Feet
	Cost /SqFt \$4.74	
	% Included 100.00%	Total Cost/Study \$25,348
Summary	Replacement Year 2050	Future Cost \$46,994

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

2025- \$92,628 overall was expended for approx 14,000 sf overlay and seal upper parking, complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways and overlay and seal 5,350 sf basketball court.

2024- Remaining life is increased from 2024 to 2028. **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.**

190 - Asphalt: Sealing	Useful Life 4	Remaining Life 4
7,422 sf Walkways	Quantity 7,422	Unit of Measure Square Feet
	Cost /SqFt \$0.422	
	% Included 100.00%	Total Cost/Study \$3,133
Summary	Replacement Year 2029	Future Cost \$3,458

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.

2025- \$92,628 overall was expended for complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways, overlay and seal 5,350 sf basketball court and approx 14,000 sf overlay and seal upper parking.

2024- \$2,500 anticipated for sealing after the tear out walkway project is completed in 2025. Cost provided by vendor. Useful life reduced from 5 to 4 per client. Quantity increased from 5,100 sf to 6,100 sf per vendor estimate.

200 - Asphalt: Ongoing Repairs	Useful Life 4	Remaining Life 4
7,422 sf Walkways (4%)	Quantity 7,422	Unit of Measure Square Feet
	Cost /SqFt \$4.74	Qty * \$/SqFt \$35,165
	% Included 4.00%	Total Cost/Study \$1,407
Summary	Replacement Year 2029	Future Cost \$1,553

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

2025- \$92,628 overall was expended for complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways, overlay and seal 5,350 sf basketball court and approx 14,000 sf overlay and seal upper parking.

2024- Tear out and replacement anticipated for 2025. Useful life increased from 3 to 4 per client.

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

210 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 25
7,422 sf Walkways	Quantity 7,422	Unit of Measure Square Feet
	Cost /SqFt \$5.37	
	% Included 100.00%	Total Cost/Study \$39,878
Summary	Replacement Year 2050	Future Cost \$73,931

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

2025- \$92,628 overall was expended for complete remove and replace approx 7,422 sf (includes 330 sf new area installed) of all walkways, overlay and seal 5,350 sf basketball court and approx 14,000 sf overlay and seal upper parking.

2024- \$31,820 anticipated expenditure for 2025 for tear out and replace. Quantity increased from 5,100 sf to 6,100 sf per vendor estimate.

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.

02000 - Concrete

380 - Pad	Useful Life 5	Remaining Life 3
624 sf Shuffle Board Pad (10%)	Quantity 624	Unit of Measure Square Feet
	Cost /SqFt \$18.54	Qty * \$/SqFt \$11,569
	% Included 10.00%	Total Cost/Study \$1,157
Summary	Replacement Year 2028	Future Cost \$1,246

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 32
3,338 sf Large Pool Deck	Quantity 3,338	Unit of Measure Square Feet
	Cost /SqFt \$31.17	
	% Included 100.00%	Total Cost/Study \$104,040
Summary	Replacement Year 2057	Future Cost \$229,280

This is to replace and maintain 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.

02000 - Concrete

410 - Pool Deck	Useful Life 25	Remaining Life 15
1,777 sf Small Pool	Quantity 1,777	Unit of Measure Square Feet
	Cost /SqFt \$18.54	
	% Included 100.00%	Total Cost/Study \$32,946
Summary	Replacement Year 2040	Future Cost \$47,715

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.

2024- The deck is in very good condition. Useful life is increased from 15 to 25 years and remaining life is increased from 2025 to 2040.

2013- Useful life revised to 15 per client (8/4/13)

2010- \$11,436 was expended to replace deck.

700 - Sealing	Useful Life 5	Remaining Life 2
5,385 sf Seal Pool Decks	Quantity 5,385	Unit of Measure Square Feet
	Cost /SqFt \$5.15	
	% Included 100.00%	Total Cost/Study \$27,733
Summary	Replacement Year 2027	Future Cost \$29,137

This is to prepare and seal the pool decks to discourage moisture intrusion.

large deck- 3,608 sf (stamped and coated)

small deck- 1777 sf (finished concrete)

2024- The decks appear to be in good condition. Client should discuss with their contractor, the need and cost to seal. Information received will be incorporated into the reserve study.

03000 - Painting: Exterior

100 - Surface Restoration	Useful Life 10	Remaining Life 1
Lodge	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,755	
	% Included 100.00%	Total Cost/Study \$8,755
Summary	Replacement Year 2026	Future Cost \$8,974

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 remaining life 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.

03000 - Painting: Exterior

102 - Surface Restoration	Useful Life 5	Remaining Life 3
Pool Bldg/Pump Rm & Maintenance Bldg	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,708	
	% Included 100.00%	Total Cost/Study \$3,708
Summary	Replacement Year 2028	Future Cost \$3,993
This is to prepare, power wash, sand, scrape, caulk and paint the building exterior with a 100% premium acrylic paint.		
2025- Remaining life extended from 2025 to 2028.		
2024- \$3,760 anticipated in 2025 for exterior painting for the pump room/pool bldg and maintenance building (\$3,380). This includes \$220 to add metal flashing and trim (\$220). Remaining life extended from 2 to 5.		
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 \$8.25	
	% Included 100.00%	Total Cost/Study \$5,150
Summary	Replacement Year 2027	Future Cost \$5,411
This is to stripe both shuffle board pads.		
2024- Remaining life extended from 2024 to 2027 and cost increased from \$1,466 to \$5,000 per client.		
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.		

150 - Stain	Useful Life 2	Remaining Life 1
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,900	
	% Included 100.00%	Total Cost/Study \$1,900
Summary	Replacement Year 2026	Future Cost \$1,948
This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain.		
2024- Remaining life extended from 2025 to 2026.		
2022- Per client 11/8/22, reduce remaining life from 2024 to 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.		

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 3
405 If Pool Area Fence	Quantity 405	Unit of Measure Linear Feet
	Cost /l.f. \$11.33	
	% Included 100.00%	Total Cost/Study \$4,589
Summary	Replacement Year 2028	Future Cost \$4,941

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

2024- \$4,317 expended in 2023 per client 2024 worksheet.

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 1
Lodge (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,679	Qty * \$/LS \$7,679
	% Included 50.00%	Total Cost/Study \$3,839
Summary	Replacement Year 2026	Future Cost \$3,935

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 2
Pool Building	Quantity 1	Unit of Measure Building
	Cost /Bldg \$1,699	
	% Included 100.00%	Total Cost/Study \$1,699
Summary	Replacement Year 2027	Future Cost \$1,786

This is to prepare and paint the cabana interior.

2024- Remaining life extended from 2024 to 2027.

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 25	Remaining Life 6
Lodge Decking, Benches, Etc	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$21,630	
	% Included 100.00%	Total Cost/Study \$21,630
Summary	Replacement Year 2031	Future Cost \$25,084

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

2024- Useful life is increased from 20 to 25 years and remaining life is increased from 2026 to 2031. Much work has been completed in recent years such as the lodge decking and railings. A cost and work scope for work completed would help with costing moving forward.

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

04000 - Structural Repairs

910 - Building Maintenance	Useful Life 10	Remaining Life 7		
Various	Quantity 1	Unit of Measure	Lump Sum	
	Cost /LS \$6,365			
	% Included 100.00%	Total Cost/Study	\$6,365	
Summary	Replacement Year 2032	Future Cost	\$7,566	

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

2025- \$2,599 expended for replacing 3 doors total, 2 pool pump room and 1 tool maintenance shed.
 2024- \$3,000 anticipated expenditure for replacing 3 doors in 2025 per client.
 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.

911 - Building Maintenance	Useful Life 2	Remaining Life 0	Treatment [nr:1]	
Various (2025 Only) 3 Doors Replace	Quantity 1	Unit of Measure	Lump Sum	
	Cost /LS \$2,599			
	% Included 100.00%	Total Cost/Study	\$2,599	
Summary	Replacement Year 2025	Future Cost	\$2,599	

This is for the \$2,599 expended for replacing 3 doors total, 2 pool pump room and 1 tool maintenance shed.

912 - Building Maintenance	Useful Life 15	Remaining Life 2		
Polaris Quad- Tuff Shed	Quantity 1	Unit of Measure	Lump Sum	
	Cost /LS \$4,573			
	% Included 100.00%	Total Cost/Study	\$4,573	
Summary	Replacement Year 2027	Future Cost	\$4,805	

This is to replace the Tuff Shed Tractor storage garage.

2012- Placed in service.

920 - Doors	Useful Life 25	Remaining Life 7		
Lodge Fire-Safe Upgrade	Quantity 1	Unit of Measure	Lump Sum	
	Cost /LS \$20,792			
	% Included 100.00%	Total Cost/Study	\$20,792	
Summary	Replacement Year 2032	Future Cost	\$24,715	

This is for the lodge doors.

2007- Work was completed.

05000 - Roofing

410 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 16	
24 Squares- Pool Building	Quantity 24	Unit of Measure Squares	
	Cost /Sqrs \$1,081		
	% Included 100.00%	Total Cost/Study \$25,956	
Summary	Replacement Year 2041	Future Cost \$38,532	

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 3	
10 Squares- Maintenance Building	Quantity 10	Unit of Measure Squares	
	Cost /Sqrs \$927		
	% Included 100.00%	Total Cost/Study \$9,270	
Summary	Replacement Year 2028	Future Cost \$9,983	

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

2025- Remaining life extended from 2026 to 2028 per client.

2024- Remaining life extended from 2024 to 2026.

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 23	
37 Squares- Lodge	Quantity 37	Unit of Measure Squares	
	Cost /Sqrs \$1,169		
	% Included 100.00%	Total Cost/Study \$43,255	
Summary	Replacement Year 2048	Future Cost \$76,328	

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

2025- \$6,077 was expended for repair vent piping in 3 areas.

2024- \$5,080 expended for 2023 lodge roof repair- repair lodge metal roof-snow slide damage to vent/electrical pipes per client 2024 worksheet.

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

441 - Pitched: Metal	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Lodge (2025 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,077		
	% Included 100.00%	Total Cost/Study \$6,077	
Summary	Replacement Year 2025	Future Cost \$6,077	

This is for the \$6,077 expended for repair vent piping in 3 areas.

08000 - Rehab

100 - General	Useful Life 20	Remaining Life 9
Lodge	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$17,165	
	% Included 100.00%	Total Cost/Study \$17,165
Summary	Replacement Year 2034	Future Cost \$21,437

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.

210 - Restrooms	Useful Life 30	Remaining Life 19
2 Lodge Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$8,580	
	% Included 100.00%	Total Cost/Study \$17,160
Summary	Replacement Year 2044	Future Cost \$27,433

This is to rehab and redecorate the lodge restrooms.

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 8
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,090	
	% Included 100.00%	Total Cost/Study \$6,180
Summary	Replacement Year 2033	Future Cost \$7,530

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

2013- \$2,969 anticipated per client.

08000 - Rehab

234 - Kitchen	Useful Life 20	Remaining Life 10
Lodge Kitchen Rehab	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$25,750	
	% Included 100.00%	Total Cost/Study \$25,750
Summary	Replacement Year 2035	Future Cost \$32,962

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.

2025- The cost is reduced from \$41,950 to \$25,000 as much of the previous construction will not require rebuilding in a rehab situation. Client input will further define this component.
 2015- \$30,960 was expended.
 2014- \$36,743 anticipated for 2015 work to include cabinets (\$13,916), countertops (\$9,222) and kitchen miscellaneous labor (\$13,825).
 2013- \$19,000 anticipated per client 8/19/13.
 2012- \$8,000 anticipated per client.
 2011- This component added per client request.

12000 - Pool

100 - Resurface	Useful Life 15	Remaining Life 4
136 If Small Pool	Quantity 136	Unit of Measure Linear Feet
	Cost /l.f. \$191	
	% Included 100.00%	Total Cost/Study \$25,915
Summary	Replacement Year 2029	Future Cost \$28,605

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

2024- Remaining life is increased from 2026 to 2029 as the surface is in good condition.
 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 9
240 If Large Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$249	
	% Included 100.00%	Total Cost/Study \$59,822
Summary	Replacement Year 2034	Future Cost \$74,710

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

12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 21
240 If Large Pool	Quantity 240	Unit of Measure Linear Feet
	Cost /l.f. \$97.85	
	% Included 100.00%	Total Cost/Study \$23,484
Summary	Replacement Year 2046	Future Cost \$39,443

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.

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Small Pool (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$16,184	Qty * \$/LS \$16,184
	% Included 50.00%	Total Cost/Study \$8,092
Summary	Replacement Year 2027	Future Cost \$8,502

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- filter, Pentair sand TR140C

1- salt generators, Pentair Intellichlor

1- power centers, Pentair Intellichlor

1- motor/pump, Pentair 3hp variable speed

1- power control system, Pentair Intellicenter control system

2- Stenner pumps, Pentair Intellichem chemical control (Stenner pumps and chem controller)

Assorted: valves, fittings, pipes, gauges, lights, controls, grab bars, chlorinator, drain covers, etc.

2024- \$17,112 was expended in 2023 to convert small pool to salt system- replace pumps and filters , chem controllers per client 2024 worksheet.

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.

12000 - Pool

710 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Large Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$33,983	Qty * \$/LS	\$33,983
	% Included 50.00%	Total Cost/Study	\$16,991
Summary	Replacement Year 2027	Future Cost	\$17,852

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.

2- filters, Pentair sand TR140C
2- filters, Pentair TR100C
2- salt generators, Pentair Intellichlor
2- power centers, Pentair Intellichlor
3- motor/pump, Pentair 3hp variable speed
1- power control system, Pentair Intellicenter control system
2- Stenner pumps, Pentair Intellichem chemical control (Stenner pumps and chem controller)
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.

714 - Chemical System	Useful Life 6	Remaining Life 3	
2 IntelliChem Controllers & Stenner Pumps	Quantity 2	Unit of Measure	System
	Cost /Sys \$4,326		
	% Included 100.00%	Total Cost/Study	\$8,652
Summary	Replacement Year 2028	Future Cost	\$9,317

This is to replace the small and large pools 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.

12000 - Pool

800 - Solar System	Useful Life 15	Remaining Life 2	
Small Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$13,895	
	% Included	100.00%	Total Cost/Study \$13,895
Summary	Replacement Year	2027	Future Cost \$14,598

This is to repair and replace the solar system.

2024- Remaining life extended from 2024 to 2027.

2021- Useful life increased from 12 to 15 years and remaining life increased from 2021 to 2024.

2019- \$305 was expended.

810 - Solar System	Useful Life 15	Remaining Life 2	
Large Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$41,885	
	% Included	100.00%	Total Cost/Study \$41,885
Summary	Replacement Year	2027	Future Cost \$44,005

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

22- 10' panels

24- 12' panels

2024- Remaining life extended from 2024 to 2027.

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.

12000 - Pool

930 - Furniture: Misc	Useful Life 6	Remaining Life 5	
Pool- All Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,163	
	% Included	100.00%	Total Cost/Study \$4,163
Summary	Replacement Year	2030	Future Cost \$4,710
This is to periodically replace miscellaneous pool furniture on a percentage basis. Association input will further define this component.			
9- plastic lounge chairs			
4- plastic tables			
18- plastic chairs			
long wood bench			
2025- \$1,000 anticipated expenditure extended from 2025 to 2026 per client.			
2024- \$3,042 was expended in 2024. \$1,000 anticipated expenditure for 2025 per client.			
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.			

933 - Furniture: Misc	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Pool- All Furniture (2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,000	
	% Included	100.00%	Total Cost/Study \$1,000
Summary	Replacement Year	2026	Future Cost \$1,025
This is for the an additional \$1,000 anticipated expenditure for 2026 per client.			

14000 - Recreation

902 - Game Table	Useful Life 15	Remaining Life 2	
Pool Building Table Tennis	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$974	
	% Included	100.00%	Total Cost/Study \$974
Summary	Replacement Year	2027	Future Cost \$1,024
This is to replace the pool area Kettler ping pong table.			
2010- \$614 was expended.			

15000 - Grounds Maintenance

930 - Tools (Small, Medium)	Useful Life 1	Remaining Life 1	
Maintenance Building	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,545	
	% Included	100.00%	Total Cost/Study \$1,545
Summary	Replacement Year	2026	Future Cost \$1,584
This is to replace various small and medium tools as necessary on an annual basis.			
2025- Remaining life extended from 2025 to 2026.			

15000 - Grounds Maintenance

17000 - Tennis Court

100 - Reseal	Useful Life 6	Remaining Life 1
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$1.34	
	% Included 100.00%	Total Cost/Study \$19,282
Summary	Replacement Year 2026	Future Cost \$19,764

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

2024- Sealing and resurfacing have been set to a 6 year cycle. The courts are in fair to good condition. Sealing should occur in 2026 and resurfacing in 2032. Surface cracks wider than 1/8" should be sealed asap.

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 18	Remaining Life 7
14,400 sf [2] Tennis Courts	Quantity 14,400	Unit of Measure Square Feet
	Cost /SqFt \$4.53	
	% Included 100.00%	Total Cost/Study \$65,261
Summary	Replacement Year 2032	Future Cost \$77,575

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.**

2024- Sealing and resurfacing have been set to a 6 year cycle. The courts are in fair to good condition. Sealing should occur in 2026 and resurfacing in 2032. Surface cracks wider than 1/8" should be sealed asap.

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 1
Backboard & Hoop	Quantity 1	Unit of Measure Items
	Cost /Itm \$618	
	% Included 100.00%	Total Cost/Study \$618
Summary	Replacement Year 2026	Future Cost \$633

This is to replace the basketball backboard and hoop.

2024- Remaining life extended from 2025 to 2026 per client.

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 10
176 lf Large Pool Solar System	Quantity 176	Unit of Measure Linear Feet
	Cost /l.f. \$18.54	
	% Included 100.00%	Total Cost/Study \$3,263
Summary	Replacement Year 2035	Future Cost \$4,177

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

2005- Placed in service.

19000 - Fencing

114 - Chain Link: 6'	Useful Life 30	Remaining Life 2
221 If Small Pool Area	Quantity 221	Unit of Measure Linear Feet
	Cost /l.f. \$18.54	
	% Included 100.00%	Total Cost/Study \$4,097
Summary	Replacement Year 2027	Future Cost \$4,305

This is to replace the 6' 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 2
450 If Tennis Courts	Quantity 450	Unit of Measure Linear Feet
	Cost /l.f. \$32.96	
	% Included 100.00%	Total Cost/Study \$14,832
Summary	Replacement Year 2027	Future Cost \$15,583

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

2024- Areas of distorted fencing were observed.
2017- Remaining life increased from 2018 to 2022.

190 - Chain Link: Slats	Useful Life 10	Remaining Life 4
221 If Pool	Quantity 221	Unit of Measure Linear Feet
	Cost /l.f. \$14.42	
	% Included 100.00%	Total Cost/Study \$3,187
Summary	Replacement Year 2029	Future Cost \$3,518

This is to replace the chain link privacy slats.

2019- \$256 was expended.

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 7
405 If Pool Fence & Gates	Quantity 405	Unit of Measure Linear Feet
	Cost /l.f. \$61.80	
	% Included 100.00%	Total Cost/Study \$25,029
Summary	Replacement Year 2032	Future Cost \$29,752

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 14	
Walkway & Pool Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$36,108		
	% Included 100.00%	Total Cost/Study	\$36,108
Summary	Replacement Year 2039	Future Cost	\$51,019

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

2025- \$1,980 was expended for recreation lighting.
 2024- \$7,120 was expended in 2024. \$2,500 anticipated expenditure for 2025 per client.
 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.

101 - Exterior: Misc. Fixtures	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Walkway & Pool Area (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,980		
	% Included 100.00%	Total Cost/Study	\$1,980
Summary	Replacement Year 2025	Future Cost	\$1,980

This is for the \$1,980 expended for recreation lighting.

900 - Miscellaneous	Useful Life 25	Remaining Life 24	
Interior Cabana Repair & Installation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,699		
	% Included 100.00%	Total Cost/Study	\$1,699
Summary	Replacement Year 2049	Future Cost	\$3,074

This is for repair and installation for miscellaneous lighting expenses.

2024- \$1,650 was expended for an electrical upgrade for wiring and new building lighting per client

21000 - Signage

100 - Miscellaneous	Useful Life 15	Remaining Life 12	
6 Activities Area- Wood Display Signage	Quantity 6	Unit of Measure	Items
	Cost /Itm \$515		
	% Included 100.00%	Total Cost/Study	\$3,090
Summary	Replacement Year 2037	Future Cost	\$4,156

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

2024- \$449 expended to replace 2 pool rules signs per client worksheet.
 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

104 - Miscellaneous	Useful Life 8	Remaining Life 7	
Pool Rule Signage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$462		
	% Included 100.00%	Total Cost/Study	\$462
Summary	Replacement Year 2032	Future Cost	\$550

This is to replace the pool rule signage.

2024- \$449 was expended for 2 pool rule signs required by El Dorado County Statutes. Added as a reserve study component.

790 - Wood Monument	Useful Life 20	Remaining Life 9	
Gold Ridge Lodge/Lodge Upper Entrance/Granite	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,425		
	% Included 100.00%	Total Cost/Study	\$8,425
Summary	Replacement Year 2034	Future Cost	\$10,522

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

2024- The monument sign is newer. No cost or placed in service year provided to BRG.
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

200 - Computers, Misc.	Useful Life 6	Remaining Life 1	
Office	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,008		
	% Included 100.00%	Total Cost/Study	\$3,008
Summary	Replacement Year 2026	Future Cost	\$3,083

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.

2025- \$209 was expended for office chair and mat.
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.

201 - Computers, Misc.	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Office (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$209		
	% Included 100.00%	Total Cost/Study	\$209
Summary	Replacement Year 2025	Future Cost	\$209

This is for the \$209 expended for office chair and mat.

22000 - Office Equipment

204 - Computers, Misc.	Useful Life 5	Remaining Life 1
Office- Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,802	
	% Included 100.00%	Total Cost/Study \$1,802
Summary	Replacement Year 2026	Future Cost \$1,848
This is to replace computers, printers, scanners and networking equipment as needed.		
2021- \$1,500 anticipated expenditure.		

300 - Copier	Useful Life 5	Remaining Life 3
Office	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,057	
	% Included 100.00%	Total Cost/Study \$5,057
Summary	Replacement Year 2028	Future Cost \$5,446
This is to replace the copy machine.		
2025- Remaining life extended from 2026 to 2028 per client.		
2024- Remaining life extended from 2025 to 2026.		
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 5
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,778	
	% Included 100.00%	Total Cost/Study \$5,778
Summary	Replacement Year 2030	Future Cost \$6,538
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
Small Pool Equipment Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,689	
	% Included 100.00%	Total Cost/Study \$1,689
Summary	Replacement Year 2027	Future Cost \$1,775
This is to replace the Rheem Performance 40 gallon water heater located in the pool equipment room.		
2025- Remaining life extended from 2025 to 2027.		
2017- Estimate increased from \$577 to \$1,200.		

23000 - Mechanical Equipment

610 - Water Heater	Useful Life 15	Remaining Life 5
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,684	
	% Included 100.00%	Total Cost/Study \$1,684
Summary	Replacement Year 2030	Future Cost \$1,905
This is to replace the Reliance 606, 40 gallon water heater.		
2025- Remaining life extended from 2026 to 2030 per client.		
2017- Estimate increased from \$550 to \$1,200.		
2011- \$550 was expended to replace.		

700 - Wall A/C Small	Useful Life 20	Remaining Life 4
Office Ductless	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,944	
	% Included 100.00%	Total Cost/Study \$4,944
Summary	Replacement Year 2029	Future Cost \$5,457
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 4
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,712	
	% Included 100.00%	Total Cost/Study \$10,712
Summary	Replacement Year 2029	Future Cost \$11,824
This is to repair and replace the lodge furnace.		
2009- \$6,875 was expended.		

24000 - Furnishings

106 - Miscellaneous	Useful Life 15	Remaining Life 2
11 Lodge	Quantity 11	Unit of Measure Items
	Cost /Itm \$232	
	% Included 100.00%	Total Cost/Study \$2,549
Summary	Replacement Year 2027	Future Cost \$2,678
This is to replace miscellaneous lodge furnishings.		
2- Wood tables		
1- 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.		

24000 - Furnishings

110 - Miscellaneous	Useful Life 15	Remaining Life 1	
2 Lodge Sofas	Quantity 2	Unit of Measure Items	
	Cost /Itm \$2,500		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2026	Future Cost \$5,125	

This is to replace miscellaneous lodge furnishings.

2- Sofas

2025- \$5,000 anticipated for 2026 per client. Was not purchased in 2025.
2024- \$5,000 anticipated expenditure in 2025 for 2 sofas per client.

200 - Chairs	Useful Life 10	Remaining Life 2	
80 Lodge- Folding Chairs	Quantity 80	Unit of Measure Items	
	Cost /Itm \$47.51		
	% Included 100.00%	Total Cost/Study \$3,801	
Summary	Replacement Year 2027	Future Cost \$3,993	

This is to replace the folding chairs.

2024- Remaining life extended from 2025 to 2027 per client.
2015- \$623 was expended to purchase 20 chairs. Quantity increased from 60 to 80 and cost adjusted to \$32 each.
2014- \$1,870 was expended to purchase 60 chairs. Extend useful life from 5 to 10 years per client. \$650 anticipated in 2015 per client provided 2014 worksheet.
2013- \$2,025 anticipated in 2016 per client 8/19/2013. \$1,880 anticipated in 2014 for 60 folding chairs (\$31.32 each including tax & shipping) per client.

300 - Tables: Buffet	Useful Life 7	Remaining Life 3	
10 Lodge (50%)	Quantity 10	Unit of Measure Items	
	Cost /Itm \$206	Qty * \$/Itm \$2,060	
	% Included 50.00%	Total Cost/Study \$1,030	
Summary	Replacement Year 2028	Future Cost \$1,109	

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

2025- \$300 anticipated expenditure extended from 2025 to 2026.
2024- \$300 anticipated expenditure in 2025 per client.
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.

301 - Tables: Buffet	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Lodge (2026 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$300		
	% Included 100.00%	Total Cost/Study \$300	
Summary	Replacement Year 2026	Future Cost \$308	

This is for the \$300 anticipated expenditure in 2026 per client.

24000 - Furnishings

620 - Modular Office Desk	Useful Life 20	Remaining Life 10	
Office Furniture	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,296		
	% Included 100.00%	Total Cost/Study	\$3,296
Summary	Replacement Year 2035	Future Cost	\$4,219

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

2024- Cost is increased from \$1,750 to \$3,200.

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 3	
Security Cameras	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,053		
	% Included 100.00%	Total Cost/Study	\$4,053
Summary	Replacement Year 2028	Future Cost	\$4,365

This is to replace the security cameras.

2024- \$1,437 expended for 11 Ring cameras in 2022 per client 2024 worksheet.

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.

710 - Security System	Useful Life 6	Remaining Life 1	
Gates Software Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,897		
	% Included 100.00%	Total Cost/Study	\$5,897
Summary	Replacement Year 2026	Future Cost	\$6,044

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.

24600 - Safety / Access

720 - Security System	Useful Life 3	Remaining Life 1
5 Fob Access Control	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,236	
	% Included 100.00%	Total Cost/Study \$6,180
Summary	Replacement Year 2026	Future Cost \$6,335

This is to replace components of the fob access control system. Replaceable components would be the fobs and readers. The system install included trenching and conduit with wire which is not included in this component as replacement easily exceeds 30 years.

2024- \$18,805 expended in 2023 for fob a 5 fob reader system per client 2024 worksheet. Figure \$1,200 per fob access every 3 years per client.

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 4
62 Sq. Yds. Pool Building Fitness	Quantity 62	Unit of Measure Square Yard
	Cost /SqYd \$46.35	
	% Included 100.00%	Total Cost/Study \$2,874
Summary	Replacement Year 2029	Future Cost \$3,172

This is to replace the carpeting.

2021- \$2,385 was expended for carpeting which was damaged by vandals.

2019- Per client 12/10/2019, move remaining life from 2020 to 2026.

2012- \$1,668 was expended.

400 - Tile	Useful Life 20	Remaining Life 4
Lodge Slate Tile	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,844	
	% Included 100.00%	Total Cost/Study \$18,844
Summary	Replacement Year 2029	Future Cost \$20,800

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 6
270 sf Office- Laminate	Quantity 270	Unit of Measure Square Feet
	Cost /SqFt \$9.27	
	% Included 100.00%	Total Cost/Study \$2,503
Summary	Replacement Year 2031	Future Cost \$2,903

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 21
Play Area Structure	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$35,020	
	% Included 100.00%	Total Cost/Study \$35,020
Summary	Replacement Year 2046	Future Cost \$58,819

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

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

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

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

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

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

104 - Tot Lot: Play Equipment	Useful Life 15	Remaining Life 11
Play Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,509	
	% Included 100.00%	Total Cost/Study \$2,509
Summary	Replacement Year 2036	Future Cost \$3,292

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

1- 4 seat swing

1 Volleyball

2021- \$8,340 was expended to replace the 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 1
Play Area- Engineered Wood Fiber	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,204	
	% Included 100.00%	Total Cost/Study \$1,204
Summary	Replacement Year 2026	Future Cost \$1,234

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

2024- Remaining life extended from 2024 to 2026 per client.

2021- \$6,665 was expended.

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

26000 - Outdoor Equipment

200 - Pedestal Grill BBQ	Useful Life 12	Remaining Life 7
5 Activities Area- Smokey Joe BBQs	Quantity 5	Unit of Measure Items
	Cost /Itm \$144	
	% Included 100.00%	Total Cost/Study \$721
Summary	Replacement Year 2032	Future Cost \$857

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

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

210 - Barbecue	Useful Life 15	Remaining Life 7
2 Activities Area- Block/W Grill	Quantity 2	Unit of Measure Items
	Cost /Itm \$901	
	% Included 100.00%	Total Cost/Study \$1,802
Summary	Replacement Year 2032	Future Cost \$2,143

This is to maintain the activities area block and grill barbeques. Maintenance may include joint pointing, sealing brickwork with a breathable sealer, brick repair and replacement and insert replacement.

2024- \$800 expended in 2023 per client 2024 worksheet. The brickwork exhibits minimal loose brick and a need for joint pointing.
 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 6
Signature Barbecue- 6 Burner BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$721	
	% Included 100.00%	Total Cost/Study \$721
Summary	Replacement Year 2031	Future Cost \$836

This is to replace the pool area Signateur barbeque.

2024- Located on pool deck.
 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.

26000 - Outdoor Equipment

284 - Picnic Tables	Useful Life 15	Remaining Life 10
10 Activities Area Picnic Tables	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,324	
	% Included 100.00%	Total Cost/Study \$13,235
Summary	Replacement Year 2035	Future Cost \$16,943

This is to replace the green picnic tables.

2024- Quantity increased from 7 to 10 per client. Most tables appear newer. Cost for newer tables and fiscal year placed in service, will further define this component.
2013- \$2,759 was expended.

310 - Benches	Useful Life 15	Remaining Life 6
7 Activities Area Benches	Quantity 7	Unit of Measure Items
	Cost /Itm \$650	
	% Included 100.00%	Total Cost/Study \$4,550
Summary	Replacement Year 2031	Future Cost \$5,276

This is to replace the green benches.

2024- Quantity increased from 7 to 8 per client. Most tables appear newer. Most benches appear mid-life to newer. Cost for newer tables and fiscal year placed in service, will further define this component.
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 3
8 Activities Area Garbage Receptacles	Quantity 8	Unit of Measure Items
	Cost /Itm \$603	
	% Included 100.00%	Total Cost/Study \$4,820
Summary	Replacement Year 2028	Future Cost \$5,191

This is to replace the garbage containers.

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

480 - Drinking Fountain	Useful Life 20	Remaining Life 3
5 Activities Area	Quantity 5	Unit of Measure Items
	Cost /Itm \$963	
	% Included 100.00%	Total Cost/Study \$4,815
Summary	Replacement Year 2028	Future Cost \$5,185

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

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

26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 30	Remaining Life 11
Wood Shed Behind Lodge	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,635	
	% Included 100.00%	Total Cost/Study \$4,635
Summary	Replacement Year 2036	Future Cost \$6,082
This is to replace the lodge wood shed.		
2024- Cost is increased from \$3,270 to \$4,500.		

27000 - Appliances

200 - Refrigerator	Useful Life 12	Remaining Life 11
Lodge Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,931	
	% Included 100.00%	Total Cost/Study \$1,931
Summary	Replacement Year 2036	Future Cost \$2,534
This is to replace the Maytag refrigerator.		
2024- 1,875 was expended for a new refrigerator. Useful life is decreased from 15 to 12 years.		
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.		

700 - Stove	Useful Life 15	Remaining Life 5
Lodge	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,890	
	% Included 100.00%	Total Cost/Study \$1,890
Summary	Replacement Year 2030	Future Cost \$2,138
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 5
Lodge- Double Oven	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,709	
	% Included 100.00%	Total Cost/Study \$2,709
Summary	Replacement Year 2030	Future Cost \$3,065
This is to replace the Kenmore double wall oven. Lodge and Cabana microwaves are replaced from operating.		
2015- \$1,941 was expended.		
2014- \$2,500 is anticipated per client provided 2014 worksheet.		
2013- \$2,000 is anticipated in 2015 per client.		

30000 - Miscellaneous

700 - Field Equipment	Useful Life 8	Remaining Life 1
Maintenance Bldg- Lawnmower	Quantity 1	Unit of Measure Items
	Cost /Itm \$500	
	% Included 100.00%	Total Cost/Study \$500
Summary	Replacement Year 2026	Future Cost \$513

This is to replace the riding lawnmower.

2025- Cost reduced from \$1,580 to \$500 per client.
2024- Remaining life extended from 2025 to 2026 per client. Not observed. Cost is increased from \$585 to \$1,500.
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 1
Maintenance Bldg- Compressor	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,251	
	% Included 100.00%	Total Cost/Study \$1,251
Summary	Replacement Year 2026	Future Cost \$1,283

This is to replace the DeWalt 2.5 hp compressor.

2024- Not observed.
2021- Not observed.
2012- Useful and remaining life per client.

720 - Field Equipment	Useful Life 5	Remaining Life 2
5 Maintenance Bldg- Chainsaws	Quantity 5	Unit of Measure Items
	Cost /Itm \$515	
	% Included 100.00%	Total Cost/Study \$2,575
Summary	Replacement Year 2027	Future Cost \$2,705

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

2- Stihl 170
1- Stihl ms311
1- Stihl 044
1- Echo Timber Wolff

2025- \$874 was expended for pallet forks for tractor.
2024- Chainsaws not observed. \$500 is average cost.
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.

30000 - Miscellaneous

721 - Field Equipment	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Maintenance Bldg- Chainsaws (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$874		
	% Included 100.00%	Total Cost/Study	\$874
Summary	Replacement Year 2025	Future Cost	\$874
This is for the \$874 expended for pallet forks for tractor.			

740 - Maintenance Equipment	Useful Life 10	Remaining Life 2	
Maintenance Bldg- ATV Polaris	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,576		
	% Included 100.00%	Total Cost/Study	\$17,576
Summary	Replacement Year 2027	Future Cost	\$18,466
This is to replace the Polaris quad runner vehicle and blade.			

2024- Remaining life extended to 2027 per client.
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.

806 - Maintenance Equipment	Useful Life 8	Remaining Life 7	
Snow Blower- Ariens	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,954		
	% Included 100.00%	Total Cost/Study	\$1,954
Summary	Replacement Year 2032	Future Cost	\$2,323
This is to replace the Ariens snow blower.			

2024- \$1,897 was expended. Added as a reserve study component.

810 - Maintenance Equipment	Useful Life 20	Remaining Life 19	
JD Tractor 3025E	Quantity 1	Unit of Measure	Items
	Cost /Itm \$24,834		
	% Included 100.00%	Total Cost/Study	\$24,834
Summary	Replacement Year 2044	Future Cost	\$39,701
This is to replace the John Deere 3025E tractor.			

2024- \$24,111 was expended. Added as a reserve study component.

814 - Maintenance Equipment	Useful Life 8	Remaining Life 7	
JD Tractor Root Grapple Attachment	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,556		
	% Included 100.00%	Total Cost/Study	\$2,556
Summary	Replacement Year 2032	Future Cost	\$3,039
This is to replace the John Deere 3025E tractor root grapple attachment.			

2024- \$2,482 was expended. Added as a reserve study component.

30000 - Miscellaneous

818 - Maintenance Equipment	Useful Life 8	Remaining Life 7
JD Tractor Hydraulic Valve Accessory	Quantity 1	Unit of Measure Items
	Cost /Itm \$885	
	% Included 100.00%	Total Cost/Study \$885
Summary	Replacement Year 2032	Future Cost \$1,052
This is to replace the John Deere 3025E tractor hydraulic valve accessory.		
2024- \$859 was expended. Added as a reserve study component.		

822 - Maintenance Equipment	Useful Life 8	Remaining Life 7
JD Tractor Rotary Cutter Attachment	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,709	
	% Included 100.00%	Total Cost/Study \$2,709
Summary	Replacement Year 2032	Future Cost \$3,220
This is to replace the John Deere 3025E tractor rotary cutter attachment.		
2024- \$2,630 was expended. Added as a reserve study component.		

826 - Maintenance Equipment	Useful Life 8	Remaining Life 7
JD Tractor Landscape Rake Attachment	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,048	
	% Included 100.00%	Total Cost/Study \$1,048
Summary	Replacement Year 2032	Future Cost \$1,245
This is to replace the John Deere 3025E tractor landscape rake attachment.		
2024- \$1,017 was expended. Added as a reserve study component.		

860 - Field Equipment	Useful Life 15	Remaining Life 8
Chipper/Shredder	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,464	
	% Included 100.00%	Total Cost/Study \$11,464
Summary	Replacement Year 2033	Future Cost \$13,968
This is to replace the Bear Cat 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 \$2,266	
	% Included 100.00%	Total Cost/Study \$2,266
Summary	Replacement Year 2027	Future Cost \$2,381
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	\$1,257	
	% Included	100.00%	Total Cost/Study \$1,257
Summary	Replacement Year	2026	Future Cost \$1,288

This is for major unanticipated reserve component repairs.

2025- Remaining life extended from 2025 to 2026.

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.

Component Listing Excluded Components

2025 Update-2

Prepared for the 2026 Fiscal Year

08000 - Rehab

230 - Kitchen	Useful Life 20	Remaining Life 3	
Pool Building Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,449	
	% Included	100.00%	Total Cost/Study \$5,449
Summary	Replacement Year	N/A	Future Cost N/A

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.

2024- Excluded from funding consideration as the kitchen is no longer operation. The room is changed to a fitness center.

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.

18000 - Landscaping

460 - Defensible Space	Useful Life 2	Remaining Life 3	
Greenbelt Clearing	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$24,071	
	% Included	100.00%	Total Cost/Study \$24,071
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 9	
150 lf Tot Lot Fencing- Excluded	Quantity 150	Unit of Measure	Linear Feet
	Cost /l.f.	\$59.74	
	% Included	100.00%	Total Cost/Study \$8,961
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.

27000 - Appliances

204 - Refrigerator	Useful Life 15	Remaining Life 3
Pool Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,083	
	% Included 100.00%	Total Cost/Study \$1,083
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the Admiral refrigerator.

2024- THIS COMPONENT HAS BEEN EXCLUDED FROM FUNDING CONSIDERATION. The kitchen area of the pool building is no longer in use and the refrigerator is removed. It may be that lifeguards or other maintenance personnel will need appliances of sorts moving forward. On client request BRG will completely remove this component. For the time being, this component will be included in the study but will have no impact.

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.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
100 - Asphalt: Sealing	\$2,745	4	4	6,500	\$.42/SqFt		Lower Parking
110 - Asphalt: Ongoing Repairs	\$4,620	4	4	6,500	\$4.74/SqFt (15%)		Lower Parking
120 - Asphalt: Major Repairs	\$30,797	25	8	6,500	\$4.74/SqFt		Lower Parking
129 - Asphalt: Sealing	\$92,628	2	0	1	\$92,628/LS [nr:1]		Upper Parking/Walkways/Basket Ball Ct (2025 Only)
130 - Asphalt: Sealing	\$5,963	4	4	14,000	\$.43/SqFt		Upper Parking
140 - Asphalt: Ongoing Repairs	\$1,325	4	4	14,000	\$4.73/SqFt (2%)		Upper Parking
150 - Asphalt: Major Repairs	\$66,332	25	25	14,000	\$4.74/SqFt		Upper Parking
160 - Asphalt: Sealing	\$2,259	4	4	5,350	\$.42/SqFt		Basketball Court
170 - Asphalt: Ongoing Repairs	\$760	4	4	5,350	\$4.74/SqFt (3%)		Basketball Court
180 - Asphalt: Major Repairs	\$25,348	25	25	5,350	\$4.74/SqFt		Basketball Court
190 - Asphalt: Sealing	\$3,133	4	4	7,422	\$.42/SqFt		Walkways
200 - Asphalt: Ongoing Repairs	\$1,407	4	4	7,422	\$4.74/SqFt (4%)		Walkways
210 - Asphalt: Major Repairs	\$39,878	25	25	7,422	\$5.37/SqFt		Walkways
02000 - Concrete							
380 - Pad	\$1,157	5	3	624	\$18.54/SqFt (10%)		Shuffle Board Pad
400 - Pool Deck	\$104,040	35	32	3,338	\$31.17/SqFt		Large Pool Deck
410 - Pool Deck	\$32,946	25	15	1,777	\$18.54/SqFt		Small Pool
700 - Sealing	\$27,733	5	2	5,385	\$5.15/SqFt		Seal Pool Decks
03000 - Painting: Exterior							
100 - Surface Restoration	\$8,755	10	1	1	\$8,755/LS		Lodge
102 - Surface Restoration	\$3,708	5	3	1	\$3,708/LS		Pool Bldg/Pump Rm & Maintenance Bldg
110 - Acrylic	\$5,150	10	2	624	\$8.25/SqFt		Shuffle Board Stripe
150 - Stain	\$1,900	2	1	1	\$1,900/LS		Lodge Decking, Benches, Etc
400 - Wrought Iron	\$4,589	5	3	405	\$11.33/l.f.		Pool Area Fence
03500 - Painting: Interior							
300 - Clubhouse	\$3,839	8	1	1	\$7,679/LS (50%)		Lodge

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
03500 - Painting: Interior							
310 - Miscellaneous	\$1,699	10	2	1	\$1,699/Bldg		Pool Building
04000 - Structural Repairs							
660 - Decking: Wood	\$21,630	25	6	1	\$21,630/LS		Lodge Decking, Benches, Etc
910 - Building Maintenance	\$6,365	10	7	1	\$6,365/LS		Various
911 - Building Maintenance	\$2,599	2	0	1	\$2,599/LS [nr:1]		Various (2025 Only) 3 Doors Replace
912 - Building Maintenance	\$4,573	15	2	1	\$4,573/LS		Polaris Quad- Tuff Shed
920 - Doors	\$20,792	25	7	1	\$20,792/LS		Lodge Fire-Safe Upgrade
05000 - Roofing							
410 - Pitched: Dimensional Composition	\$25,956	25	16	24	\$1,081/Sqrs		Pool Building
420 - Pitched: Dimensional Composition	\$9,270	25	3	10	\$927/Sqrs		Maintenance Building
440 - Pitched: Metal	\$43,255	30	23	37	\$1,169/Sqrs		Lodge
441 - Pitched: Metal	\$6,077	2	0	1	\$6,077/LS [nr:1]		Lodge (2025 Only)
08000 - Rehab							
100 - General	\$17,165	20	9	1	\$17,165/LS		Lodge
210 - Restrooms	\$17,160	30	19	2	\$8,580/Rm		Lodge Bathrooms
220 - Bathrooms	\$6,180	20	8	2	\$3,090/Rm		Pool Building Bathrooms
234 - Kitchen	\$25,750	20	10	1	\$25,750/LS		Lodge Kitchen Rehab
12000 - Pool							
100 - Resurface	\$25,915	15	4	136	\$191/l.f.		Small Pool
120 - Resurface	\$59,822	12	9	240	\$249/l.f.		Large Pool
200 - Edge: Tile, Coping, Mastic	\$23,484	24	21	240	\$97.85/l.f.		Large Pool
700 - Equipment: Replacement	\$8,092	5	2	1	\$16,184/LS (50%)		Small Pool
710 - Equipment: Replacement	\$16,991	5	2	1	\$33,983/LS (50%)		Large Pool
714 - Chemical System	\$8,652	6	3	2	\$4,326/Sys		InteliChem Controllers & Stenner Pumps
800 - Solar System	\$13,895	15	2	1	\$13,895/LS		Small Pool
810 - Solar System	\$41,885	15	2	1	\$41,885/LS		Large Pool
930 - Furniture: Misc	\$4,163	6	5	1	\$4,163/LS		Pool- All Furniture
933 - Furniture: Misc	\$1,000	2	1	1	\$1,000/LS [nr:1]		Pool- All Furniture (2026 Only)
14000 - Recreation							
902 - Game Table	\$974	15	2	1	\$974/Itm		Pool Building Table Tennis

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
15000 - Grounds Maintenance							
930 - Tools (Small, Medium)	\$1,545	1	1	1	\$1,545/LS		Maintenance Building
17000 - Tennis Court							
100 - Reseal	\$19,282	6	1	14,400	\$1.34/SqFt		[2] Tennis Courts
500 - Resurface	\$65,261	18	7	14,400	\$4.53/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$618	8	1	1	\$618/Itm		Backboard & Hoop
19000 - Fencing							
110 - Chain Link: 6'	\$3,263	30	10	176	\$18.54/l.f.		Large Pool Solar System
114 - Chain Link: 6'	\$4,097	30	2	221	\$18.54/l.f.		Small Pool Area
130 - Chain Link: 10'	\$14,832	30	2	450	\$32.96/l.f.		Tennis Courts
190 - Chain Link: Slats	\$3,187	10	4	221	\$14.42/l.f.		Pool
230 - Wrought Iron: 6'	\$25,029	30	7	405	\$61.80/l.f.		Pool Fence & Gates
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$36,108	15	14	1	\$36,108/LS		Walkway & Pool Area
101 - Exterior: Misc. Fixtures	\$1,980	2	0	1	\$1,980/LS [nr:1]		Walkway & Pool Area (2025 Only)
900 - Miscellaneous	\$1,699	25	24	1	\$1,699/LS		Interior Cabana Repair & Installation
21000 - Signage							
100 - Miscellaneous	\$3,090	15	12	6	\$515/Itm		Activities Area- Wood Display Signage
104 - Miscellaneous	\$462	8	7	1	\$462/LS		Pool Rule Signage
790 - Wood Monument	\$8,425	20	9	1	\$8,425/LS		Gold Ridge Lodge/Lodge Upper Entrance/Granite
22000 - Office Equipment							
200 - Computers, Misc.	\$3,008	6	1	1	\$3,008/LS		Office
201 - Computers, Misc.	\$209	2	0	1	\$209/LS [nr:1]		Office (2025 Only)
204 - Computers, Misc.	\$1,802	5	1	1	\$1,802/Itm		Office- Laptop
300 - Copier	\$5,057	5	3	1	\$5,057/Itm		Office
23000 - Mechanical Equipment							
200 - HVAC	\$5,778	15	5	1	\$5,778/Itm		Lodge
600 - Water Heater	\$1,689	10	2	1	\$1,689/Itm		Small Pool Equipment Room
610 - Water Heater	\$1,684	15	5	1	\$1,684/Itm		Lodge
700 - Wall A/C Small	\$4,944	20	4	1	\$4,944/Itm		Office Ductless
704 - HVAC	\$10,712	20	4	1	\$10,712/Itm		Lodge

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24000 - Furnishings							
106 - Miscellaneous	\$2,549	15	2	11	\$232/Itm		Lodge
110 - Miscellaneous	\$5,000	15	1	2	\$2,500/Itm		Lodge Sofas
200 - Chairs	\$3,801	10	2	80	\$47.51/Itm		Lodge- Folding Chairs
300 - Tables: Buffet	\$1,030	7	3	10	\$206/Itm (50%)		Lodge
301 - Tables: Buffet	\$300	2	1	1	\$300/LS [nr:1]		Lodge (2026 Only)
620 - Modular Office Desk	\$3,296	20	10	1	\$3,296/LS		Office Furniture
24600 - Safety / Access							
560 - Cameras	\$4,053	6	3	1	\$4,053/LS		Security Cameras
710 - Security System	\$5,897	6	1	1	\$5,897/LS		Gates Software Upgrade
720 - Security System	\$6,180	3	1	5	\$1,236/Itm		Fob Access Control
25000 - Flooring							
200 - Carpeting	\$2,874	8	4	62	\$46.35/SqYd		Pool Building Fitness
400 - Tile	\$18,844	20	4	1	\$18,844/LS		Lodge Slate Tile
990 - Vinyl	\$2,503	15	6	270	\$9.27/SqFt		Office- Laminate
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$35,020	25	21	1	\$35,020/LS		Play Area Structure
104 - Tot Lot: Play Equipment	\$2,509	15	11	1	\$2,509/Itm		Play Area
140 - Tot Lot: Safety Surface	\$1,204	3	1	1	\$1,204/LS		Play Area- Engineered Wood Fiber
200 - Pedestal Grill BBQ	\$721	12	7	5	\$144/Itm		Activities Area- Smokey Joe BBQs
210 - Barbecue	\$1,802	15	7	2	\$901/Itm		Activities Area- Block/W Grill
214 - Barbecue	\$721	12	6	1	\$721/Itm		Signature Barbecue- 6 Burner BBQ
284 - Picnic Tables	\$13,235	15	10	10	\$1,324/Itm		Activities Area Picnic Tables
310 - Benches	\$4,550	15	6	7	\$650/Itm		Activities Area Benches
380 - Garbage Receptacles	\$4,820	15	3	8	\$603/Itm		Activities Area Garbage Receptacles
480 - Drinking Fountain	\$4,815	20	3	5	\$963/Itm		Activities Area
900 - Miscellaneous	\$4,635	30	11	1	\$4,635/LS		Wood Shed Behind Lodge
27000 - Appliances							
200 - Refrigerator	\$1,931	12	11	1	\$1,931/Itm		Lodge Kitchen
700 - Stove	\$1,890	15	5	1	\$1,890/Itm		Lodge
720 - Oven: Wall	\$2,709	15	5	1	\$2,709/Itm		Lodge- Double Oven
30000 - Miscellaneous							
700 - Field Equipment	\$500	8	1	1	\$500/Itm		Maintenance Bldg- Lawnmower
710 - Tools	\$1,251	15	1	1	\$1,251/Itm		Maintenance Bldg- Compressor

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
30000 - Miscellaneous							
720 - Field Equipment	\$2,575	5	2	5	\$515/Itm		Maintenance Bldg- Chainsaws
721 - Field Equipment	\$874	2	0	1	\$874/LS [nr:1]		Maintenance Bldg- Chainsaws (2025 Only)
740 - Maintenance Equipment	\$17,576	10	2	1	\$17,576/Itm		Maintenance Bldg- ATV Polaris
806 - Maintenance Equipment	\$1,954	8	7	1	\$1,954/Itm		Snow Blower- Ariens
810 - Maintenance Equipment	\$24,834	20	19	1	\$24,834/Itm		JD Tractor 3025E
814 - Maintenance Equipment	\$2,556	8	7	1	\$2,556/Itm		JD Tractor Root Grapple Attachment
818 - Maintenance Equipment	\$885	8	7	1	\$885/Itm		JD Tractor Hydraulic Valve Accessory
822 - Maintenance Equipment	\$2,709	8	7	1	\$2,709/Itm		JD Tractor Rotary Cutter Attachment
826 - Maintenance Equipment	\$1,048	8	7	1	\$1,048/Itm		JD Tractor Landscape Rake Attachment
860 - Field Equipment	\$11,464	15	8	1	\$11,464/Itm		Chipper/Shredder
31000 - Reserve Study							
100 - 3 Year Update with Site Visit	\$2,266	3	2	1	\$2,266/LS		Reserve Study
32000 - Undesignated							
100 - Miscellaneous	\$1,257	1	1	1	\$1,257/LS		Reserve Items

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
08000 - Rehab							
230 - Kitchen	\$5,449	20	3	1	\$5,449/LS		Pool Building Kitchen
18000 - Landscaping							
460 - Defensible Space	\$24,071	2	3	1	\$24,071/LS		Greenbelt Clearing
19000 - Fencing							
330 - Tubular Steel	\$8,961	20	9	150	\$59.74/l.f.		Tot Lot Fencing- Excluded
27000 - Appliances							
204 - Refrigerator	\$1,083	15	3	1	\$1,083/Itm		Pool Building

Expenditures by Year - Next 11 Years

2025 Update-2

Prepared for the 2026 Fiscal Year

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2025			
01000 - Paving			
129 - Asphalt: Sealing Upper Parking/Walkways/Basket Ball Ct (2025 Only)[nr:1]	2	92,628	
04000 - Structural Repairs			
911 - Building Maintenance Various (2025 Only) 3 Doors Replace[nr:1]	2	2,599	
05000 - Roofing			
441 - Pitched: Metal Lodge (2025 Only)[nr:1]	2	6,077	
20000 - Lighting			
101 - Exterior: Misc. Fixtures Walkway & Pool Area (2025 Only)[nr:1]	2	1,980	
22000 - Office Equipment			
201 - Computers, Misc. Office (2025 Only)[nr:1]	2	209	
30000 - Miscellaneous			
721 - Field Equipment Maintenance Bldg- Chainsaws (2025 Only)[nr:1]	2	874	
Total 2025:		104,367	
2026			
03000 - Painting: Exterior			
100 - Surface Restoration Lodge	10	8,755	8,974
150 - Stain Lodge Decking, Benches, Etc	2	1,900	1,948
Total 03000 - Painting: Exterior:		10,655	10,922
03500 - Painting: Interior			
300 - Clubhouse Lodge (50%)	8	3,839	3,935
12000 - Pool			
933 - Furniture: Misc Pool- All Furniture (2026 Only)[nr:1]	2	1,000	1,025
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,584
17000 - Tennis Court			
100 - Reseal 14,400 sf [2] Tennis Courts	6	19,282	19,764
17500 - Basketball / Sport Court			
300 - Basketball Standard Backboard & Hoop	8	618	633
22000 - Office Equipment			
200 - Computers, Misc. Office	6	3,008	3,083

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
22000 - Office Equipment			
204 - Computers, Misc. Office- Laptop	5	1,802	1,848
Total 22000 - Office Equipment:		4,810	4,931
24000 - Furnishings			
110 - Miscellaneous 2 Lodge Sofas	15	5,000	5,125
301 - Tables: Buffet Lodge (2026 Only)[nr:1]	2	300	308
Total 24000 - Furnishings:		5,300	5,433
24600 - Safety / Access			
710 - Security System Gates Software Upgrade	6	5,897	6,044
720 - Security System 5 Fob Access Control	3	6,180	6,335
Total 24600 - Safety / Access:		12,077	12,379
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,204	1,234
30000 - Miscellaneous			
700 - Field Equipment Maintenance Bldg- Lawnmower	8	500	513
710 - Tools Maintenance Bldg- Compressor	15	1,251	1,283
Total 30000 - Miscellaneous:		1,751	1,796
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,288
Total 2026:		63,338	64,924
2027			
02000 - Concrete			
700 - Sealing 5,385 sf Seal Pool Decks	5	27,733	29,137
03000 - Painting: Exterior			
110 - Acrylic 624 sf Shuffle Board Stripe	10	5,150	5,411
03500 - Painting: Interior			
310 - Miscellaneous Pool Building	10	1,699	1,786
04000 - Structural Repairs			
912 - Building Maintenance Polaris Quad- Tuff Shed	15	4,573	4,805
12000 - Pool			
700 - Equipment: Replacement Small Pool (50%)	5	8,092	8,502
710 - Equipment: Replacement Large Pool (50%)	5	16,991	17,852

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
12000 - Pool			
800 - Solar System Small Pool	15	13,895	14,598
810 - Solar System Large Pool	15	41,885	44,005
Total 12000 - Pool:		80,863	84,957
14000 - Recreation			
902 - Game Table Pool Building Table Tennis	15	974	1,024
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,623
19000 - Fencing			
114 - Chain Link: 6' 221 lf Small Pool Area	30	4,097	4,305
130 - Chain Link: 10' 450 lf Tennis Courts	30	14,832	15,583
Total 19000 - Fencing:		18,929	19,888
23000 - Mechanical Equipment			
600 - Water Heater Small Pool Equipment Room	10	1,689	1,775
24000 - Furnishings			
106 - Miscellaneous 11 Lodge	15	2,549	2,678
200 - Chairs 80 Lodge- Folding Chairs	10	3,801	3,993
Total 24000 - Furnishings:		6,350	6,671
30000 - Miscellaneous			
720 - Field Equipment 5 Maintenance Bldg- Chainsaws	5	2,575	2,705
740 - Maintenance Equipment Maintenance Bldg- ATV Polaris	10	17,576	18,466
Total 30000 - Miscellaneous:		20,151	21,171
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,266	2,381
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,320
Total 2027:		173,179	181,949
2028			
02000 - Concrete			
380 - Pad 624 sf Shuffle Board Pad (10%)	5	1,157	1,246
03000 - Painting: Exterior			
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg	5	3,708	3,993

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
03000 - Painting: Exterior			
150 - Stain Lodge Decking, Benches, Etc	2	1,900	2,046
400 - Wrought Iron 405 If Pool Area Fence	5	4,589	4,941
Total 03000 - Painting: Exterior:		10,197	10,980
05000 - Roofing			
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	25	9,270	9,983
12000 - Pool			
714 - Chemical System 2 IntelliChem Controllers & Stenner Pumps	6	8,652	9,317
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,664
22000 - Office Equipment			
300 - Copier Office	5	5,057	5,446
24000 - Furnishings			
300 - Tables: Buffet 10 Lodge (50%)	7	1,030	1,109
24600 - Safety / Access			
560 - Cameras Security Cameras	6	4,053	4,365
26000 - Outdoor Equipment			
380 - Garbage Receptacles 8 Activities Area Garbage Receptacles	15	4,820	5,191
480 - Drinking Fountain 5 Activities Area	20	4,815	5,185
Total 26000 - Outdoor Equipment:		9,635	10,376
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,353
Total 2028:		51,853	55,839

2029

01000 - Paving			
100 - Asphalt: Sealing 6,500 sf Lower Parking	4	2,745	3,030
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)	4	4,620	5,099
130 - Asphalt: Sealing 14,000 sf Upper Parking	4	5,963	6,582
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)	4	1,325	1,463
160 - Asphalt: Sealing 5,350 sf Basketball Court	4	2,259	2,494
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)	4	760	839

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
01000 - Paving			
190 - Asphalt: Sealing 7,422 sf Walkways	4	3,133	3,458
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)	4	1,407	1,553
Total 01000 - Paving:		22,212	24,518
12000 - Pool			
100 - Resurface 136 lf Small Pool	15	25,915	28,605
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,705
19000 - Fencing			
190 - Chain Link: Slats 221 lf Pool	10	3,187	3,518
23000 - Mechanical Equipment			
700 - Wall A/C Small Office Ductless	20	4,944	5,457
704 - HVAC Lodge	20	10,712	11,824
Total 23000 - Mechanical Equipment:		15,656	17,281
24600 - Safety / Access			
720 - Security System 5 Fob Access Control	3	6,180	6,822
25000 - Flooring			
200 - Carpeting 62 Sq. Yds. Pool Building Fitness	8	2,874	3,172
400 - Tile Lodge Slate Tile	20	18,844	20,800
Total 25000 - Flooring:		21,718	23,972
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,204	1,329
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,387
Total 2029:		98,874	109,137
2030			
03000 - Painting: Exterior			
150 - Stain Lodge Decking, Benches, Etc	2	1,900	2,150
12000 - Pool			
930 - Furniture: Misc Pool- All Furniture	6	4,163	4,710
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,748

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2030			
23000 - Mechanical Equipment			
200 - HVAC Lodge	15	5,778	6,538
610 - Water Heater Lodge	15	1,684	1,905
Total 23000 - Mechanical Equipment:		7,462	8,443
27000 - Appliances			
700 - Stove Lodge	15	1,890	2,138
720 - Oven: Wall Lodge- Double Oven	15	2,709	3,065
Total 27000 - Appliances:		4,599	5,203
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,266	2,564
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,422
Total 2030:		23,192	26,240
2031			
04000 - Structural Repairs			
660 - Decking: Wood Lodge Decking, Benches, Etc	25	21,630	25,084
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,792
22000 - Office Equipment			
204 - Computers, Misc. Office- Laptop	5	1,802	2,090
25000 - Flooring			
990 - Vinyl 270 sf Office- Laminate	15	2,503	2,903
26000 - Outdoor Equipment			
214 - Barbecue Signature Barbecue- 6 Burner BBQ	12	721	836
310 - Benches 7 Activities Area Benches	15	4,550	5,276
Total 26000 - Outdoor Equipment:		5,271	6,112
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,457
Total 2031:		34,008	39,438
2032			
02000 - Concrete			
700 - Sealing 5,385 sf Seal Pool Decks	5	27,733	32,966

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2032			
03000 - Painting: Exterior			
150 - Stain Lodge Decking, Benches, Etc	2	1,900	2,259
04000 - Structural Repairs			
910 - Building Maintenance Various	10	6,365	7,566
920 - Doors Lodge Fire-Safe Upgrade	25	20,792	24,715
Total 04000 - Structural Repairs:		27,157	32,281
12000 - Pool			
700 - Equipment: Replacement Small Pool (50%)	5	8,092	9,619
710 - Equipment: Replacement Large Pool (50%)	5	16,991	20,197
Total 12000 - Pool:		25,083	29,816
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,837
17000 - Tennis Court			
100 - Reseal 14,400 sf [2] Tennis Courts	6	19,282	22,920
500 - Resurface 14,400 sf [2] Tennis Courts	18	65,261	77,575
Total 17000 - Tennis Court:		84,543	100,495
19000 - Fencing			
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	30	25,029	29,752
21000 - Signage			
104 - Miscellaneous Pool Rule Signage	8	462	550
22000 - Office Equipment			
200 - Computers, Misc. Office	6	3,008	3,575
24600 - Safety / Access			
710 - Security System Gates Software Upgrade	6	5,897	7,009
720 - Security System 5 Fob Access Control	3	6,180	7,346
Total 24600 - Safety / Access:		12,077	14,355
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,204	1,431
200 - Pedestal Grill BBQ 5 Activities Area- Smokey Joe BBQs	12	721	857
210 - Barbecue 2 Activities Area- Block/W Grill	15	1,802	2,143
Total 26000 - Outdoor Equipment:		3,727	4,431
30000 - Miscellaneous			
720 - Field Equipment 5 Maintenance Bldg- Chainsaws	5	2,575	3,061

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2032			
30000 - Miscellaneous			
806 - Maintenance Equipment Snow Blower- Ariens	8	1,954	2,323
814 - Maintenance Equipment JD Tractor Root Grapple Attachment	8	2,556	3,039
818 - Maintenance Equipment JD Tractor Hydraulic Valve Accessory	8	885	1,052
822 - Maintenance Equipment JD Tractor Rotary Cutter Attachment	8	2,709	3,220
826 - Maintenance Equipment JD Tractor Landscape Rake Attachment	8	1,048	1,245
Total 30000 - Miscellaneous:		11,727	13,940
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,494
Total 2032:		225,248	267,751
2033			
01000 - Paving			
100 - Asphalt: Sealing 6,500 sf Lower Parking	4	2,745	3,344
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)	4	4,620	5,628
120 - Asphalt: Major Repairs 6,500 sf Lower Parking	25	30,797	37,523
130 - Asphalt: Sealing 14,000 sf Upper Parking	4	5,963	7,266
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)	4	1,325	1,615
160 - Asphalt: Sealing 5,350 sf Basketball Court	4	2,259	2,753
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)	4	760	927
190 - Asphalt: Sealing 7,422 sf Walkways	4	3,133	3,817
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)	4	1,407	1,714
Total 01000 - Paving:		53,009	64,587
02000 - Concrete			
380 - Pad 624 sf Shuffle Board Pad (10%)	5	1,157	1,410
03000 - Painting: Exterior			
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg	5	3,708	4,518
400 - Wrought Iron 405 lf Pool Area Fence	5	4,589	5,591
Total 03000 - Painting: Exterior:		8,297	10,109
08000 - Rehab			
220 - Bathrooms 2 Pool Building Bathrooms	20	6,180	7,530

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2033			
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,882
22000 - Office Equipment			
300 - Copier Office	5	5,057	6,162
30000 - Miscellaneous			
860 - Field Equipment Chipper/Shredder	15	11,464	13,968
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	2,266	2,761
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,531
Total 2033:		90,232	109,940
2034			
03000 - Painting: Exterior			
150 - Stain Lodge Decking, Benches, Etc	2	1,900	2,373
03500 - Painting: Interior			
300 - Clubhouse Lodge (50%)	8	3,839	4,795
08000 - Rehab			
100 - General Lodge	20	17,165	21,437
12000 - Pool			
120 - Resurface 240 lf Large Pool	12	59,822	74,710
714 - Chemical System 2 IntelliChem Controllers & Stenner Pumps	6	8,652	10,805
Total 12000 - Pool:		68,474	85,515
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,929
17500 - Basketball / Sport Court			
300 - Basketball Standard Backboard & Hoop	8	618	772
21000 - Signage			
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	20	8,425	10,522
24600 - Safety / Access			
560 - Cameras Security Cameras	6	4,053	5,062
30000 - Miscellaneous			
700 - Field Equipment Maintenance Bldg- Lawnmower	8	500	624
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,569

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2034			
Total 2034:		107,776	134,598
2035			
08000 - Rehab			
234 - Kitchen Lodge Kitchen Rehab	20	25,750	32,962
15000 - Grounds Maintenance			
930 - Tools (Small, Medium) Maintenance Building	1	1,545	1,978
19000 - Fencing			
110 - Chain Link: 6' 176 lf Large Pool Solar System	30	3,263	4,177
24000 - Furnishings			
300 - Tables: Buffet 10 Lodge (50%)	7	1,030	1,318
620 - Modular Office Desk Office Furniture	20	3,296	4,219
Total 24000 - Furnishings:		4,326	5,537
24600 - Safety / Access			
720 - Security System 5 Fob Access Control	3	6,180	7,911
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	3	1,204	1,541
284 - Picnic Tables 10 Activities Area Picnic Tables	15	13,235	16,943
Total 26000 - Outdoor Equipment:		14,439	18,484
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	1,257	1,609
Total 2035:		56,760	72,658

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, a division of Reserve Advisors, LLC ("BRG") prepared a reserve study for the Association during the 2025 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2026) 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 2025 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, 2024. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$263,801 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 2025, and estimates an ending reserve fund balance. Again, see Section III and the 2025 ending reserve balance estimate of \$242,634.

"Re-building" the first year of the study as mentioned above simply means using the 2025 adopted budget for the 2025 reserve contribution. Finally, the 2025 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, a division of Reserve Advisors, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
01000 - Paving						
100 - Asphalt: Sealing 6,500 sf Lower Parking	2,745	4	4	549	703	460
110 - Asphalt: Ongoing Repairs 6,500 sf Lower Parking (15%)	4,620	4	4	924	1,184	774
120 - Asphalt: Major Repairs 6,500 sf Lower Parking	30,797	25	8	20,942	22,728	1,139
129 - Asphalt: Sealing Upper Parking/Walkways/Basket Ball Ct (2025 Only)[nr:1]	92,628	2	0	92,628	0	0
130 - Asphalt: Sealing 14,000 sf Upper Parking	5,963	4	4	1,193	1,528	999
140 - Asphalt: Ongoing Repairs 14,000 sf Upper Parking (2%)	1,325	4	4	265	340	222
150 - Asphalt: Major Repairs 14,000 sf Upper Parking	66,332	25	25	2,551	2,720	3,591
160 - Asphalt: Sealing 5,350 sf Basketball Court	2,259	4	4	452	579	379
170 - Asphalt: Ongoing Repairs 5,350 sf Basketball Court (3%)	760	4	4	152	195	127
180 - Asphalt: Major Repairs 5,350 sf Basketball Court	25,348	25	25	975	1,039	1,372
190 - Asphalt: Sealing 7,422 sf Walkways	3,133	4	4	627	803	525
200 - Asphalt: Ongoing Repairs 7,422 sf Walkways (4%)	1,407	4	4	281	360	236
210 - Asphalt: Major Repairs 7,422 sf Walkways	39,878	25	25	1,534	1,635	2,159
02000 - Concrete						
380 - Pad 624 sf Shuffle Board Pad (10%)	1,157	5	3	463	711	189
400 - Pool Deck 3,338 sf Large Pool Deck	104,040	35	32	8,918	12,188	0
410 - Pool Deck 1,777 sf Small Pool	32,946	25	15	13,178	14,858	1,449
700 - Sealing 5,385 sf Seal Pool Decks	27,733	5	2	16,640	22,741	4,424
03000 - Painting: Exterior						
100 - Surface Restoration Lodge	8,755	10	1	7,880	8,974	681
102 - Surface Restoration Pool Bldg/Pump Rm & Maintenance Bldg	3,708	5	3	1,483	2,280	606
110 - Acrylic 624 sf Shuffle Board Stripe	5,150	10	2	4,120	4,751	411
150 - Stain Lodge Decking, Benches, Etc	1,900	2	1	950	1,948	739
400 - Wrought Iron 405 lf Pool Area Fence	4,589	5	3	1,835	2,822	750
03500 - Painting: Interior						
300 - Clubhouse Lodge (50%)	3,839	8	1	3,359	3,935	373
310 - Miscellaneous Pool Building	1,700	10	2	1,360	1,568	136

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs						
660 - Decking: Wood Lodge Decking, Benches, Etc	21,630	25	6	16,439	17,737	762
910 - Building Maintenance Various	6,365	10	7	1,910	2,610	574
911 - Building Maintenance Various (2025 Only) 3 Doors Replace[nr:1]	2,599	2	0	2,599	0	0
912 - Building Maintenance Polaris Quad- Tuff Shed	4,573	15	2	3,963	4,375	243
920 - Doors Lodge Fire-Safe Upgrade	20,792	25	7	14,970	16,197	750
05000 - Roofing						
410 - Pitched: Dimensional Composition 24 Squares- Pool Building	25,956	25	16	9,344	10,642	1,170
420 - Pitched: Dimensional Composition 10 Squares- Maintenance Building	9,270	25	3	8,158	8,742	303
440 - Pitched: Metal 37 Squares- Lodge	43,255	30	23	10,093	11,823	1,932
441 - Pitched: Metal Lodge (2025 Only)[nr:1]	6,077	2	0	6,077	0	0
08000 - Rehab						
100 - General Lodge	17,165	20	9	9,441	10,556	814
210 - Restrooms 2 Lodge Bathrooms	17,160	30	19	6,292	7,036	694
220 - Bathrooms 2 Pool Building Bathrooms	6,180	20	8	3,708	4,117	286
234 - Kitchen Lodge Kitchen Rehab	25,750	20	10	12,875	14,517	1,251
12000 - Pool						
100 - Resurface 136 lf Small Pool	25,915	15	4	19,004	21,250	1,448
120 - Resurface 240 lf Large Pool	59,822	12	9	14,956	20,439	4,726
200 - Edge: Tile, Coping, Mastic 240 lf Large Pool	23,484	24	21	2,936	4,012	1,248
700 - Equipment: Replacement Small Pool (50%)	8,092	5	2	4,855	6,636	1,291
710 - Equipment: Replacement Large Pool (50%)	16,991	5	2	10,195	13,933	2,710
714 - Chemical System 2 InteliChem Controllers & Stenner Pumps	8,652	6	3	4,326	5,912	1,179
800 - Solar System Small Pool	13,895	15	2	12,042	13,293	739
810 - Solar System Large Pool	41,885	15	2	36,300	40,070	2,227
930 - Furniture: Misc Pool- All Furniture	4,163	6	5	694	1,422	596
933 - Furniture: Misc Pool- All Furniture (2026 Only)[nr:1]	1,000	2	1	500	1,025	389
14000 - Recreation						
902 - Game Table Pool Building Table Tennis	974	15	2	844	932	52
15000 - Grounds Maintenance						
930 - Tools (Small, Medium) Maintenance Building	1,545	1	1	773	1,584	601
17000 - Tennis Court						
100 - Reseal 14,400 sf [2] Tennis Courts	19,282	6	1	16,068	19,764	2,501
500 - Resurface 14,400 sf [2] Tennis Courts	65,261	18	7	39,882	44,595	3,272

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
17500 - Basketball / Sport Court						
300 - Basketball Standard Backboard & Hoop	618	8	1	541	633	60
19000 - Fencing						
110 - Chain Link: 6' 176 lf Large Pool Solar System	3,263	30	10	2,175	2,341	106
114 - Chain Link: 6' 221 lf Small Pool Area	4,097	30	2	3,824	4,060	109
130 - Chain Link: 10' 450 lf Tennis Courts	14,832	30	2	13,843	14,696	394
190 - Chain Link: Slats 221 lf Pool	3,187	10	4	1,912	2,287	267
230 - Wrought Iron: 6' 405 lf Pool Fence & Gates	25,029	30	7	19,189	20,524	753
20000 - Lighting						
100 - Exterior: Misc. Fixtures Walkway & Pool Area	36,108	15	14	2,407	4,935	2,582
101 - Exterior: Misc. Fixtures Walkway & Pool Area (2025 Only)[nr:1]	1,980	2	0	1,980	0	0
900 - Miscellaneous Interior Cabana Repair & Installation	1,700	25	24	68	139	93
21000 - Signage						
100 - Miscellaneous 6 Activities Area- Wood Display Signage	3,090	15	12	618	845	210
104 - Miscellaneous Pool Rule Signage	462	8	7	58	119	52
790 - Wood Monument Gold Ridge Lodge/Lodge Upper Entrance/Granite	8,425	20	9	4,634	5,181	399
22000 - Office Equipment						
200 - Computers, Misc. Office	3,008	6	1	2,506	3,083	390
201 - Computers, Misc. Office (2025 Only)[nr:1]	209	2	0	209	0	0
204 - Computers, Misc. Office- Laptop	1,802	5	1	1,442	1,848	281
300 - Copier Office	5,057	5	3	2,023	3,110	827
23000 - Mechanical Equipment						
200 - HVAC Lodge	5,778	15	5	3,852	4,343	331
600 - Water Heater Small Pool Equipment Room	1,689	10	2	1,351	1,558	135
610 - Water Heater Lodge	1,684	15	5	1,123	1,266	96
700 - Wall A/C Small Office Ductless	4,944	20	4	3,955	4,307	207
704 - HVAC Lodge	10,712	20	4	8,570	9,333	449
24000 - Furnishings						
106 - Miscellaneous 11 Lodge	2,549	15	2	2,209	2,439	136
110 - Miscellaneous 2 Lodge Sofas	5,000	15	1	4,667	5,125	259
200 - Chairs 80 Lodge- Folding Chairs	3,801	10	2	3,041	3,506	303
300 - Tables: Buffet 10 Lodge (50%)	1,030	7	3	589	754	120
301 - Tables: Buffet Lodge (2026 Only)[nr:1]	300	2	1	150	308	117
620 - Modular Office Desk Office Furniture	3,296	20	10	1,648	1,858	160

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
24600 - Safety / Access						
560 - Cameras Security Cameras	4,053	6	3	2,027	2,770	552
710 - Security System Gates Software Upgrade	5,897	6	1	4,914	6,044	765
720 - Security System 5 Fob Access Control	6,180	3	1	4,120	6,335	1,603
25000 - Flooring						
200 - Carpeting 62 Sq. Yds. Pool Building Fitness	2,874	8	4	1,437	1,841	301
400 - Tile Lodge Slate Tile	18,844	20	4	15,075	16,418	790
990 - Vinyl 270 sf Office- Laminate	2,503	15	6	1,502	1,710	147
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Play Area Structure	35,020	25	21	5,603	7,179	1,786
104 - Tot Lot: Play Equipment Play Area	2,509	15	11	669	857	167
140 - Tot Lot: Safety Surface Play Area- Engineered Wood Fiber	1,204	3	1	803	1,234	312
200 - Pedestal Grill BBQ 5 Activities Area- Smokey Joe BBQs	721	12	7	300	370	54
210 - Barbecue 2 Activities Area- Block/W Grill	1,802	15	7	961	1,109	108
214 - Barbecue Signature Barbecue- 6 Burner BBQ	721	12	6	361	431	53
284 - Picnic Tables 10 Activities Area Picnic Tables	13,235	15	10	4,412	5,427	857
310 - Benches 7 Activities Area Benches	4,550	15	6	2,730	3,109	267
380 - Garbage Receptacles 8 Activities Area Garbage Receptacles	4,820	15	3	3,856	4,282	263
480 - Drinking Fountain 5 Activities Area	4,815	20	3	4,093	4,442	197
900 - Miscellaneous Wood Shed Behind Lodge	4,635	30	11	2,936	3,167	154
27000 - Appliances						
200 - Refrigerator Lodge Kitchen	1,931	12	11	161	330	160
700 - Stove Lodge	1,890	15	5	1,260	1,421	108
720 - Oven: Wall Lodge- Double Oven	2,709	15	5	1,806	2,036	155
30000 - Miscellaneous						
700 - Field Equipment Maintenance Bldg- Lawnmower	500	8	1	438	513	49
710 - Tools Maintenance Bldg- Compressor	1,251	15	1	1,168	1,283	65
720 - Field Equipment 5 Maintenance Bldg- Chainsaws	2,575	5	2	1,545	2,112	411
721 - Field Equipment Maintenance Bldg- Chainsaws (2025 Only)[nr:1]	874	2	0	874	0	0
740 - Maintenance Equipment Maintenance Bldg- ATV Polaris	17,576	10	2	14,061	16,214	1,402
806 - Maintenance Equipment Snow Blower- Ariens	1,954	8	7	244	501	220
810 - Maintenance Equipment JD Tractor 3025E	24,834	20	19	1,242	2,546	1,507
814 - Maintenance Equipment JD Tractor Root Grapple Attachment	2,556	8	7	320	655	288
818 - Maintenance Equipment JD Tractor Hydraulic Valve Accessory	885	8	7	111	227	100

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous						
822 - Maintenance Equipment JD Tractor Rotary Cutter Attachment	2,709	8	7	339	694	306
826 - Maintenance Equipment JD Tractor Landscape Rake Attachment	1,048	8	7	131	268	118
860 - Field Equipment Chipper/Shredder	11,464	15	8	5,350	6,267	707
31000 - Reserve Study						
100 - 3 Year Update with Site Visit Reserve Study	2,266	3	2	755	1,548	602
32000 - Undesignated						
100 - Miscellaneous Reserve Items	1,257	1	1	628	1,288	489
				[A]	[B]	
Totals	1,316,758			627,313	617,030	77,401
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				38.68%	42.35%	

Terms & Definitions CAI

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

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, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between [useful life](#) and estimated [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 in which the current status of the reserves (measured as cash or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the 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, and then summed for an association total.

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

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.

Fund Status: The status of the reserve fund reported in terms of cash or [percent funded](#).

Funding Goals:

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”

Periodic Structural Inspection: [Structural system](#) inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: 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.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence of services 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 or she 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; and
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.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or [replacement costs](#) for the reserve components.

The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).

Terms & Definitions BRG

Browning Reserve Group, a division of Reserve Advisors, 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): NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

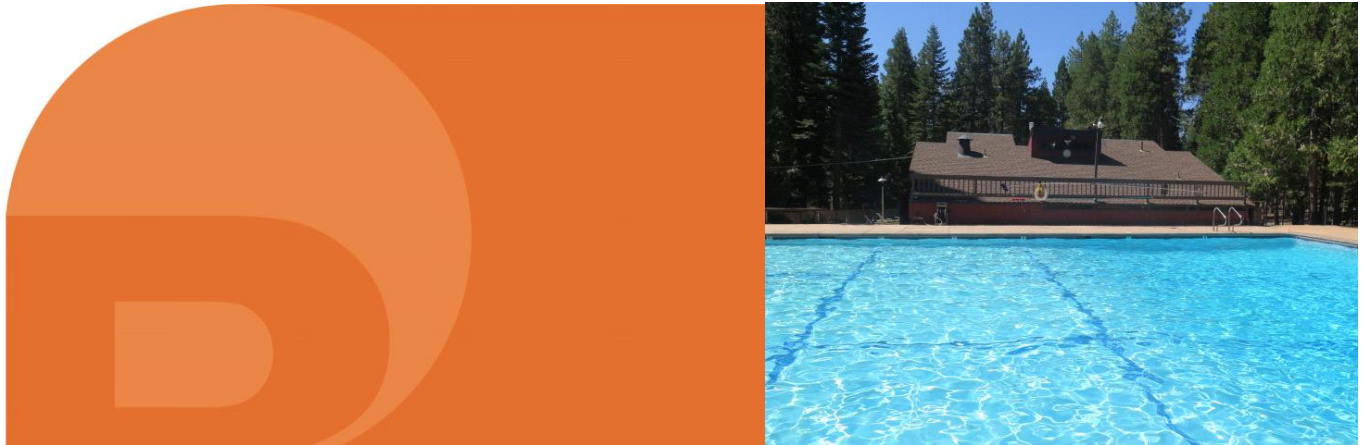
SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

NSE-2 Spread Non-Evenly (2 Years): NSE (Not Spread Even) spreads the total replacement over several consecutive years like [spread evenly](#), but unlike [spread evenly](#), NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

Percent to Include (%): Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

Remaining Life Greater than Useful Life (Delayed Start): [Remaining life](#) greater than [useful life](#) signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the [remaining life](#) greater than the [useful life](#). An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year [remaining life](#) and 6 year [useful life](#).

Zero Remaining Life: Zero [remaining life](#) signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. 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

2025 Update-2

Published - December 05, 2025

Prepared for the 2026 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	3
Section III:	30 Year Reserve Funding Plan	5
	Cash Flow Method {c}	

December 05, 2025

This is a summary of the Reserve Study that has been performed for Gold Ridge Forest HOA, (the "Association") which is a Planned Development with a total of 627 Lots. 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, a division of Reserve Advisors, LLC prepared this Update w/o Site Visit Review for the January 1, 2026 - December 31, 2026 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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. 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
2025 Update-2
Prepared for the 2026 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2025 Fully Funded Balance</i>	<i>2026 Fully Funded Balance</i>	<i>2026 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	277,195	2-25	0-25	123,072	33,814	11,984
02000 - Concrete	165,876	5-35	2-32	39,198	50,498	6,062
03000 - Painting: Exterior	24,102	2-10	1-3	16,268	20,775	3,188
03500 - Painting: Interior	5,539	8-10	1-2	4,719	5,503	509
04000 - Structural Repairs	55,959	2-25	0-7	39,881	40,918	2,330
05000 - Roofing	84,558	2-30	0-23	33,672	31,207	3,405
08000 - Rehab	66,255	20-30	8-19	32,316	36,226	3,045
12000 - Pool	203,900	2-24	1-21	105,808	127,992	16,553
14000 - Recreation	974	15-15	2-2	844	932	52
15000 - Grounds Maintenance	1,545	1-1	1-1	773	1,584	601
17000 - Tennis Court	84,542	6-18	1-7	55,950	64,359	5,772
17500 - Basketball / Sport Court	618	8-8	1-1	541	633	60
19000 - Fencing	50,408	10-30	2-10	40,944	43,907	1,629
20000 - Lighting	39,787	2-25	0-24	4,455	5,074	2,675
21000 - Signage	11,978	8-20	7-12	5,310	6,145	662
22000 - Office Equipment	10,076	2-6	0-3	6,180	8,041	1,497
23000 - Mechanical Equipment	24,808	10-20	2-5	18,851	20,808	1,218
24000 - Furnishings	15,976	2-20	1-10	12,303	13,990	1,095
24600 - Safety / Access	16,130	3-6	1-3	11,060	15,148	2,920
25000 - Flooring	24,220	8-20	4-6	18,014	19,969	1,237
26000 - Outdoor Equipment	74,033	3-30	1-21	26,724	31,607	4,219
27000 - Appliances	6,530	12-15	5-11	3,227	3,787	424
30000 - Miscellaneous	68,226	2-20	0-19	25,821	31,278	5,172
31000 - Reserve Study	2,266	3-3	2-2	755	1,548	602
32000 - Undesignated	1,257	1-1	1-1	628	1,288	489
Totals	\$1,316,758			\$627,313	\$617,030	\$77,401
Estimated Ending Balance				\$242,634	\$261,335	\$30.86
Percent Funded				38.7%	42.4%	/Lot/quarter @ 627

**California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2026**

2025 Update-2

December 5, 2025

- (1) The regular assessment per ownership interest is \$117.00 per quarter for the fiscal year beginning January 1, 2026.

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, a division of Reserve Advisors, 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 \$627,313, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, a division of Reserve Advisors, LLC as of December, 2025. The projected reserve fund cash balance at the end of the current fiscal year is \$242,634 resulting in reserves being 38.7% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

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

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

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2026	\$617,030	\$261,335	42.4%
2027	\$659,719	\$165,699	25.1%
2028	\$585,869	\$199,212	34.0%
2029	\$641,836	\$183,637	28.6%
2030	\$647,036	\$255,833	39.5%

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

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

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2026 is \$567 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.

$$\text{Deficiency} = \frac{2026 \text{ Fully Funded Balance} - 2026 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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

2025 Update-2

Prepared for the 2026 Fiscal Year

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	263,801	242,634	261,335	165,699	199,212	183,637	255,833	320,898	161,059	161,859
Inflated Expenditures @ 2.5%	104,367	64,922	181,947	55,841	109,138	26,240	39,438	267,749	109,939	134,599
Reserve Contribution	76,948	77,401 ¹	81,039	84,848	88,836	93,011	97,383	101,960	106,752	111,769
<i>Lots/quarter @ 627</i>	30.68	30.86	32.31	33.83	35.42	37.09	38.83	40.65	42.56	44.56
<i>Percentage Increase</i>		0.6%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	6,252	6,222	5,272	4,505	4,727	5,426	7,120	5,950	3,987	3,761
Ending Balance	242,634	261,335	165,699	199,212	183,637	255,833	320,898	161,059	161,859	142,791

1) Per client.

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	142,791	191,279	279,245	257,766	323,737	410,745	482,151	550,468	507,715	655,414
Inflated Expenditures @ 2.5%	72,658	40,365	156,390	75,519	62,682	86,850	98,583	217,214	35,644	174,096
Reserve Contribution	117,022	122,522	128,281	134,310	140,623	147,232	154,152	161,397	168,983	176,925
<i>Lots/quarter @ 627</i>	46.66	48.85	51.15	53.55	56.07	58.70	61.46	64.35	67.38	70.54
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	4,124	5,809	6,630	7,179	9,068	11,023	12,748	13,064	14,360	16,421
Ending Balance	191,279	279,245	257,766	323,737	410,745	482,151	550,468	507,715	655,414	674,663

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	674,663	809,047	764,871	819,998	882,952	1,004,769	774,650	1,004,408	1,100,308	1,233,619
Inflated Expenditures @ 2.5%	69,174	257,553	167,500	170,675	118,345	473,281	17,823	160,214	130,237	149,038
Reserve Contribution	185,240	193,946	203,061	212,605	216,857	221,194	225,618	230,130	234,733	239,428
<i>Lots/quarter @ 627</i>	73.86	77.33	80.97	84.77	86.47	88.20	89.96	91.76	93.59	95.47
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	18,317	19,431	19,566	21,024	23,305	21,968	21,964	25,984	28,814	31,970
Ending Balance	809,047	764,871	819,998	882,952	1,004,769	774,650	1,004,408	1,100,308	1,233,619	1,355,979