



Reserve Study Transmittal Letter

Date: February 20, 2024
To: Joleen Cline, Cline & Associates
From: Browning Reserve Group, LLC (BRG)

Re: Graeagle Meadows HOA; Update w/ Site Visit Review

Attached, please find the reserve study for Graeagle Meadows 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 2024 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$294,000** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$548.51 /Lot/quarter @ 134.** 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, 2024, the Association is **22.0%** funded.

Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements nor does it address funding level adequacy.

Structured contribution to be paid by homeowners in 2023. The 2023 special assessment for the sewer septic was voted on and passed and , at minimum, has been paid in full with little exception per the Association. Large reserve contribution increases are necessary to complete reserve projects and to maintain a positive reserve fund balance. All percentages and balances are dependent upon these increases and additional funds being collected as indicated.

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

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

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2023) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Graeagle Meadows HOA on this study.



RESERVE STUDY

Update w/ Site Visit Review

Graeagle Meadows HOA

Fourth Draft

Published - February 20, 2024

Prepared for the 2024 Fiscal Year

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Graeagle Meadows 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	88
	Assessment and Reserve Funding <i>[Civil Code §5570]</i>	90
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Fourth Draft

Published - February 20, 2024

Prepared for the 2024 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Graeagle Meadows HOA (the "**Association**") which is a Planned Development with a total of 134 Lots. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Physical Inspection

Browning Reserve Group, LLC ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$1,648,151.**
 - **[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, 2024 is estimated to be \$362,193, constituting 22.0% 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 \$294,000 [*\$548.51 per Lot per quarter (average)*] for the fiscal year ending December 31, 2024 (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

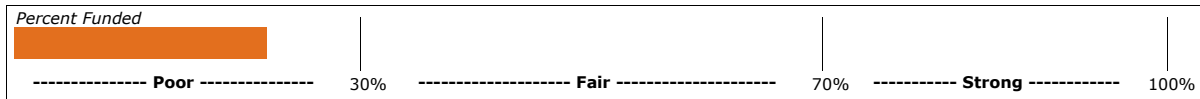
Based on the 30 year cash flow projection, the Association's reserves are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements nor does it address funding level adequacy.

Structured contribution to be paid by homeowners in 2023. The 2023 special assessment for the sewer septic was voted on and passed and , at minimum, has been paid in full with little exception per the Association. Large reserve contribution increases are necessary to complete reserve projects and to maintain a positive reserve fund balance. All percentages and balances are dependent upon these increases and additional funds being collected as indicated.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 22.0% 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 Graeagle Meadows 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 the owner, Robert W 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, LLC

See Section VI-b for Excluded Components

Reserve Component	Current		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Life Useful / Remaining															
32000 - Undesignated																	
100 - Miscellaneous Undesignated (2023 Only)[nr:1]	89	2 0	89														
Total 32000 - Undesignated	89		89														
00100 - Community																	
01000 - Paving																	
120 - Asphalt: Cape Seal 228,000 sf Paving- Not Incl Carports	228,000	7 14															322,158
121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)[nr:1]	88,451	2 0	88,451														
123 - Asphalt: State Spec. Slurry 228,000 sf Paving-Not Incl Carports (2030 Only)[nr:1]	52,440	7 7								62,335							
124 - Asphalt: Ongoing Repairs 260,000 sf All Paving Areas Incl Carports (0.39%)	8,112	7 21															
125 - Asphalt: Ongoing Repairs 25,000 sf Paving Areas Carports Only (2037 Only)[nr:1]	125,000	14 14															176,622
126 - Asphalt: State Spec. Slurry 32,000 sf Paving- Carports Only	8,000	7 14															11,304
127 - Asphalt: Ongoing Repairs Paving-Not Incl Carports 2030 Only[nr:1]	20,800	7 7								24,725							
128 - Asphalt: Crackfill All Paving Areas Incl Carport	2,500	2 2			2,627		2,760		2,899		3,046		3,200		3,362		3,532
132 - Striping All Paving Areas Incl Carports	3,000	7 14															4,239
147 - Asphalt: Crackfill Paving-Not Incl Carports (2030 Only)[nr:1]	2,500	2 7								2,972							
153 - Striping Paving- Not Incl Carports (2030 Only)[nr:1]	3,000	7 7								3,566							
Total 01000 - Paving	541,803		88,451		2,627		2,760		2,899	93,597	3,046		3,200		3,362		517,855
02000 - Concrete																	
220 - Walkways Community Walkways	6,710	8 4					7,407								9,024		
221 - Walkways Community Walkways (2023 Only)[nr:1]	10,161	2 0	10,161														
270 - Patio 105 Unit Rear Patios (5%)	25,410	10 5						28,749									
Total 02000 - Concrete	42,281		10,161				7,407	28,749						9,024			
03000 - Painting: Exterior																	

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	45,078	1 2			47,360	48,544	49,757	51,001	52,276	53,583	54,923	56,296	57,703	59,146	60,624	62,140	63,693	
121 - Surface Restoration Units, Carports, Garages (2024 Only)[nr:1]	104,182	2 1		106,787														
164 - Stain 8,820 sf Decks & Balconies (33%)	11,172	1 2			11,737	12,031	12,332	12,640	12,956	13,280	13,612	13,952	14,301	14,658	15,025	15,401	15,786	
165 - Stain Unit 99/100 Deck (2023 Only)[nr:1]	4,200	1 0	4,200															
Total 03000 - Painting: Exterior	164,631		4,200	106,787	59,097	60,574	62,089	63,641	65,232	66,863	68,534	70,248	72,004	73,804	75,649	77,540	79,479	
04000 - Structural Repairs																		
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	67,000	1 2			70,392	72,152	73,955	75,804	77,699	79,642	81,633	83,674	85,766	87,910	90,108	92,360	94,669	
Total 04000 - Structural Repairs	67,000				70,392	72,152	73,955	75,804	77,699	79,642	81,633	83,674	85,766	87,910	90,108	92,360	94,669	
04500 - Decking/Balconies																		
300 - Repairs 8,820 sf Units (25%)	61,740	5 1		63,284					71,599								81,008	
960 - Inspections 5 Balcony Inspections	3,000	9 1		3,075										3,840				
Total 04500 - Decking/Balconies	64,740			66,359					71,599					3,840			81,008	
05000 - Roofing																		
400 - Pitched: Dimensional Composition Units 1-4/113-114/119-120/127-128 (2024)	128,750	25 1		131,969														
404 - Pitched: Dimensional Composition Units 19/20-29/30-52/54-99/100 (2025)	119,340	25 2			125,382													
412 - Pitched: Dimensional Composition Units 14/15-57/58 (2026)	66,840	25 3				71,979												
416 - Pitched: Dimensional Composition Units 27/28-129/132 (2027)	76,250	25 4					84,166											
420 - Pitched: Dimensional Composition Units 55/56-69/70-107/108-121/122 (2029)	119,340	25 6							138,398									
424 - Pitched: Dimensional Composition Units 89/92 (2030)	50,000	25 7								59,434								
428 - Pitched: Dimensional Composition Units 75/76 (2032)	26,250	25 9										32,783						
432 - Pitched: Dimensional Composition Units 7/10-21/24 (2033)	100,000	25 10											128,008					
436 - Pitched: Dimensional Composition Units 35/38-61/64-67/68 (2035)	133,420	25 12													179,435			
440 - Pitched: Dimensional Composition Units 16/18-71/74-85/88 (2036)	133,420	25 13														183,921		
444 - Pitched: Dimensional Composition Units 57/60-93/94-95/98 (2037)	109,670	25 14															154,961	
448 - Pitched: Dimensional Composition Units 5/6-25/26-31/34 (2038)	102,500	25 15																
452 - Pitched: Dimensional Composition Units 83/84-101/102 (2039)	52,500	25 16																
456 - Pitched: Dimensional Composition Units 115/116 (2042)	26,250	25 19																

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement Cost	Useful / Remaining															
460 - Pitched: Dimensional Composition Units 39/40-41/44-77/78-123/126 (2044)	178,750	25 21															
464 - Pitched: Dimensional Composition Units 109/110-117/118 (2045)	52,500	25 22															
468 - Pitched: Dimensional Composition Units 65/66 (2046)	33,420	25 23															
472 - Pitched: Dimensional Composition Units 45/47-103/104-105/106-111/112-133/134 (2047)	138,420	25 24															
476 - Pitched: Dimensional Composition Units 79/82 (2024)	51,250	25 1		52,531													
478 - Pitched: Dimensional Composition Units 48/51	51,250	25 0	51,250														
481 - Pitched: Dimensional Composition Various Unit Repairs (2023 Only)[nr:1]	14,611	2 0	14,611														
590 - Low Slope: Vinyl 23 Squares- Maintenance Building	25,990	25 2			27,306												
800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings	22,600	25 1		23,165													
804 - Low Slope: Vinyl 6 Carports & Garages	25,500	25 1		26,138													
808 - Low Slope: Vinyl 10 Carports & Garages	42,500	25 4					46,912										
812 - Low Slope: Vinyl 4 Carports & Garages	17,000	25 5						19,234									
816 - Low Slope: Vinyl 8 Carports & Garages	34,000	25 6							39,430								
820 - Low Slope: Vinyl 6 Carports & Garages	25,500	25 7								30,311							
824 - Low Slope: Vinyl 2 Carports & Garages	8,500	25 9									10,615						
828 - Low Slope: Vinyl 2 Carports & Garages	8,500	25 11											11,153				
832 - Low Slope: Vinyl 4 Carports & Garages	17,000	25 20															
Total 05000 - Roofing	1,991,821		65,861	233,803	152,687	71,979	131,078	19,234	177,827	89,746		43,398	128,008	11,153	179,435	183,921	154,961
19000 - Fencing																	
300 - Wood Unit Tri-Stake Fencing- Material Only	10,000	1 1		10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Total 19000 - Fencing	10,000			10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
23000 - Mechanical Equipment																	
820 - Pumps, Motors Irrigation Well Pump & Compression Tank	7,910	15 10											10,125				
Total 23000 - Mechanical Equipment	7,910												10,125				
31000 - Reserve Study																	
100 - 3 Year Update with Site Visit Reserve Study	3,600	3 3				3,877			4,175			4,496			4,842		
Total 31000 - Reserve Study	3,600					3,877			4,175			4,496			4,842		
Total [Community] Expenditures Inflated @ 2.50%			168,673	417,198	295,309	219,351	288,326	198,743	411,029	341,735	165,398	214,304	315,745	266,996	375,869	367,607	861,094

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost		Remaining																
00200 - Waste Water Treatment																			
28500 - Waste Water Treatment																			
200 - Miscellaneous Replace System	453,800	40	0	453,800															
712 - Miscellaneous Septic System- Carbon Filter/Blower Motor Only[nr:1]	20,000	7	7								23,774								
713 - Miscellaneous Septic System (2023 Only)[nr:1]	67,780	2	0	67,780															
720 - Miscellaneous Waste Water Treatment- Electrical/SCADA Imprmts	140,000	12	11												183,692				
724 - Pump Waste Water Treatment- Reconnect Existing Blower	20,000	7	6								23,194								27,570
728 - Miscellaneous Waste Water Treatment- Back-Up Pump/Generator	33,000	7	6								38,270								45,491
733 - Pump Waste Water Treatment Excavating (2023 Only)[nr:1]	22,154	2	0	22,154															
736 - Miscellaneous Waste Water Treatment- Pump/Piping/Appurtenances	78,000	8	8										95,035						
916 - Miscellaneous Miscellaneous Repairs	2,500	1	1		2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	
Total 28500 - Waste Water Treatment	837,234			543,734	2,563	2,627	2,692	2,760	2,829	64,363	26,745	98,081	3,122	3,200	186,972	3,362	76,507	3,532	
Total [Waste Water Treatment] Expenditures Inflated @ 2.50%				543,734	2,563	2,627	2,692	2,760	2,829	64,363	26,745	98,081	3,122	3,200	186,972	3,362	76,507	3,532	
00300 - Infrastructure																			
29000 - Infrastructure																			
910 - Miscellaneous Sewer System	10,170	1	1	10,424	10,685	10,952	11,226	11,506	11,794	12,089	12,391	12,701	13,018	13,344	13,678	14,019	14,370		
920 - Miscellaneous Gravity Sewer Mains- Video Inspections	3,390	3	2		3,562				3,835		4,130			4,448				4,790	
Total 29000 - Infrastructure	13,560			10,424	14,246	10,952	11,226	15,342	11,794	12,089	16,522	12,701	13,018	17,792	13,678	14,019	19,160		
Total [Infrastructure] Expenditures Inflated @ 2.50%				10,424	14,246	10,952	11,226	15,342	11,794	12,089	16,522	12,701	13,018	17,792	13,678	14,019	19,160		
00400 - Maintenance Equipment																			
30000 - Miscellaneous																			
780 - Vehicle Chevy 3/4 Ton 4x4 Pickup	22,599	10	2		23,743													30,393	
784 - Vehicle Dodge 4x4 W Dump Bed	28,249	10	6							32,760									
785 - Vehicle Dodge 4x4 W Dump Bed (2023 Only)[nr:1]	3,104	2	0	3,104															
788 - Vehicle 2015 Dodge Ram 2500	34,871	10	0	34,871									44,638						
806 - Tractor Snow Plow For Dodge Ram Truck	13,652	10	0	13,652									17,476						
810 - Maintenance Equipment Skid Steer Deere 314G	30,000	20	0	30,000															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																	
811 - Maintenance Equipment Skid Steer Plexiglass Surround (2023 Only)[nr:1]	3,106	2	0	3,106														
816 - Maintenance Equipment 2 Honda Snow Blower	7,920	5	4					8,742					9,891					11,191
822 - Maintenance Equipment Toro Riding Mower	17,000	10	1		17,425										22,305			
830 - Maintenance Equipment Utility Vehicle 2	6,040	7	2			6,346							7,543					
832 - Maintenance Equipment Utility Vehicle 3	14,600	7	2			15,339							18,233					
834 - Maintenance Equipment Western Snow Plow	13,425	10	1		13,761										17,615			
838 - Maintenance Equipment Bluebird Lawn Seeder	2,310	10	8									2,815						
842 - Maintenance Equipment Lawn Aerator	3,406	10	8									4,150						
Total 30000 - Miscellaneous	200,282			84,733	31,186	45,428		8,742		32,760		6,964	35,668	62,114	39,920	30,393		11,191
Total [Maintenance Equipment] Expenditures Inflated @ 2.50%				84,733	31,186	45,428		8,742		32,760		6,964	35,668	62,114	39,920	30,393		11,191
Total Expenditures Inflated @ 2.50%				797,229	461,370	357,610	232,995	311,054	216,913	519,947	380,569	286,965	265,795	394,077	511,680	423,302	458,134	894,977
Total Current Replacement Cost	3,944,952																	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
32000 - Undesignated															
100 - Miscellaneous Undesignated (2023 Only)[nr:1]															
Total 32000 - Undesignated															
00100 - Community															
01000 - Paving															
120 - Asphalt: Cape Seal 228,000 sf Paving- Not Incl Carports							382,945							455,201	
121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)[nr:1]															
123 - Asphalt: State Spec. Slurry 228,000 sf Paving-Not Incl Carports (2030 Only)[nr:1]															
124 - Asphalt: Ongoing Repairs 260,000 sf All Paving Areas Incl Carports (0.39%)							13,625							16,196	
125 - Asphalt: Ongoing Repairs 25,000 sf Paving Areas Carports Only (2037 Only)[nr:1]															
126 - Asphalt: State Spec. Slurry 32,000 sf Paving- Carports Only							13,437							15,972	
127 - Asphalt: Ongoing Repairs Paving-Not Incl Carports 2030 Only[nr:1]															
128 - Asphalt: Crackfill All Paving Areas Incl Carport		3,711		3,899		4,097		4,304		4,522		4,751		4,991	
132 - Striping All Paving Areas Incl Carports							5,039							5,989	
147 - Asphalt: Crackfill Paving-Not Incl Carports (2030 Only)[nr:1]															
153 - Striping Paving- Not Incl Carports (2030 Only)[nr:1]															
Total 01000 - Paving		3,711		3,899		4,097	415,045	4,304		4,522		4,751		498,349	
02000 - Concrete															
220 - Walkways Community Walkways							10,995							13,396	
221 - Walkways Community Walkways (2023 Only)[nr:1]															
270 - Patio 105 Unit Rear Patios (5%)		36,801									47,109				
Total 02000 - Concrete		36,801					10,995				47,109			13,396	
03000 - Painting: Exterior															
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	65,286	66,918	68,591	70,306	72,063	73,865	75,711	77,604	79,544	81,533	83,571	85,661	87,802	89,997	92,247
121 - Surface Restoration Units, Carports, Garages (2024 Only)[nr:1]															
164 - Stain 8,820 sf Decks & Balconies (33%)	16,180	16,585	16,999	17,424	17,860	18,306	18,764	19,233	19,714	20,207	20,712	21,230	21,761	22,305	22,862

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
165 - Stain Unit 99/100 Deck (2023 Only)[nr:1]															
Total 03000 - Painting: Exterior	81,466	83,503	85,590	87,730	89,923	92,171	94,476	96,837	99,258	101,740	104,283	106,890	109,563	112,302	115,109
04000 - Structural Repairs															
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	97,036	99,462	101,948	104,497	107,110	109,787	112,532	115,345	118,229	121,185	124,214	127,320	130,503	133,765	137,109
Total 04000 - Structural Repairs	97,036	99,462	101,948	104,497	107,110	109,787	112,532	115,345	118,229	121,185	124,214	127,320	130,503	133,765	137,109
04500 - Decking/Balconies															
300 - Repairs 8,820 sf Units (25%)		91,653					103,697					117,324			
960 - Inspections 5 Balcony Inspections					4,796									5,989	
Total 04500 - Decking/Balconies		91,653			4,796		103,697					117,324		5,989	
05000 - Roofing															
400 - Pitched: Dimensional Composition Units 1-4/113-114/119-120/127-128 (2024)												244,663			
404 - Pitched: Dimensional Composition Units 19/20-29/30-52/54-99/100 (2025)													232,450		
412 - Pitched: Dimensional Composition Units 14/15-57/58 (2026)														133,446	
416 - Pitched: Dimensional Composition Units 27/28-129/132 (2027)															156,039
420 - Pitched: Dimensional Composition Units 55/56-69/70-107/108-121/122 (2029)															
424 - Pitched: Dimensional Composition Units 89/92 (2030)															
428 - Pitched: Dimensional Composition Units 75/76 (2032)															
432 - Pitched: Dimensional Composition Units 7/10-21/24 (2033)															
436 - Pitched: Dimensional Composition Units 35/38-61/64-67/68 (2035)															
440 - Pitched: Dimensional Composition Units 16/18-71/74-85/88 (2036)															
444 - Pitched: Dimensional Composition Units 57/60-93/94-95/98 (2037)															
448 - Pitched: Dimensional Composition Units 5/6-25/26-31/34 (2038)	148,451														
452 - Pitched: Dimensional Composition Units 83/84-101/102 (2039)		77,937													
456 - Pitched: Dimensional Composition Units 115/116 (2042)					41,965										
460 - Pitched: Dimensional Composition Units 39/40-41/44-77/78-123/126 (2044)							300,225								
464 - Pitched: Dimensional Composition Units 109/110-117/118 (2045)								90,382							
468 - Pitched: Dimensional Composition Units 65/66 (2046)									58,973						

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
472 - Pitched: Dimensional Composition Units 45/47-103/104-105/106-111/112- 133/134 (2047)										250,364					
476 - Pitched: Dimensional Composition Units 79/82 (2024)												97,390			
478 - Pitched: Dimensional Composition Units 48/51											95,015				
481 - Pitched: Dimensional Composition Various Unit Repairs (2023 Only)[nr:1]															
590 - Low Slope: Vinyl 23 Squares- Maintenance Building													50,623		
800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings												42,947			
804 - Low Slope: Vinyl 6 Carports & Garages												48,457			
808 - Low Slope: Vinyl 10 Carports & Garages															86,972
812 - Low Slope: Vinyl 4 Carports & Garages															
816 - Low Slope: Vinyl 8 Carports & Garages															
820 - Low Slope: Vinyl 6 Carports & Garages															
824 - Low Slope: Vinyl 2 Carports & Garages															
828 - Low Slope: Vinyl 2 Carports & Garages															
832 - Low Slope: Vinyl 4 Carports & Garages						27,856									
Total 05000 - Roofing	148,451	77,937			41,965	27,856	300,225	90,382	58,973	250,364	95,015	433,457	283,074	133,446	243,011
19000 - Fencing															
300 - Wood Unit Tri-Stake Fencing- Material Only	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
Total 19000 - Fencing	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
23000 - Mechanical Equipment															
820 - Pumps, Motors Irrigation Well Pump & Compression Tank											14,665				
Total 23000 - Mechanical Equipment											14,665				
31000 - Reserve Study															
100 - 3 Year Update with Site Visit Reserve Study	5,214			5,615			6,046			6,511				7,012	
Total 31000 - Reserve Study	5,214			5,615			6,046			6,511				7,012	
Total [Community] Expenditures Inflated @ 2.50%	383,451	371,111	202,755	217,338	259,780	261,293	1,048,817	324,085	294,107	502,409	403,825	808,745	549,629	917,213	515,694
00200 - Waste Water Treatment															
28500 - Waste Water Treatment															
200 - Miscellaneous Replace System															
712 - Miscellaneous Septic System- Carbon Filter/Blower Motor Only[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
713 - Miscellaneous Septic System (2023 Only)[nr:1]															
720 - Miscellaneous Waste Water Treatment- Electrical/SCADA Imprmts									247,045						
724 - Pump Waste Water Treatment- Reconnect Existing Blower						32,772							38,956		
728 - Miscellaneous Waste Water Treatment- Back-Up Pump/Generator						54,074							64,277		
733 - Pump Waste Water Treatment Excavating (2023 Only)[nr:1]															
736 - Miscellaneous Waste Water Treatment- Pump/Piping/Appurtenances		115,791									141,081				
916 - Miscellaneous Miscellaneous Repairs	3,621	3,711	3,804	3,899	3,997	4,097	4,199	4,304	4,412	4,522	4,635	4,751	4,870	4,991	5,116
Total 28500 - Waste Water Treatment	3,621	119,503	3,804	3,899	3,997	90,943	4,199	4,304	251,457	145,602	4,635	4,751	108,103	4,991	5,116
Total [Waste Water Treatment] Expenditures Inflated @ 2.50%	3,621	119,503	3,804	3,899	3,997	90,943	4,199	4,304	251,457	145,602	4,635	4,751	108,103	4,991	5,116
00300 - Infrastructure															
29000 - Infrastructure															
910 - Miscellaneous Sewer System	14,729	15,097	15,475	15,862	16,258	16,665	17,081	17,508	17,946	18,395	18,855	19,326	19,809	20,304	20,812
920 - Miscellaneous Gravity Sewer Mains- Video Inspections			5,158			5,555			5,982			6,442			6,937
Total 29000 - Infrastructure	14,729	15,097	20,633	15,862	16,258	22,220	17,081	17,508	23,928	18,395	18,855	25,768	19,809	20,304	27,749
Total [Infrastructure] Expenditures Inflated @ 2.50%	14,729	15,097	20,633	15,862	16,258	22,220	17,081	17,508	23,928	18,395	18,855	25,768	19,809	20,304	27,749
00400 - Maintenance Equipment															
30000 - Miscellaneous															
780 - Vehicle Chevy 3/4 Ton 4x4 Pickup									38,906						
784 - Vehicle Dodge 4x4 W Dump Bed		41,936										53,681			
785 - Vehicle Dodge 4x4 W Dump Bed (2023 Only)[nr:1]															
788 - Vehicle 2015 Dodge Ram 2500						57,140									
806 - Tractor Snow Plow For Dodge Ram Truck						22,370									
810 - Maintenance Equipment Skid Steer Deere 314G						49,158									
811 - Maintenance Equipment Skid Steer Plexiglass Surround (2023 Only)[nr:1]															
816 - Maintenance Equipment 2 Honda Snow Blower					12,661				14,325						16,208
822 - Maintenance Equipment Toro Riding Mower							28,553								

See Section VI-b for Excluded Components

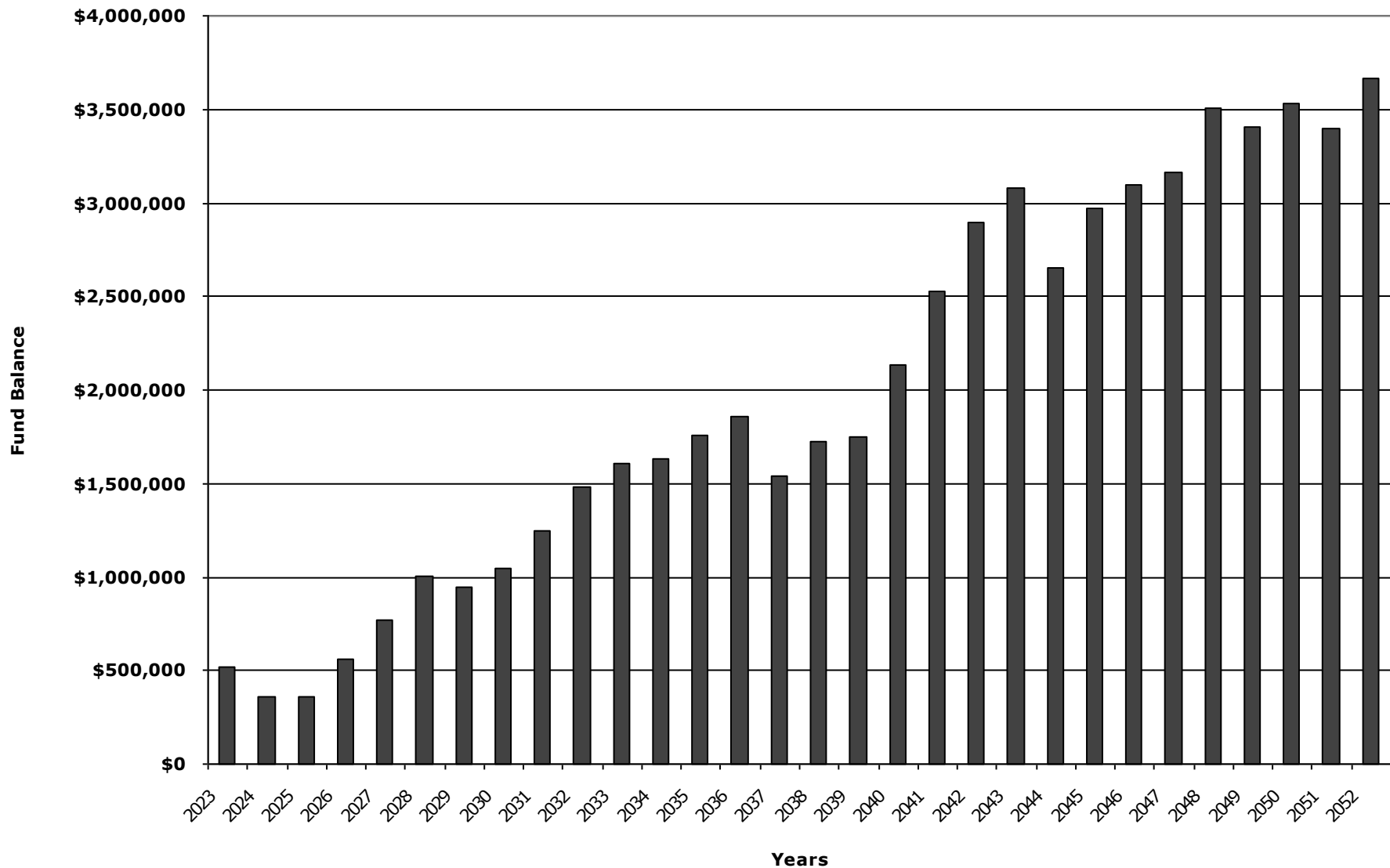
Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
830 - Maintenance Equipment Utility Vehicle 2		8,966							10,658						
832 - Maintenance Equipment Utility Vehicle 3		21,674							25,763						
834 - Maintenance Equipment Western Snow Plow							22,548								
838 - Maintenance Equipment Bluebird Lawn Seeder				3,603										4,612	
842 - Maintenance Equipment Lawn Aerator				5,312										6,800	
Total 30000 - Miscellaneous		72,576		8,915	12,661	128,669	51,101	38,906	36,422	14,325		53,681		11,412	16,208
Total [Maintenance Equipment] Expenditures Inflated @ 2.50%		72,576		8,915	12,661	128,669	51,101	38,906	36,422	14,325		53,681		11,412	16,208
Total Expenditures Inflated @ 2.50%	401,801	578,287	227,192	246,013	292,696	503,125	1,121,199	384,803	605,913	680,731	427,315	892,945	677,541	953,920	564,766

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	592,697	522,973	362,193	362,779	560,013	766,869	1,002,125	946,660	1,042,120	1,244,935
Inflated Expenditures @ 2.5%	797,229	461,370	357,610	232,995	311,054	216,913	519,947	380,569	286,965	265,795
Reserve Contribution	210,000 ¹	294,000	352,800	423,360	508,032	439,000	449,975	461,224	472,755	484,574
<i>Lots/quarter @ 134</i>	391.79	548.51	658.21	789.85	947.82	819.03	839.51	860.49	882.01	904.06
<i>Percentage Increase</i>		40.0%	20.0%	20.0%	20.0%	-13.6%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	509,200	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	8,305	6,589	5,397	6,869	9,878	13,169	14,507	14,805	17,025	20,315
Ending Balance	522,973	362,193	362,779	560,013	766,869	1,002,125	946,660	1,042,120	1,244,935	1,484,029

1) Structured contribution to be paid by homeowners in 2023. The 2023 special assessment for the sewer septic was voted on and passed and, at minimum, has been paid in full with little exception per the Association. The 2023 and 2024 reserve contributions are per Association.

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	1,484,029	1,609,670	1,631,220	1,754,959	1,858,604	1,537,157	1,721,572	1,745,098	2,137,212	2,531,117
Inflated Expenditures @ 2.5%	394,077	511,680	423,302	458,134	894,977	401,801	578,287	227,192	246,013	292,696
Reserve Contribution	496,688	509,105	521,833	534,879	548,251	561,957	576,006	590,406	605,166	620,295
<i>Lots/quarter @ 134</i>	926.66	949.82	973.57	997.91	1,022.86	1,048.43	1,074.64	1,101.50	1,129.04	1,157.27
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	23,030	24,126	25,207	26,900	25,279	24,259	25,806	28,901	34,752	40,424
Ending Balance	1,609,670	1,631,220	1,754,959	1,858,604	1,537,157	1,721,572	1,745,098	2,137,212	2,531,117	2,899,139

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	2,899,139	3,076,299	2,649,420	2,974,471	3,098,454	3,166,164	3,507,883	3,403,725	3,529,881	3,394,632
Inflated Expenditures @ 2.5%	503,125	1,121,199	384,803	605,913	680,731	427,315	892,945	677,541	953,920	564,766
Reserve Contribution	635,802	651,697	667,989	684,689	701,806	719,351	737,335	752,082	767,124	782,466
<i>Lots/quarter @ 134</i>	1,186.20	1,215.85	1,246.25	1,277.40	1,309.34	1,342.07	1,375.63	1,403.14	1,431.20	1,459.82
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	44,482	42,623	41,865	45,208	46,635	49,683	51,451	51,615	51,547	52,552
Ending Balance	3,076,299	2,649,420	2,974,471	3,098,454	3,166,164	3,507,883	3,403,725	3,529,881	3,394,632	3,664,884

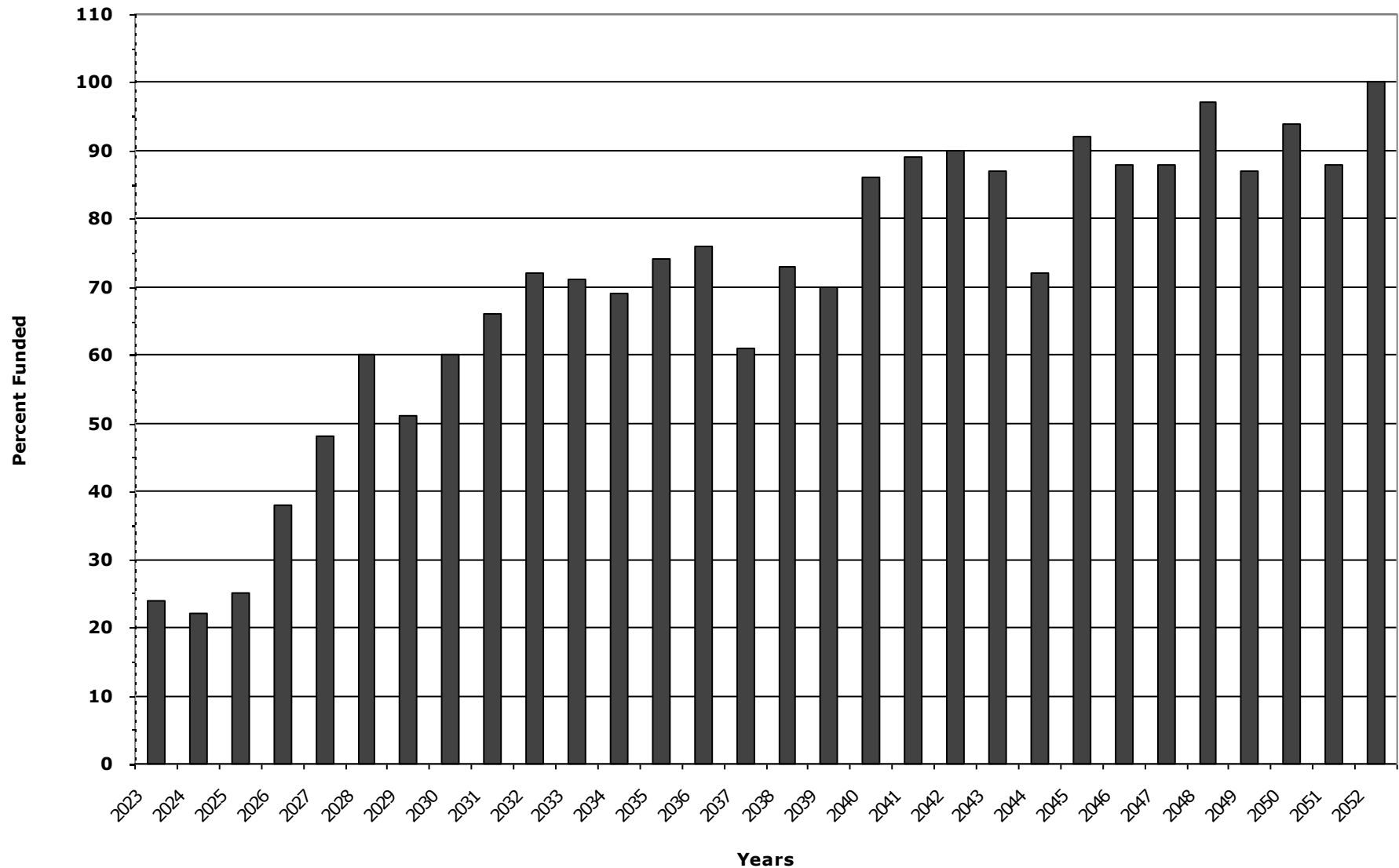


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Fourth Draft

Prepared for the 2024 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023	592,697	2,191,603	23.9%	797,229	210,000	509,200	8,305	522,973
2024	522,973	1,648,151	22.0%	461,370	294,000	0	6,589	362,193
2025	362,193	1,473,708	24.6%	357,610	352,800	0	5,397	362,779
2026	362,779	1,474,314	38.0%	232,995	423,360	0	6,869	560,013
2027	560,013	1,611,280	47.6%	311,054	508,032	0	9,878	766,869
2028	766,869	1,680,641	59.6%	216,913	439,000	0	13,169	1,002,125
2029	1,002,125	1,856,283	51.0%	519,947	449,975	0	14,507	946,660
2030	946,660	1,736,391	60.0%	380,569	461,224	0	14,805	1,042,120
2031	1,042,120	1,886,996	66.0%	286,965	472,755	0	17,025	1,244,935
2032	1,244,935	2,063,747	71.9%	265,795	484,574	0	20,315	1,484,029
2033	1,484,029	2,277,218	70.7%	394,077	496,688	0	23,030	1,609,670
2034	1,609,670	2,375,407	68.7%	511,680	509,105	0	24,126	1,631,220
2035	1,631,220	2,366,654	74.2%	423,302	521,833	0	25,207	1,754,959
2036	1,754,959	2,459,701	75.6%	458,134	534,879	0	26,900	1,858,604
2037	1,858,604	2,531,097	60.7%	894,977	548,251	0	25,279	1,537,157
2038	1,537,157	2,349,585	73.3%	401,801	561,957	0	24,259	1,721,572
2039	1,721,572	2,501,797	69.8%	578,287	576,006	0	25,806	1,745,098
2040	1,745,098	2,489,549	85.8%	227,192	590,406	0	28,901	2,137,212
2041	2,137,212	2,849,816	88.8%	246,013	605,166	0	34,752	2,531,117
2042	2,531,117	3,213,070	90.2%	292,696	620,295	0	40,424	2,899,139
2043	2,899,139	3,551,160	86.6%	503,125	635,802	0	44,482	3,076,299
2044	3,076,299	3,695,957	71.7%	1,121,199	651,697	0	42,623	2,649,420
2045	2,649,420	3,225,141	92.2%	384,803	667,989	0	41,865	2,974,471
2046	2,974,471	3,512,011	88.2%	605,913	684,689	0	45,208	3,098,454
2047	3,098,454	3,594,431	88.1%	680,731	701,806	0	46,635	3,166,164
2048	3,166,164	3,617,615	97.0%	427,315	719,351	0	49,683	3,507,883
2049	3,507,883	3,916,908	86.9%	892,945	737,335	0	51,451	3,403,725
2050	3,403,725	3,762,584	93.8%	677,541	752,082	0	51,615	3,529,881
2051	3,529,881	3,841,765	88.4%	953,920	767,124	0	51,547	3,394,632
2052	3,394,632	3,656,628	100.2%	564,766	782,466	0	52,552	3,664,884



Reserve Fund Balance Forecast Component Method

Fourth Draft

Prepared for the 2024 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
32000 - Undesignated									
100 - Miscellaneous Undesignated (2023 Only)[nr:1]	89	2	0	0	0	89	0	0.00%	0
00100 - Community									
01000 - Paving									
120 - Asphalt: Cape Seal 228,000 sf Paving- Not Incl Carports	228,000	7	14	322,158	21,477	15,200	16,693	6.14%	18,046
121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)[nr:1]	88,451	2	0	0	0	88,451	0	0.00%	0
123 - Asphalt: State Spec. Slurry 228,000 sf Paving-Not Incl Carports (2030 Only)[nr:1]	52,440	7	7	62,335	7,792	6,555	0	2.23%	6,547
124 - Asphalt: Ongoing Repairs 260,000 sf All Paving Areas Incl Carports (0.39%)	8,112	7	21	13,625	619	369	396	0.18%	520
125 - Asphalt: Ongoing Repairs 25,000 sf Paving Areas Carports Only (2037 Only)[nr:1]	125,000	14	14	176,622	11,775	8,333	0	3.37%	9,894
126 - Asphalt: State Spec. Slurry 32,000 sf Paving- Carports Only	8,000	7	14	11,304	754	533	586	0.22%	633
127 - Asphalt: Ongoing Repairs Paving-Not Incl Carports 2030 Only[nr:1]	20,800	7	7	24,725	3,091	2,600	0	0.88%	2,597
128 - Asphalt: Crackfill All Paving Areas Incl Carport	2,500	2	2	2,627	876	833	1,281	0.25%	736
132 - Striping All Paving Areas Incl Carports	3,000	7	14	4,239	283	200	220	0.08%	237
147 - Asphalt: Crackfill Paving-Not Incl Carports (2030 Only)[nr:1]	2,500	2	7	2,972	371	313	366	0.11%	312
153 - Striping Paving- Not Incl Carports (2030 Only)[nr:1]	3,000	7	7	3,566	446	375	0	0.13%	375
Sub-total [01000 - Paving]	541,803			624,171	47,483	123,762	19,541	13.57%	39,897

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
02000 - Concrete									
220 - Walkways Community Walkways	6,710	8	4	7,407	926	3,355	4,299	0.26%	778
221 - Walkways Community Walkways (2023 Only)[nr:1]	10,161	2	0	0	0	10,161	0	0.00%	0
270 - Patio 105 Unit Rear Patios (5%)	25,410	10	5	28,749	2,875	12,705	15,627	0.82%	2,416
Sub-total [02000 - Concrete]	42,281			36,156	3,801	26,221	19,926	1.09%	3,194
03000 - Painting: Exterior									
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	45,078	1	2	47,360	15,787	15,026	23,102	4.51%	13,264
121 - Surface Restoration Units, Carports, Garages (2024 Only)[nr:1]	104,182	2	1	106,787	53,393	52,091	106,787	15.26%	44,863
164 - Stain 8,820 sf Decks & Balconies (33%)	11,172	1	2	11,737	3,912	3,724	5,726	1.12%	3,287
165 - Stain Unit 99/100 Deck (2023 Only)[nr:1]	4,200	1	0	0	0	4,200	0	0.00%	0
Sub-total [03000 - Painting: Exterior]	164,631			165,884	73,092	75,041	135,614	20.89%	61,415
04000 - Structural Repairs									
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	67,000	1	2	70,392	23,464	22,333	34,338	6.71%	19,715
04500 - Decking/Balconies									
300 - Repairs 8,820 sf Units (25%)	61,740	5	1	63,284	12,657	49,392	63,284	3.62%	10,635
960 - Inspections 5 Balcony Inspections	3,000	9	1	3,075	342	2,667	3,075	0.10%	287
Sub-total [04500 - Decking/Balconies]	64,740			66,359	12,998	52,059	66,359	3.71%	10,922

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
400 - Pitched: Dimensional Composition Units 1-4/113-114/119-120/127-128 (2024)	128,750	25	1	131,969	5,279	123,600	131,969	1.51%	4,435
404 - Pitched: Dimensional Composition Units 19/20-29/30-52/54-99/100 (2025)	119,340	25	2	125,382	5,015	109,793	117,431	1.43%	4,214
412 - Pitched: Dimensional Composition Units 14/15-57/58 (2026)	66,840	25	3	71,979	2,879	58,819	63,030	0.82%	2,419
416 - Pitched: Dimensional Composition Units 27/28-129/132 (2027)	76,250	25	4	84,166	3,367	64,050	68,778	0.96%	2,829
420 - Pitched: Dimensional Composition Units 55/56-69/70-107/108-121/122 (2029)	119,340	25	6	138,398	5,536	90,698	97,859	1.58%	4,651
424 - Pitched: Dimensional Composition Units 89/92 (2030)	50,000	25	7	59,434	2,377	36,000	38,950	0.68%	1,998
428 - Pitched: Dimensional Composition Units 75/76 (2032)	26,250	25	9	32,783	1,311	16,800	18,296	0.37%	1,102
432 - Pitched: Dimensional Composition Units 7/10-21/24 (2033)	100,000	25	10	128,008	5,120	60,000	65,600	1.46%	4,302
436 - Pitched: Dimensional Composition Units 35/38-61/64-67/68 (2035)	133,420	25	12	179,435	7,177	69,378	76,583	2.05%	6,031
440 - Pitched: Dimensional Composition Units 16/18-71/74-85/88 (2036)	133,420	25	13	183,921	7,357	64,042	71,113	2.10%	6,181
444 - Pitched: Dimensional Composition Units 57/60-93/94-95/98 (2037)	109,670	25	14	154,961	6,198	48,255	53,958	1.77%	5,208
448 - Pitched: Dimensional Composition Units 5/6-25/26-31/34 (2038)	102,500	25	15	148,451	5,938	41,000	46,228	1.70%	4,989
452 - Pitched: Dimensional Composition Units 83/84-101/102 (2039)	52,500	25	16	77,937	3,117	18,900	21,525	0.89%	2,619
456 - Pitched: Dimensional Composition Units 115/116 (2042)	26,250	25	19	41,965	1,679	6,300	7,534	0.48%	1,410
460 - Pitched: Dimensional Composition Units 39/40-41/44-77/78-123/126 (2044)	178,750	25	21	300,225	12,009	28,600	36,644	3.43%	10,090
464 - Pitched: Dimensional Composition Units 109/110-117/118 (2045)	52,500	25	22	90,382	3,615	6,300	8,610	1.03%	3,038
468 - Pitched: Dimensional Composition Units 65/66 (2046)	33,420	25	23	58,973	2,359	2,674	4,111	0.67%	1,982
472 - Pitched: Dimensional Composition Units 45/47-103/104-105/106-111/112-133/134 (2047)	138,420	25	24	250,364	10,015	5,537	11,350	2.86%	8,415
476 - Pitched: Dimensional Composition Units 79/82 (2024)	51,250	25	1	52,531	2,101	49,200	52,531	0.60%	1,766
478 - Pitched: Dimensional Composition Units 48/51	51,250	25	0	51,250	2,050	51,250	2,101	0.59%	1,722
481 - Pitched: Dimensional Composition Various Unit Repairs (2023 Only)[nr:1]	14,611	2	0	0	0	14,611	0	0.00%	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
05000 - Roofing									
590 - Low Slope: Vinyl 23 Squares- Maintenance Building	25,990	25	2	27,306	1,092	23,911	25,574	0.31%	918
800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings	22,600	25	1	23,165	927	21,696	23,165	0.26%	779
804 - Low Slope: Vinyl 6 Carports & Garages	25,500	25	1	26,138	1,046	24,480	26,138	0.30%	878
808 - Low Slope: Vinyl 10 Carports & Garages	42,500	25	4	46,912	1,876	35,700	38,335	0.54%	1,577
812 - Low Slope: Vinyl 4 Carports & Garages	17,000	25	5	19,234	769	13,600	14,637	0.22%	646
816 - Low Slope: Vinyl 8 Carports & Garages	34,000	25	6	39,430	1,577	25,840	27,880	0.45%	1,325
820 - Low Slope: Vinyl 6 Carports & Garages	25,500	25	7	30,311	1,212	18,360	19,865	0.35%	1,019
824 - Low Slope: Vinyl 2 Carports & Garages	8,500	25	9	10,615	425	5,440	5,925	0.12%	357
828 - Low Slope: Vinyl 2 Carports & Garages	8,500	25	11	11,153	446	4,760	5,228	0.13%	375
832 - Low Slope: Vinyl 4 Carports & Garages	17,000	25	20	27,856	1,114	3,400	4,182	0.32%	936
Sub-total [05000 - Roofing]	1,991,821			2,624,633	104,985	1,142,993	1,185,126	30.00%	88,213
19000 - Fencing									
300 - Wood Unit Tri-Stake Fencing- Material Only	10,000	1	1	10,250	5,125	5,000	10,250	1.46%	4,306
23000 - Mechanical Equipment									
820 - Pumps, Motors Irrigation Well Pump & Compression Tank	7,910	15	10	10,125	675	2,637	3,243	0.19%	567
31000 - Reserve Study									
100 - 3 Year Update with Site Visit Reserve Study	3,600	3	3	3,877	969	900	1,230	0.28%	814
Sub-total Community	2,893,786			3,611,846	272,593	1,450,946	1,475,627	77.91%	229,042

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00200 - Waste Water Treatment									
28500 - Waste Water Treatment									
200 - Miscellaneous Replace System	453,800	40	0	453,800	11,345	453,800	11,629	3.24%	9,532
712 - Miscellaneous Septic System- Carbon Filter/Blower Motor Only[nr:1]	20,000	7	7	23,774	2,972	2,500	0	0.85%	2,497
713 - Miscellaneous Septic System (2023 Only)[nr:1]	67,780	2	0	0	0	67,780	0	0.00%	0
720 - Miscellaneous Waste Water Treatment- Electrical/SCADA Imprmts	140,000	12	11	183,692	15,308	11,667	23,917	4.37%	12,862
724 - Pump Waste Water Treatment- Reconnect Existing Blower	20,000	7	6	23,194	3,313	2,857	5,857	0.95%	2,784
728 - Miscellaneous Waste Water Treatment- Back-Up Pump/Generator	33,000	7	6	38,270	5,467	4,714	9,664	1.56%	4,594
733 - Pump Waste Water Treatment Excavating (2023 Only)[nr:1]	22,154	2	0	0	0	22,154	0	0.00%	0
736 - Miscellaneous Waste Water Treatment-Pump/Piping/Appurtenances	78,000	8	8	95,035	10,559	8,667	9,994	3.02%	8,872
916 - Miscellaneous Miscellaneous Repairs	2,500	1	1	2,563	1,281	1,250	2,563	0.37%	1,077
Sub-total [28500 - Waste Water Treatment]	837,234			820,328	50,246	575,389	63,623	14.36%	42,218
Sub-total Waste Water Treatment	837,234			820,328	50,246	575,389	63,623	14.36%	42,218
00300 - Infrastructure									
29000 - Infrastructure									
910 - Miscellaneous Sewer System	10,170	1	1	10,424	5,212	5,085	10,424	1.49%	4,379
920 - Miscellaneous Gravity Sewer Mains- Video Inspections	3,390	3	2	3,562	1,187	1,130	2,317	0.34%	998
Sub-total [29000 - Infrastructure]	13,560			13,986	6,399	6,215	12,741	1.83%	5,377
Sub-total Infrastructure	13,560			13,986	6,399	6,215	12,741	1.83%	5,377

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00400 - Maintenance Equipment									
30000 - Miscellaneous									
780 - Vehicle Chevy 3/4 Ton 4x4 Pickup	22,599	10	2	23,743	2,374	18,079	20,848	0.68%	1,995
784 - Vehicle Dodge 4x4 W Dump Bed	28,249	10	6	32,760	3,276	11,300	14,478	0.94%	2,753
785 - Vehicle Dodge 4x4 W Dump Bed (2023 Only)[nr:1]	3,104	2	0	0	0	3,104	0	0.00%	0
788 - Vehicle 2015 Dodge Ram 2500	34,871	10	0	34,871	3,487	34,871	3,574	1.00%	2,930
806 - Tractor Snow Plow For Dodge Ram Truck	13,652	10	0	13,652	1,365	13,652	1,399	0.39%	1,147
810 - Maintenance Equipment Skid Steer Deere 314G	30,000	20	0	30,000	1,500	30,000	1,538	0.43%	1,260
811 - Maintenance Equipment Skid Steer Plexiglass Surround (2023 Only)[nr:1]	3,106	2	0	0	0	3,106	0	0.00%	0
816 - Maintenance Equipment 2 Honda Snow Blower	7,920	5	4	8,742	1,748	1,584	3,247	0.50%	1,469
822 - Maintenance Equipment Toro Riding Mower	17,000	10	1	17,425	1,743	15,300	17,425	0.50%	1,464
830 - Maintenance Equipment Utility Vehicle 2	6,040	7	2	6,346	907	4,314	5,307	0.26%	762
832 - Maintenance Equipment Utility Vehicle 3	14,600	7	2	15,339	2,191	10,429	12,827	0.63%	1,841
834 - Maintenance Equipment Western Snow Plow	13,425	10	1	13,761	1,376	12,083	13,761	0.39%	1,156
838 - Maintenance Equipment Bluebird Lawn Seeder	2,310	10	8	2,815	281	462	710	0.08%	236
842 - Maintenance Equipment Lawn Aerator	3,406	10	8	4,150	415	681	1,047	0.12%	349
Sub-total [30000 - Miscellaneous]	200,282			203,604	20,664	158,965	96,161	5.91%	17,363
Sub-total Maintenance Equipment	200,282			203,604	20,664	158,965	96,161	5.91%	17,363
Totals	3,944,952			4,649,763	349,901	2,191,603	1,648,151	100.00%	294,000
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						23.86%	21.98%		

32000 - Undesignated

100 - Miscellaneous Undesignated (2023 Only)	Useful Life 2 Quantity 1 Cost /LS \$89.00 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$89	Treatment [nr:1]
Summary	Replacement Year 2023	Future Cost \$89	

This is for the \$89 expenditure.

00100 - Community

01000 - Paving

120 - Asphalt: Cape Seal 228,000 sf Paving- Not Incl Carports	Useful Life 7 Quantity 228,000 Cost /SqFt \$1.00 % Included 100.00%	Remaining Life 14 Unit of Measure Square Feet Total Cost/Study \$228,000	
Summary	Replacement Year 2037	Future Cost \$322,158	

This is to prepare the surface and apply an asphalt rubber cape seal.

Paving areas includes: main rds, (87,200 sf), parking and drives (140,800), not including carports = 228,000 sf

2023- \$88,451 overall was expended for a type II slurry seal (\$79,051), consultant, repairs (\$6,900) and striping (\$2,509) per client. Quantity, schedule, cost and paving plan provided by Padovan Consulting LLC dated 9/21/2021 and implemented within Graeagle reserve study in January 2024. \$52,440 anticipated for type II seal coat in 2030 per Padovan Consulting LLC. 2037 anticipated Cape Seal continued paving plan per Padovan Consulting LLC.

2020- 5 year useful life reduced to 3 per client. Quantity increased from 172,025 sf to 259,446 sf.

2018- \$30,725 was expended, per client information provided in 2020.

2013- \$21,913 was expended to seal by Kustom Koatings Inc.

121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)	Useful Life 2 Quantity 1 Cost /LS \$88,451 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$88,451	Treatment [nr:1]
Summary	Replacement Year 2023	Future Cost \$88,451	

This is for the \$88,451 overall expended for a type II slurry seal (\$79,051), consultant, repairs (\$6,900) and striping (\$2,509) per client. Quantity, schedule, cost and paving plan provided by Padovan Consulting LLC dated 9/21/2021 and implemented within Graeagle reserve study in January 2024.

123 - Asphalt: State Spec. Slurry 228,000 sf Paving-Not Incl Carports (2030 Only)	Useful Life 7 Quantity 228,000 Cost /SqFt \$0.230 % Included 100.00%	Remaining Life 7 Unit of Measure Square Feet Total Cost/Study \$52,440	Treatment [nr:1]
Summary	Replacement Year 2030	Future Cost \$62,335	

This is for the \$52,440 anticipated for type II seal coat in 2030 per Padovan Consulting LLC.

00100 - Community

01000 - Paving

124 - Asphalt: Ongoing Repairs	Useful Life 7	Remaining Life 21	
260,000 sf All Paving Areas Incl Carports (0.39%)	Quantity 260,000	Unit of Measure Square Feet	
	Cost /SqFt \$8.00	Qty * \$/SqFt \$2,080,000	
	% Included .39%	Total Cost/Study \$8,112	
Summary	Replacement Year 2044	Future Cost \$13,625	

This is for full depth patch repairs including skin patching and minor dig out & fill.

paving areas (not including carports)- 228,000 sf
 carport areas- 32,000 sf

2023- Work was completed in 2022 for \$10,613 per client section 6 update. Quantity, schedule, cost and paving plan provided by Padovan Consulting LLC dated 9/21/2021 and implemented within Graeagle reserve study in January 2024. \$20,800 anticipated expenditure in 2030 for 2,600 sf for main rds, parking and drives only per paving plan per Padovan Consulting LLC. \$125,000 anticipated expenditure for 25,000 sf of significant carport patching in 2037 per Padovan Consulting LLC. 2044 year continued paving plan per Padovan Consulting LLC. 2021- \$5,430 was expended for an unspecified scope of work. 2016- \$19,700 was expended for paving in 2016 per client in 2017.



125 - Asphalt: Ongoing Repairs	Useful Life 14	Remaining Life 14	Treatment [nr:1]
25,000 sf Paving Areas Carports Only (2037 Only)	Quantity 25,000	Unit of Measure Square Feet	
	Cost /SqFt \$5.00		
	% Included 100.00%	Total Cost/Study \$125,000	
Summary	Replacement Year 2037	Future Cost \$176,622	

This is for the \$125,000 anticipated expenditure in 2037 for 25,000 sf of significant carport patching.

126 - Asphalt: State Spec. Slurry	Useful Life 7	Remaining Life 14	
32,000 sf Paving- Carports Only	Quantity 32,000	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$8,000	
Summary	Replacement Year 2037	Future Cost \$11,304	

This is to prepare the surface and apply a state specification slurry seal.

carport areas 32,000 sf

2023- Year 2037 continued paving plan per Padovan Consulting LLC.
 2020- 5 year useful life reduced to 3 per client. Quantity increased from 172,025 sf to 259,446 sf.
 2018- \$30,725 was expended, per client information provided in 2020.
 2013- \$21,913 was expended to seal by Kustom Koatings Inc.

00100 - Community

01000 - Paving

127 - Asphalt: Ongoing Repairs	Useful Life 7	Remaining Life 7	Treatment [nr:1]
Paving-Not Incl Carports 2030 Only	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$20,800		
	% Included 100.00%	Total Cost/Study \$20,800	
Summary	Replacement Year 2030	Future Cost \$24,725	

This is for the \$20,800 anticipated expenditure in 2030 per paving plan per Padovan Consulting LLC.

128 - Asphalt: Crackfill	Useful Life 2	Remaining Life 2	
All Paving Areas Incl Carport	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$2,500		
	% Included 100.00%	Total Cost/Study \$2,500	
Summary	Replacement Year 2025	Future Cost \$2,627	

This is to clean cracks and fill with a premium hot rubberized crack filler. Cracks 1/4" or wider should be filled when observed.

2023- Per client 1/8/2024, \$2,500 was expended in 2023. Schedule, cost and paving plan provided by Padovan Consulting LLC dated 9/21/2021 and implemented within Graeagle reserve study in January 2024.
 2021- \$2,145 was expended.
 2019- \$2,295 was expended, per client information provided in 2020.
 2017- \$2,350 was expended, Kustom Coatings per client spread.

132 - Striping	Useful Life 7	Remaining Life 14	
All Paving Areas Incl Carports	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study \$3,000	
Summary	Replacement Year 2037	Future Cost \$4,239	

This is to re-stripe asphalt to match existing plan.

2023- \$3,000 expended per client. Schedule, cost and paving plan provided by Padovan Consulting LLC dated 9/21/2021 and implemented within Graeagle reserve study in January 2024.
 2020- No work indicated was provided. Remaining life extended from 2018 to 2021.
 2013- \$1,034 was expended to restripe by Kustom Koatings Inc.



00100 - Community

01000 - Paving

147 - Asphalt: Crackfill	Useful Life 2	Remaining Life 7	Treatment [nr:1]
Paving-Not Incl Carports (2030 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2030	Future Cost \$2,972

This is for the \$2,500 anticipated expenditure for crackfill in 2030.

153 - Striping	Useful Life 7	Remaining Life 7	Treatment [nr:1]
Paving- Not Incl Carports (2030 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2030	Future Cost \$3,566

This is for the \$3,000 anticipated expenditure for striping in 2030.

02000 - Concrete

220 - Walkways	Useful Life 8	Remaining Life 4	
Community Walkways	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,710	
	% Included	100.00%	Total Cost/Study \$6,710
Summary	Replacement Year	2027	Future Cost \$7,407

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

2023- \$10,161 was expended for #72, #117 patios and # 95 walkway.
 2021- \$1,700 was expended.
 2020- \$20,732 was expended. Remaining life extended from 2020 to 2021.
 2012- \$20,000 was expended.



221 - Walkways	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Community Walkways (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,161	
	% Included	100.00%	Total Cost/Study \$10,161
Summary	Replacement Year	2023	Future Cost \$10,161

This is for the \$10,161 expended for #72,#117 patios and #95 walkway

00100 - Community

02000 - Concrete

270 - Patio	Useful Life 10	Remaining Life 5	
105 Unit Rear Patios (5%)	Quantity 105	Unit of Measure Items	
	Cost /Itm \$4,840	Qty * \$/Itm \$508,200	
	% Included 5.00%	Total Cost/Study \$25,410	
Summary	Replacement Year 2028	Future Cost \$28,749	

This is to repair and replace patio concrete. Although the process of concrete deterioration or damage often takes years to manifest itself, the damage accelerates as time progresses, developing into more expensive and extensive repairs. The association should engage the services of a contractor or qualified engineer to determine the proper maintenance & repair program. Information received will be entered into the reserve study.

Approximately 225 sf each

2020- "Percent to Include" reduced from 10% to 5%. Useful/remaining lives increased from 3/2023 to 6/2026. Useful life increased from 6 to 10 years. Remaining life increased from 2023 to 2025.
 2012- Unit 32 was replaced. An association provided cost will further define this component.



00100 - Community

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 1	Remaining Life 2	
257,586 sf Units, Carports, Garages (13%)	Quantity 257,586	Unit of Measure	Square Feet
	Cost /SqFt \$1.40	Qty * \$/SqFt	\$360,620
	% Included 12.50%	Total Cost/Study	\$45,078
Summary	Replacement Year 2025	Future Cost	\$47,360

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint. Touchup painting is from operating. An 8 year useful life may not protect the wood exteriors.

Building painting totals not including garages:

- | | |
|--|---|
| 15 Alpine I- 70,290 sf, | 6 Alpine II- 21,780 sf |
| 8 Shasta- 32,688 sf, | 18 Modoc- 48,600 sf |
| 1 Eldorado- 4,992 sf, | 1 Eldorado (reverse Modoc)- 3,888 sf |
| 1 Eldorado (Modoc, 3 unit bldg)- 4,576 sf, | 1 Eldorado (Modoc, 2 unit bldg)- 4,136 sf |
| 1 Maintenance building- 2,660 sf, | 2 storage buildings- 2,560 sf |

Garage and carport painting totals:

- 8 garages- 8,976 sf
- 6 converted carports- 2,112 sf (Includes rear and two, 9' sides)
- Carports- 25,648 sf,
- Carport lids- 24,680 sf

2023- In 2024, \$104,182 is the anticipated expenditure, per client in 2023. In 2025, the buildings are to begin a painting schedule which anticipates that 12.5% of the total painting cost will be expended annually for a total painting completion of every 8 years, per client 2023. No painting in 2023 per client. The 2022 anticipated expenditure did not happen.
 2022- \$40,000 is anticipated for unspecified scope of work.
 2020- Unit cost is increased from \$1.19/sf to \$1.25/sf. Per client, most painting was completed during years 2016 thru 2018. 11/9/20, per client, use an 8 year useful life.
 2019- No painting completed.
 2018- \$45,638 was expended, per client information provided in 2020. Remaining life extended from 2019 to 2021.
 2017- \$66,300 was expended to paint various units and garages.
 2016- \$72,045 was expended to paint various units and garages.
 2014- \$17,717 total was expended to paint and touchup by MTS & SHI.
 2013- Per client, reduce annual percentage from 20 to 15 and include touchup in operating. \$10,350 was expended with MTS Painting & Wood Finishing.



00100 - Community

03000 - Painting: Exterior

121 - Surface Restoration	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Units, Carports, Garages (2024 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$104,182		
	% Included 100.00%	Total Cost/Study \$104,182	
Summary	Replacement Year 2024	Future Cost \$106,787	

This is for the \$104,182 budgeted for painting in 2024 per client email revisions to section 6 of the past reserve study. No work scope provided.

164 - Stain	Useful Life 1	Remaining Life 2	
8,820 sf Decks & Balconies (33%)	Quantity 8,820		Unit of Measure Square Feet
	Cost /SqFt \$3.80		Qty * \$/SqFt \$33,516
	% Included 33.33%	Total Cost/Study \$11,172	
Summary	Replacement Year 2025	Future Cost \$11,737	

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain. All decks/railings should be sealed every other year or, at minimum every 3 years, utilizing a quality stain.

2023- \$4,200 was expended for sanding and staining one deck at unit 99/100. Painting is to be completed on an annual basis. 3 year useful life is decreased to annually.
 2021- \$10,246 was expended, plus \$2,714 was expended.
 2020- \$10,000 was expended to stain 1/3 of the decks per client as indicated by component 3000/160. Remaining life extended from 2018 to 2021. **As staining is not being completed on an annual basis, client should anticipate accelerated decking replacement.**
 2014- \$3,380 was expended to pressure wash and oil stain decks.

165 - Stain	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Unit 99/100 Deck (2023 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$4,200		
	% Included 100.00%	Total Cost/Study \$4,200	
Summary	Replacement Year 2023	Future Cost \$4,200	

This is for the \$4,200 expended for sanding and staining one deck at unit 99/100.

00100 - Community

04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 2	
134 Siding Replacement (13%)	Quantity 134	Unit of Measure Unit	
	Cost /Ut \$4,000	Qty * \$/Ut \$536,000	
	% Included 12.50%	Total Cost/Study \$67,000	
Summary	Replacement Year 2025	Future Cost \$70,392	

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces. In the coming years, the association should consider securing vendor quotes to further define a scope of work and cost to be incorporated into this reserve study.

232,906 sf appx. total siding

Building siding totals not including garages:

- | | |
|--|---|
| 15 Alpine I- 70,290 sf, | 6 Alpine II- 21,780 sf |
| 8 Shasta- 32,688 sf, | 18 Modoc- 48,600 sf |
| 1 Eldorado- 4,992 sf, | 1 Eldorado (reverse Modoc)- 3,888 sf |
| 1 Eldorado (Modoc, 3 unit bldg)- 4,576 sf, | 1 Eldorado (Modoc, 2 unit bldg)- 4,136 sf |
| 1 Maintenance building- 2,660 sf, | 2 storage buildings- 2,560 sf |

Garage and carport siding totals:

- 8 garages- 8,976 sf
- 6 converted carports- 2,112 sf (Includes rear and two, 9' sides)
- Carports- 25,648 sf

2023- BRG suggests anticipating the replacement of all siding beginning 2024 and completing in 2049, 26 years from now. This is based on siding life of 40 years. Per client, change component to allow \$4,000 per unit siding replacement at each paint cycle which is annually. 134 units at 12.5% is 16.75 X \$4,000= \$67,000 annually. 2022- \$10,500 was expended. 2020- \$1,051 was expended. Remaining life extended from 2019 to 2021. Cost increased from \$9/sf to \$11/sf. Siding replacement to coincide with the paint cycles is eliminated as simultaneous replacement is the most likely scenario. 2019- No siding replacement. 2018- \$733 was expended, per client information provided in 2020. 2017- \$1,729 was expended for siding and trim replacement, per client information provided in 2020. 2016- \$860 was expended in 2016 per client, mostly for paint prep repairs. \$12,682 was expended in 2016 per client for repairs. \$1,475 was expended in 2016 per client, for lumber. 2014- \$59,892 was expended for repairs by Burkhead Construction. 2013- \$52,697 was expended for repairs by Burkhead Construction. The T-111 siding condition is predominantly good to fair with the 3/8" siding exhibiting fair to very poor condition. Particular attention should be paid to ongoing caulking of horizontal trim pieces and especially those without "Z-Bar" flashing. 2012- \$14,721 was expended to replace siding on units 19/20 (reverse Modoc).



00100 - Community

04500 - Decking/Balconies

300 - Repairs	Useful Life 5	Remaining Life 1
8,820 sf Units (25%)	Quantity 8,820	Unit of Measure Square Feet
	Cost /SqFt \$28.00	Qty * \$/SqFt \$246,960
	% Included 25.00%	Total Cost/Study \$61,740
Summary	Replacement Year 2024	Future Cost \$63,284

This is for ongoing deck remove and replacement including railings and light structural support work on a percentage basis. The association should secure vendor quotes to further define a scope of work and cost to be incorporated into this reserve study.

24 Decks- 330 sf of decking and 40 linear feet of railings each
 5 Balconies- 180 sf of decking and 20 linear feet of railings each

2022- \$10,000 is anticipated.
 2018- \$11,115 was expended, per client information provided in 2020. Remaining life extended from 2019 to 2021.



960 - Inspections	Useful Life 9	Remaining Life 1
5 Balcony Inspections	Quantity 5	Unit of Measure Items
	Cost /Itm \$600	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2024	Future Cost \$3,075

This is for inspections of elevated structures.

5 Balconies- 180 sf of decking and 20 linear feet of railings each

2023- Remaining life extended from 2023 to 2024.
 2020- Client is recommended to complete inspections six months prior to the 2023 reserve update with site visit. Recently enacted SB 326 requires that certain elevated structures be inspected prior to 1/1/2025. Therefore, BRG recommends that the inspections be scheduled and completed at least six months prior to next reserve update with site visit, so anticipate inspection in early 2023 well before the update with site visit reserve study. It is possible that not all elevated structures fit SB 326's requirements and therefore don't require inspection. Because the association is a PUD and not a condo, the association does not fall under the CA Mandated Inspections. This component is provided to have an expert evaluate the elevated structures and provide further guidance.

00100 - Community

05000 - Roofing

400 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 1	
Units 1-4/113-114/119-120/127-128 (2024)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$128,750		
	% Included 100.00%	Total Cost/Study \$128,750	
Summary	Replacement Year 2024	Future Cost \$131,969	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding square per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$128,750 expenditure anticipated in 2024 per client 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

404 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 2
Units 19/20-29/30-52/54-99/100 (2025)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$119,340	
	% Included 100.00%	Total Cost/Study \$119,340
Summary	Replacement Year 2025	Future Cost \$125,382

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding square per unit type is as follows.

Building square totals including pitched garages:

- 15 Alpine I bldgs- 1,215 sq,
 - 8 Shasta bldgs- 160 sq,
 - 1 Eldorado bldg- 35 sq,
 - 1 Eldorado (Modoc, 3 unit bldg) 33 sq,
 - 6 Alpine II bldgs- 72 sq
 - 18 Modoc bldgs- 430 sq
 - 1 Eldorado bldg (reverse Modoc)- 25 sq
 - 1 Eldorado (Modoc, 2 unit bldg)- 22 sq
- Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$119,340 expenditure is anticipated for 2025 per client 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

- 2022- \$110,000 is anticipated for an unspecified scope of work.
- 2021- \$65,901 was expended for an unspecified scope of work.
- 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
- 2019- \$67,152 was expended, per client information provided in 2020.
- 2018- \$68,598 was expended, per client information provided in 2020.
- 2016- \$60,907 was expended, per client information provided in 2020.
- 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.



00100 - Community

05000 - Roofing

412 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 3	
Units 14/15-57/58 (2026)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$66,840		
	% Included 100.00%	Total Cost/Study	\$66,840
Summary	Replacement Year 2026	Future Cost	\$71,979

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$66,840 expenditure is anticipated for 2026 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

416 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 4	
Units 27/28-129/132 (2027)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$76,250		
	% Included 100.00%	Total Cost/Study	\$76,250
Summary	Replacement Year 2027	Future Cost	\$84,166

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$76,250 expenditure is anticipated in 2027 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

420 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 6	
Units 55/56-69/70-107/108-121/122 (2029)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$119,340		
	% Included 100.00%	Total Cost/Study \$119,340	
Summary	Replacement Year 2029	Future Cost \$138,398	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$119,340 expenditure is anticipated for 2029 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.
 2021- \$65,901 was expended for an unspecified scope of work.
 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
 2019- \$67,152 was expended, per client information provided in 2020.
 2018- \$68,598 was expended, per client information provided in 2020.
 2016- \$60,907 was expended, per client information provided in 2020.
 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

424 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 7	
Units 89/92 (2030)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study \$50,000	
Summary	Replacement Year 2030	Future Cost \$59,434	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$14,611 overall was expended for repairs on units 117/118, 133/134, 75, 87 and 92. \$50,000 expenditure is anticipated for 2030 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.
 2021- \$65,901 was expended for an unspecified scope of work.
 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
 2019- \$67,152 was expended, per client information provided in 2020.
 2018- \$68,598 was expended, per client information provided in 2020.
 2016- \$60,907 was expended, per client information provided in 2020.
 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

428 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 9	
Units 75/76 (2032)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$26,250	
	% Included	100.00%	Total Cost/Study \$26,250
Summary	Replacement Year	2032	Future Cost \$32,783

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq
Garage and carport roofing totals: 8 garages@ 100 sq each	

2023- \$14,611 overall was expended for repairs on units 117/118, 133/134, 75, 87 and 92. \$26,250 expenditure is anticipated for 2032 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

432 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 10	
Units 7/10-21/24 (2033)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$100,000	
	% Included	100.00%	Total Cost/Study \$100,000
Summary	Replacement Year	2033	Future Cost \$128,008

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq
Garage and carport roofing totals: 8 garages@ 100 sq each	

2023- \$100,000 expenditure is anticipated for 2033 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

436 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 12	
Units 35/38-61/64-67/68 (2035)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$133,420	
	% Included	100.00%	Total Cost/Study \$133,420
Summary	Replacement Year	2035	Future Cost \$179,435

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq
Garage and carport roofing totals: 8 garages@ 100 sq each	

2023- \$133,420 expenditure is anticipated for 2035 per client 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 13	
Units 16/18-71/74-85/88 (2036)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$133,420		
	% Included 100.00%	Total Cost/Study \$133,420	
Summary	Replacement Year 2036	Future Cost \$183,921	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$14,611 overall was expended for repairs on units 117/118, 133/134, 75, 87 and 92. \$133,420 expenditure is anticipated for 2036 per client 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 14	
Units 57/60-93/94-95/98 (2037)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$109,670		
	% Included 100.00%	Total Cost/Study \$109,670	
Summary	Replacement Year 2037	Future Cost \$154,961	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$109,670 expenditure is anticipated in 2037 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

448 - Pitched: Dimensional Composition Units 5/6-25/26-31/34 (2038)	Useful Life 25 Quantity 1 Cost /LS \$102,500 % Included 100.00%	Remaining Life 15 Unit of Measure Lump Sum Total Cost/Study \$102,500
Summary	Replacement Year 2038	Future Cost \$148,451

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

- | | |
|--|--|
| 15 Alpine I bldgs- 1,215 sq, | 6 Alpine II bldgs- 72 sq |
| 8 Shasta bldgs- 160 sq, | 18 Modoc bldgs- 430 sq |
| 1 Eldorado bldg- 35 sq, | 1 Eldorado bldg (reverse Modoc)- 25 sq |
| 1 Eldorado (Modoc, 3 unit bldg) 33 sq, | 1 Eldorado (Modoc, 2 unit bldg)- 22 sq |
- Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$102,500 expenditure is anticipated for 2038 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

- 2022- \$110,000 is anticipated for an unspecified scope of work.
- 2021- \$65,901 was expended for an unspecified scope of work.
- 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
- 2019- \$67,152 was expended, per client information provided in 2020.
- 2018- \$68,598 was expended, per client information provided in 2020.
- 2016- \$60,907 was expended, per client information provided in 2020.
- 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

452 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 16	
Units 83/84-101/102 (2039)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$52,500		
	% Included 100.00%	Total Cost/Study	\$52,500
Summary	Replacement Year 2039	Future Cost	\$77,937

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$52,500 expenditure is anticipated for 2039 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

456 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 19	
Units 115/116 (2042)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$26,250		
	% Included 100.00%	Total Cost/Study	\$26,250
Summary	Replacement Year 2042	Future Cost	\$41,965

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$26,250 expenditure is anticipated for 2042 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

460 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 21	
Units 39/40-41/44-77/78-123/126 (2044)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$178,750		
	% Included 100.00%	Total Cost/Study \$178,750	
Summary	Replacement Year 2044	Future Cost \$300,225	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$178,750 expenditure is anticipated for 2044 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.
 2021- \$65,901 was expended for an unspecified scope of work.
 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
 2019- \$67,152 was expended, per client information provided in 2020.
 2018- \$68,598 was expended, per client information provided in 2020.
 2016- \$60,907 was expended, per client information provided in 2020.
 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

464 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 22	
Units 109/110-117/118 (2045)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$52,500		
	% Included 100.00%	Total Cost/Study \$52,500	
Summary	Replacement Year 2045	Future Cost \$90,382	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$14,611 overall was expended for repairs on units 117/118, 133/134, 75, 87 and 92. \$52,500 expenditure is anticipated for 2045 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.
 2021- \$65,901 was expended for an unspecified scope of work.
 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
 2019- \$67,152 was expended, per client information provided in 2020.
 2018- \$68,598 was expended, per client information provided in 2020.
 2016- \$60,907 was expended, per client information provided in 2020.
 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

468 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 23	
Units 65/66 (2046)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$33,420	
	% Included	100.00%	Total Cost/Study \$33,420
Summary	Replacement Year	2046	Future Cost \$58,973

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$33,420 expenditure is anticipated for 2046 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

472 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 24	
Units 45/47-103/104-105/106-111/112-133/134 (2047)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$138,420		
	% Included 100.00%	Total Cost/Study \$138,420	
Summary	Replacement Year 2047	Future Cost \$250,364	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$14,611 overall was expended for repairs on units 117/118, 133/134, 75, 87 and 92. \$138,420 expenditure is anticipated for 2047 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

476 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 1	
Units 79/82 (2024)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$51,250		
	% Included 100.00%	Total Cost/Study \$51,250	
Summary	Replacement Year 2024	Future Cost \$52,531	

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.

Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$51,250 expenditure is anticipated for 2024 per client in 2023. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.

2021- \$65,901 was expended for an unspecified scope of work.

2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**

2019- \$67,152 was expended, per client information provided in 2020.

2018- \$68,598 was expended, per client information provided in 2020.

2016- \$60,907 was expended, per client information provided in 2020.

2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

00100 - Community

05000 - Roofing

478 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 0	
Units 48/51	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$51,250		
	% Included 100.00%	Total Cost/Study	\$51,250
Summary	Replacement Year 2023	Future Cost	\$51,250

This is to reroof with a dimensional composition roofing product and/or low slope vinyl roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life. This and other components provide for a multiyear replacement span.

General information regarding approximate squares per unit type is as follows.
 Building square totals including pitched garages:

15 Alpine I bldgs- 1,215 sq,	6 Alpine II bldgs- 72 sq
8 Shasta bldgs- 160 sq,	18 Modoc bldgs- 430 sq
1 Eldorado bldg- 35 sq,	1 Eldorado bldg (reverse Modoc)- 25 sq
1 Eldorado (Modoc, 3 unit bldg) 33 sq,	1 Eldorado (Modoc, 2 unit bldg)- 22 sq

Garage and carport roofing totals: 8 garages@ 100 sq each

2023- \$51,250 was expended to reroof units 48-51 per client. **A roofing plan has been provided by client per email dated 11/17/2023. The cost to re-roof the units may include composition, low slope vinyl, or both. The information provided shows cost per multiple unit "pods" and does break out different roofing types.**

2022- \$110,000 is anticipated for an unspecified scope of work.
 2021- \$65,901 was expended for an unspecified scope of work.
 2020- \$44,180 was expended. **Per client, a re-roof plan is anticipated for development in 2021.**
 2019- \$67,152 was expended, per client information provided in 2020.
 2018- \$68,598 was expended, per client information provided in 2020.
 2016- \$60,907 was expended, per client information provided in 2020.
 2013- \$8,969 total was expended for roofing including \$6,577 for units 83 & 84.

481 - Pitched: Dimensional Composition	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Various Unit Repairs (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,611		
	% Included 100.00%	Total Cost/Study	\$14,611
Summary	Replacement Year 2023	Future Cost	\$14,611

This is for the \$14,611 expended in 2023 for units 117/118/& other units various repairs.

00100 - Community

05000 - Roofing

590 - Low Slope: Vinyl 23 Squares- Maintenance Building	Useful Life 25 Quantity 23 Cost /Sqrs \$1,130 % Included 100.00%	Remaining Life 2 Unit of Measure Squares Total Cost/Study \$25,990 Future Cost \$27,306
Summary	Replacement Year 2025	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2020- No work indicated. Remaining life extended from 2019 to 2025.
 2012- \$12,000 cost estimate per Skyline Home Improvements.
 2005- Building roofed.



800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings	Useful Life 25 Quantity 20 Cost /Sqrs \$1,130 % Included 100.00%	Remaining Life 1 Unit of Measure Squares Total Cost/Study \$22,600 Future Cost \$23,165
Summary	Replacement Year 2024	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2023- Remaining life is increased from 2023 to 2024.
 2020- No work indicated. Remaining life extended from 2019 to 2023.



00100 - Community

05000 - Roofing

804 - Low Slope: Vinyl	Useful Life 25	Remaining Life 1	
6 Carports & Garages	Quantity 6	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$25,500	
Summary	Replacement Year 2024	Future Cost \$26,138	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 19-20
- 27-28
- 57-58
- 59-60
- 121-122
- 123-126

808 - Low Slope: Vinyl	Useful Life 25	Remaining Life 4	
10 Carports & Garages	Quantity 10	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$42,500	
Summary	Replacement Year 2027	Future Cost \$46,912	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 1-4
- 5-6
- 7-10
- 11-13
- 61-64
- 65-66
- 67-68
- 69-70
- 95-98
- 103-104

812 - Low Slope: Vinyl	Useful Life 25	Remaining Life 5	
4 Carports & Garages	Quantity 4	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$17,000	
Summary	Replacement Year 2028	Future Cost \$19,234	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 89-92
- 93-94
- 96-100
- 101-102

00100 - Community

05000 - Roofing

816 - Low Slope: Vinyl	Useful Life 25	Remaining Life 6	
8 Carports & Garages	Quantity 8	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$34,000	
Summary	Replacement Year 2029	Future Cost \$39,430	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 41-44
- 45-46
- 47-50
- 51-52
- 77-78
- 79-82
- 109-110
- 111-112

820 - Low Slope: Vinyl	Useful Life 25	Remaining Life 7	
6 Carports & Garages	Quantity 6	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$25,500	
Summary	Replacement Year 2030	Future Cost \$30,311	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 71-74
- 75-76
- 83-84
- 85-88
- 117-118
- 119-120

824 - Low Slope: Vinyl	Useful Life 25	Remaining Life 9	
2 Carports & Garages	Quantity 2	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$8,500	
Summary	Replacement Year 2032	Future Cost \$10,615	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.

- 113-114
- 115-116

00100 - Community

05000 - Roofing

828 - Low Slope: Vinyl	Useful Life 25	Remaining Life 11	
2 Carports & Garages	Quantity 2	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$8,500	
Summary	Replacement Year 2034	Future Cost \$11,153	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.
 127-128
 129-132

832 - Low Slope: Vinyl	Useful Life 25	Remaining Life 20	
4 Carports & Garages	Quantity 4	Unit of Measure Set	
	Cost /Set \$4,250		
	% Included 100.00%	Total Cost/Study \$17,000	
Summary	Replacement Year 2043	Future Cost \$27,856	

This is to reroof utilizing an IB, vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Units as follows at \$4,250 each set.
 14-15
 16-18
 105-106
 107-108

00100 - Community

19000 - Fencing

300 - Wood	Useful Life 1	Remaining Life 1	
Unit Tri-Stake Fencing- Material Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,000	
	% Included	100.00%	Total Cost/Study \$10,000
Summary	Replacement Year	2024	Future Cost \$10,250

This is to provide the wood fencing material only. Labor is completed with in-house staff.

8,500 lf approx.

2024- Cost increased from \$8,480 to \$10,000 per client 1/8/2024.
 2022- \$7,880 is anticipated.
 2021- \$3,094 was expended for an unspecified scope of work.
 2020- No work indicated. Remaining life extended from 2018 to 2021. Per client, use \$7,500 annually for replacement materials. Replacement materials per foot will be roughly \$10/lf to \$30/lf
 2019- \$417 was expended, per client information provided in 2020.
 2017- 50% useful life reduced from 10 years to 8. If percentage replacement is not maintained as anticipated, full replacement should become the focus. Client input will further define this component.
 2013- \$41/lf and 8,500 lf estimates per client.



23000 - Mechanical Equipment

820 - Pumps, Motors	Useful Life 15	Remaining Life 10	
Irrigation Well Pump & Compression Tank	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,910	
	% Included	100.00%	Total Cost/Study \$7,910
Summary	Replacement Year	2033	Future Cost \$10,125

This is to replace the well pump motor and compression tanks.

2018- Approximately \$7,000 was expended for pumps and compression tank per client email in 2020.

00100 - Community

31000 - Reserve Study

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 3	
Reserve Study	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,600	
	% Included	100.00%	Total Cost/Study \$3,600
Summary	Replacement Year	2026	Future Cost \$3,877

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 Update with Site Visit study including a visual observation of accessible areas.

2023- Reserve study cost was paid out of the operating account per client.

00200 - Waste Water Treatment

28500 - Waste Water Treatment

200 - Miscellaneous	Useful Life 40	Remaining Life 0	
Replace System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$453,800	
	% Included	100.00%	Total Cost/Study \$453,800
Summary	Replacement Year	2023	Future Cost \$453,800

This is to remove the old septic and install new.

2023- \$453,800 fully burdened cost to complete major reconstruction of the waste water treatment system per client 1/8/2024.

2020- This component is excluded from funding consideration; the component originated before the waste water components were broken down.

2019- \$30,550 was expended, per client information provided in 2020.

2018- \$98,018 was expended, per client information provided in 2020.

2017- \$162,307 was expended, per client information provided in 2020.

712 - Miscellaneous	Useful Life 7	Remaining Life 7	Treatment [nr:1]
Septic System- Carbon Filter/Blower Motor Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$20,000	
	% Included	100.00%	Total Cost/Study \$20,000
Summary	Replacement Year	2030	Future Cost \$23,774

This is to for carbon filter and blower motor.

713 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Septic System (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$67,780	
	% Included	100.00%	Total Cost/Study \$67,780
Summary	Replacement Year	2023	Future Cost \$67,780

This is for the \$67,780 expended for Shaw Design in 2023.

2024- Per client 1/8/2024 this component is a one time expense and no need to pay for engineering, design, demo etc. in the future.

00200 - Waste Water Treatment

28500 - Waste Water Treatment

720 - Miscellaneous	Useful Life 12	Remaining Life 11	
Waste Water Treatment- Electrical/SCADA Imprmts	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$140,000		
	% Included 100.00%	Total Cost/Study \$140,000	
Summary	Replacement Year 2034	Future Cost \$183,692	

This is for electrical and SCADA improvements LS2.

2023- \$140,000 anticipated cost to replace per client provided Excel. Replacement cost will be further defined as a replacement history develops.

724 - Pump	Useful Life 7	Remaining Life 6	
Waste Water Treatment- Reconnect Existing Blower	Quantity 1	Unit of Measure Items	
	Cost /Itm \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2029	Future Cost \$23,194	

This is to reconnect the existing blower.

2023- \$20,000 anticipated cost to repair per client provided Excel. Replacement cost will be further defined as a replacement history develops.

728 - Miscellaneous	Useful Life 7	Remaining Life 6	
Waste Water Treatment- Back-Up Pump/Generator	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$33,000		
	% Included 100.00%	Total Cost/Study \$33,000	
Summary	Replacement Year 2029	Future Cost \$38,270	

This is to replace the backup pump and generator.

2023- \$33,000 anticipated cost to replace the trailer mounted genset per client provided Excel. Replacement cost will be further defined as a replacement history develops. Per client 1/8/2024 provided summery note description.

733 - Pump	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Waste Water Treatment Excavating (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$22,154		
	% Included 100.00%	Total Cost/Study \$22,154	
Summary	Replacement Year 2023	Future Cost \$22,154	

This is for excavating.

2024- \$22,154 was expended. Per client 1/8/2024, should not need to excavate in the future. This was to install the 3 phase power which was a 1 time cost

2023- \$11,800 anticipated expenditure for excavating by McGarr Excavation per client provided Excel.

00200 - Waste Water Treatment

28500 - Waste Water Treatment

736 - Miscellaneous	Useful Life 8	Remaining Life 8	
Waste Water Treatment- Pump/Piping/Appurtenances	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$78,000	
	% Included	100.00%	Total Cost/Study \$78,000
Summary	Replacement Year	2031	Future Cost \$95,035

This is for misc expenses for pump, piping and appurtenance.

2023- \$78,000 was expended and is as part of the overall expenditure noted in component 28500-200 per client 2/20/2024. Added as a reserve study component.

916 - Miscellaneous	Useful Life 1	Remaining Life 1	
Miscellaneous Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2024	Future Cost \$2,563

This is for miscellaneous septic system repairs.

2021- \$2,224 is anticipated.

2020- \$21,413 was expended for work from Plumas Sanitation and Placer Electric, per client information provided in 2020.

2019- \$863 was expended, per client information provided in 2020.

2018- \$5,000 was expended, per client information provided in 2020.

00300 - Infrastructure

29000 - Infrastructure

910 - Miscellaneous	Useful Life 1	Remaining Life 1	
Sewer System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,170	
	% Included	100.00%	Total Cost/Study \$10,170
Summary	Replacement Year	2024	Future Cost \$10,424

This is for sewer lateral repair/replacement and manhole work as necessary. \$9,000 cost is a place holder until the lateral condition/ manhole work is assessed or a cost history develops. One lateral replacement may cost \$10,000 and more. Sewer laterals may fail anytime but 30 to 40 year in service is usually a target age to expect increasing repair/replacement.

1975 to 1982- community buildout

2020- \$18,571 was expended, from Jet Plumbing and Easy Rooter vendor work, per client information provided in 2020. Unit cost is increased from \$5,945 to \$9,000.

2019- \$6,475 was expended, per client information provided in 2020.

2019- \$5,800 was expended for lateral replacement per client in 2020.

2018- \$1,155 was expended, per client information provided in 2020.

2017- \$9,123 was expended in 2016 per client, for drain services.

2013- \$5,000 estimate per client.

00300 - Infrastructure

29000 - Infrastructure

920 - Miscellaneous	Useful Life 3	Remaining Life 2	
Gravity Sewer Mains- Video Inspections	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,390	
	% Included	100.00%	Total Cost/Study \$3,390
Summary	Replacement Year	2025	Future Cost \$3,562

This is for video inspections with report.

1978 placed in service

2022- \$10,000 is anticipated.
 2020- Shaw (Vendor) recommended in 2017, video inspection to baseline condition for planning purposes at \$3,000-\$4,000, per client information provided in 2020.

00400 - Maintenance Equipment

30000 - Miscellaneous

780 - Vehicle	Useful Life 10	Remaining Life 2	
Chevy 3/4 Ton 4x4 Pickup	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$22,599	
	% Included	100.00%	Total Cost/Study \$22,599
Summary	Replacement Year	2025	Future Cost \$23,743

This is for the 2002 Chevy 3/4 ton 4x4 pickup. The license plate is 6U56822.

2020- \$20,000 in 2025 is anticipated per client.
 2019- \$4,568 was expended, per client information provided in 2020.
 2018- \$19,000 was expended, per client information provided in 2020.



00400 - Maintenance Equipment

30000 - Miscellaneous

784 - Vehicle	Useful Life 10	Remaining Life 6	
Dodge 4x4 W Dump Bed	Quantity 1	Unit of Measure Items	
	Cost /Itm \$28,249		
	% Included 100.00%	Total Cost/Study \$28,249	
Summary	Replacement Year 2029	Future Cost \$32,760	

2007 Dodge 4x4 pickup with a dump bed. License 94416L2.

2023- \$3,104 was expended for repairs.
 2020- \$25,000 anticipated in 2029 per client. Truck 95,000 mi
 2019- \$4,568 was expended, per client information provided in 2020.
 2018- \$19,000 was expended, per client information provided in 2020.



785 - Vehicle	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Dodge 4x4 W Dump Bed (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,104		
	% Included 100.00%	Total Cost/Study \$3,104	
Summary	Replacement Year 2023	Future Cost \$3,104	

This is for the \$3,104 expended for repairs.

788 - Vehicle	Useful Life 10	Remaining Life 0	
2015 Dodge Ram 2500	Quantity 1	Unit of Measure Items	
	Cost /Itm \$34,871		
	% Included 100.00%	Total Cost/Study \$34,871	
Summary	Replacement Year 2023	Future Cost \$34,871	

This is to replace the 2015 Dodge Ram 2500.

2023- \$34,871 was expended for a new truck purchase per client.

806 - Tractor	Useful Life 10	Remaining Life 0	
Snow Plow For Dodge Ram Truck	Quantity 1	Unit of Measure Items	
	Cost /Itm \$13,652		
	% Included 100.00%	Total Cost/Study \$13,652	
Summary	Replacement Year 2023	Future Cost \$13,652	

This is to replace the snow plow for the Dodge Ram truck. This includes mounting hardware.

2023- \$13,652 was expended for a snow plow and mounting hardware purchase.

00400 - Maintenance Equipment

30000 - Miscellaneous

810 - Maintenance Equipment	Useful Life 20	Remaining Life 0	
Skid Steer Deere 314G	Quantity 1	Unit of Measure Items	
	Cost /Itm \$30,000		
	% Included 100.00%	Total Cost/Study \$30,000	
Summary	Replacement Year 2023	Future Cost \$30,000	

This is to replace the skid Steer.

2023- \$33,106 overall was expended for purchase a Skid Steer Deere (\$30,000) and for plexiglass surround for the skid steer (\$3,106).



811 - Maintenance Equipment	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Skid Steer Plexiglass Surround (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,106		
	% Included 100.00%	Total Cost/Study \$3,106	
Summary	Replacement Year 2023	Future Cost \$3,106	

This is for the \$3,106 expenditure for the plexiglass surround for the skid steer.

00400 - Maintenance Equipment

30000 - Miscellaneous

816 - Maintenance Equipment	Useful Life 5	Remaining Life 4	
2 Honda Snow Blower	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,960		
	% Included 100.00%	Total Cost/Study	\$7,920
Summary	Replacement Year 2027	Future Cost	\$8,742

This is for the 2016, HS 928 Honda snow blower.

2020- No work indicated was provided. Remaining life extended from 2019 to 2021.
 2017- Placed in service year and cost not provided to BRG.



822 - Maintenance Equipment	Useful Life 10	Remaining Life 1	
Toro Riding Mower	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,000		
	% Included 100.00%	Total Cost/Study	\$17,000
Summary	Replacement Year 2024	Future Cost	\$17,425

This is for the Toro riding mower.

2022- \$20,500 is anticipated.
 2020- One of two mowers will not be replaced. The remaining mower will be replaced in 2022 for \$20,000 per client.
 2019- \$3,898 was expended, per client information provided in 2020.
 2017- One older and one newer mower per client.
 2013- Per client, these units will be replaced with lower cost non-commercial mowers. \$12,000 estimate per client.



00400 - Maintenance Equipment

30000 - Miscellaneous

830 - Maintenance Equipment	Useful Life 7	Remaining Life 2	
Utility Vehicle 2	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,040	
	% Included	100.00%	Total Cost/Study \$6,040
Summary	Replacement Year	2025	Future Cost \$6,346

This is for the EZ Go Work Horse utility vehicle.

2013- Was not operational.



832 - Maintenance Equipment	Useful Life 7	Remaining Life 2	
Utility Vehicle 3	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,600	
	% Included	100.00%	Total Cost/Study \$14,600
Summary	Replacement Year	2025	Future Cost \$15,339

This is for the John Deere Gator utility vehicle.

2013- Was not operational.



00400 - Maintenance Equipment

30000 - Miscellaneous

834 - Maintenance Equipment	Useful Life 10	Remaining Life 1	
Western Snow Plow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,425		
	% Included 100.00%	Total Cost/Study	\$13,425
Summary	Replacement Year 2024	Future Cost	\$13,761

This is for the snow plow.

2020- Anticipate replacement in 2024 if necessary.



838 - Maintenance Equipment	Useful Life 10	Remaining Life 8	
Bluebird Lawn Seeder	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,310		
	% Included 100.00%	Total Cost/Study	\$2,310
Summary	Replacement Year 2031	Future Cost	\$2,815

This is for the lawn seeder.

2021- \$2,096 is anticipated.
 2020- No replacement indicated. Remaining life extended from 2019 to 2021.

00400 - Maintenance Equipment

30000 - Miscellaneous

842 - Maintenance Equipment	Useful Life 10	Remaining Life 8	
Lawn Aerator	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,406		
	% Included 100.00%	Total Cost/Study	\$3,406
Summary	Replacement Year 2031	Future Cost	\$4,150

This is for the lawn aerator.

2021- \$3,090 is anticipated.
 2020- No replacement indicated. Remaining life extended from 2019 to 2021.



00400 - Maintenance Equipment

30000 - Miscellaneous

810 - Tractor	Useful Life 9	Remaining Life 3
Anbo Blade for Case Tractor	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,219	
	% Included 100.00%	Total Cost/Study \$8,219
Summary	Replacement Year N/A	Future Cost N/A

This is for the Case Tractor Anbo blade previously anticipated for replacement in 2007.

2020- Per client, this blade is still in use but may not be replaced. Component is excluded from funding consideration.

2017- Per client representative, the blade is assumed no longer in service. Client input will further define this component.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
32000 - Undesignated							
100 - Miscellaneous	\$89	2	0	1	\$89.00/LS	[nr:1]	Undesignated (2023 Only)
00100 - Community							
01000 - Paving							
120 - Asphalt: Cape Seal	\$228,000	7	14	228,000	\$1.00/SqFt		Paving- Not Incl Carports
121 - Asphalt: State Spec. Slurry	\$88,451	2	0	1	\$88,451/LS	[nr:1]	All Paving Areas Incl Carports (2023 Only)
123 - Asphalt: State Spec. Slurry	\$52,440	7	7	228,000	\$.23/SqFt	[nr:1]	Paving-Not Incl Carports (2030 Only)
124 - Asphalt: Ongoing Repairs	\$8,112	7	21	260,000	\$8.00/SqFt	(0.39%)	All Paving Areas Incl Carports
125 - Asphalt: Ongoing Repairs	\$125,000	14	14	25,000	\$5.00/SqFt	[nr:1]	Paving Areas Carports Only (2037 Only)
126 - Asphalt: State Spec. Slurry	\$8,000	7	14	32,000	\$.25/SqFt		Paving- Carports Only
127 - Asphalt: Ongoing Repairs	\$20,800	7	7	1	\$20,800/LS	[nr:1]	Paving-Not Incl Carports 2030 Only
128 - Asphalt: Crackfill	\$2,500	2	2	1	\$2,500/LS		All Paving Areas Incl Carport
132 - Striping	\$3,000	7	14	1	\$3,000/LS		All Paving Areas Incl Carports
147 - Asphalt: Crackfill	\$2,500	2	7	1	\$2,500/LS	[nr:1]	Paving-Not Incl Carports (2030 Only)
153 - Striping	\$3,000	7	7	1	\$3,000/LS	[nr:1]	Paving- Not Incl Carports (2030 Only)
02000 - Concrete							
220 - Walkways	\$6,710	8	4	1	\$6,710/LS		Community Walkways
221 - Walkways	\$10,161	2	0	1	\$10,161/LS	[nr:1]	Community Walkways (2023 Only)
270 - Patio	\$25,410	10	5	105	\$4,840/Itm	(5%)	Unit Rear Patios
03000 - Painting: Exterior							
120 - Surface Restoration	\$45,078	1	2	257,586	\$1.40/SqFt	(13%)	Units, Carports, Garages
121 - Surface Restoration	\$104,182	2	1	1	\$104,182/LS	[nr:1]	Units, Carports, Garages (2024 Only)
164 - Stain	\$11,172	1	2	8,820	\$3.80/SqFt	(33%)	Decks & Balconies
165 - Stain	\$4,200	1	0	1	\$4,200/LS	[nr:1]	Unit 99/100 Deck (2023 Only)
04000 - Structural Repairs							
204 - Wood: Siding & Trim	\$67,000	1	2	134	\$4,000/Ut	(13%)	Siding Replacement
04500 - Decking/Balconies							
300 - Repairs	\$61,740	5	1	8,820	\$28.00/SqFt	(25%)	Units

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04500 - Decking/Balconies							
960 - Inspections	\$3,000	9	1	5	\$600/Itm		Balcony Inspections
05000 - Roofing							
400 - Pitched: Dimensional Composition	\$128,750	25	1	1	\$128,750/LS		Units 1-4/113-114/119-120/127-128 (2024)
404 - Pitched: Dimensional Composition	\$119,340	25	2	1	\$119,340/LS		Units 19/20-29/30-52/54-99/100 (2025)
412 - Pitched: Dimensional Composition	\$66,840	25	3	1	\$66,840/LS		Units 14/15-57/58 (2026)
416 - Pitched: Dimensional Composition	\$76,250	25	4	1	\$76,250/LS		Units 27/28-129/132 (2027)
420 - Pitched: Dimensional Composition	\$119,340	25	6	1	\$119,340/LS		Units 55/56-69/70-107/108-121/122 (2029)
424 - Pitched: Dimensional Composition	\$50,000	25	7	1	\$50,000/LS		Units 89/92 (2030)
428 - Pitched: Dimensional Composition	\$26,250	25	9	1	\$26,250/LS		Units 75/76 (2032)
432 - Pitched: Dimensional Composition	\$100,000	25	10	1	\$100,000/LS		Units 7/10-21/24 (2033)
436 - Pitched: Dimensional Composition	\$133,420	25	12	1	\$133,420/LS		Units 35/38-61/64-67/68 (2035)
440 - Pitched: Dimensional Composition	\$133,420	25	13	1	\$133,420/LS		Units 16/18-71/74-85/88 (2036)
444 - Pitched: Dimensional Composition	\$109,670	25	14	1	\$109,670/LS		Units 57/60-93/94-95/98 (2037)
448 - Pitched: Dimensional Composition	\$102,500	25	15	1	\$102,500/LS		Units 5/6-25/26-31/34 (2038)
452 - Pitched: Dimensional Composition	\$52,500	25	16	1	\$52,500/LS		Units 83/84-101/102 (2039)
456 - Pitched: Dimensional Composition	\$26,250	25	19	1	\$26,250/LS		Units 115/116 (2042)
460 - Pitched: Dimensional Composition	\$178,750	25	21	1	\$178,750/LS		Units 39/40-41/44-77/78-123/126 (2044)
464 - Pitched: Dimensional Composition	\$52,500	25	22	1	\$52,500/LS		Units 109/110-117/118 (2045)
468 - Pitched: Dimensional Composition	\$33,420	25	23	1	\$33,420/LS		Units 65/66 (2046)
472 - Pitched: Dimensional Composition	\$138,420	25	24	1	\$138,420/LS		Units 45/47-103/104-105/106-111/112-133/134 (2047)
476 - Pitched: Dimensional Composition	\$51,250	25	1	1	\$51,250/LS		Units 79/82 (2024)

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
05000 - Roofing							
478 - Pitched: Dimensional Composition	\$51,250	25	0	1	\$51,250/LS		Units 48/51
481 - Pitched: Dimensional Composition	\$14,611	2	0	1	\$14,611/LS [nr:1]		Various Unit Repairs (2023 Only)
590 - Low Slope: Vinyl	\$25,990	25	2	23	\$1,130/Sqrs		Maintenance Building
800 - Low Slope: Vinyl	\$22,600	25	1	20	\$1,130/Sqrs		[2] Storage Buildings
804 - Low Slope: Vinyl	\$25,500	25	1	6	\$4,250/Set		Carports & Garages
808 - Low Slope: Vinyl	\$42,500	25	4	10	\$4,250/Set		Carports & Garages
812 - Low Slope: Vinyl	\$17,000	25	5	4	\$4,250/Set		Carports & Garages
816 - Low Slope: Vinyl	\$34,000	25	6	8	\$4,250/Set		Carports & Garages
820 - Low Slope: Vinyl	\$25,500	25	7	6	\$4,250/Set		Carports & Garages
824 - Low Slope: Vinyl	\$8,500	25	9	2	\$4,250/Set		Carports & Garages
828 - Low Slope: Vinyl	\$8,500	25	11	2	\$4,250/Set		Carports & Garages
832 - Low Slope: Vinyl	\$17,000	25	20	4	\$4,250/Set		Carports & Garages
19000 - Fencing							
300 - Wood	\$10,000	1	1	1	\$10,000/LS		Unit Tri-Stake Fencing- Material Only
23000 - Mechanical Equipment							
820 - Pumps, Motors	\$7,910	15	10	1	\$7,910/Itm		Irrigation Well Pump & Compression Tank
31000 - Reserve Study							
100 - 3 Year Update with Site Visit	\$3,600	3	3	1	\$3,600/LS		Reserve Study
00200 - Waste Water Treatment							
28500 - Waste Water Treatment							
200 - Miscellaneous	\$453,800	40	0	1	\$453,800/LS		Replace System
712 - Miscellaneous	\$20,000	7	7	1	\$20,000/LS [nr:1]		Septic System- Carbon Filter/Blower Motor Only
713 - Miscellaneous	\$67,780	2	0	1	\$67,780/LS [nr:1]		Septic System (2023 Only)
720 - Miscellaneous	\$140,000	12	11	1	\$140,000/LS		Waste Water Treatment- Electrical/SCADA Imprmts
724 - Pump	\$20,000	7	6	1	\$20,000/Itm		Waste Water Treatment- Reconnect Existing Blower
728 - Miscellaneous	\$33,000	7	6	1	\$33,000/LS		Waste Water Treatment- Back-Up Pump/Generator
733 - Pump	\$22,154	2	0	1	\$22,154/LS [nr:1]		Waste Water Treatment Excavating (2023 Only)
736 - Miscellaneous	\$78,000	8	8	1	\$78,000/LS		Waste Water Treatment- Pump/Piping/Appurtenances
916 - Miscellaneous	\$2,500	1	1	1	\$2,500/LS		Miscellaneous Repairs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00300 - Infrastructure							
29000 - Infrastructure							
910 - Miscellaneous	\$10,170	1	1	1	\$10,170/LS		Sewer System
920 - Miscellaneous	\$3,390	3	2	1	\$3,390/LS		Gravity Sewer Mains- Video Inspections
00400 - Maintenance Equipment							
30000 - Miscellaneous							
780 - Vehicle	\$22,599	10	2	1	\$22,599/Itm		Chevy 3/4 Ton 4x4 Pickup
784 - Vehicle	\$28,249	10	6	1	\$28,249/Itm		Dodge 4x4 W Dump Bed
785 - Vehicle	\$3,104	2	0	1	\$3,104/LS [nr:1]		Dodge 4x4 W Dump Bed (2023 Only)
788 - Vehicle	\$34,871	10	0	1	\$34,871/Itm		2015 Dodge Ram 2500
806 - Tractor	\$13,652	10	0	1	\$13,652/Itm		Snow Plow For Dodge Ram Truck
810 - Maintenance Equipment	\$30,000	20	0	1	\$30,000/Itm		Skid Steer Deere 314G
811 - Maintenance Equipment	\$3,106	2	0	1	\$3,106/LS [nr:1]		Skid Steer Plexiglass Surround (2023 Only)
816 - Maintenance Equipment	\$7,920	5	4	2	\$3,960/Itm		Honda Snow Blower
822 - Maintenance Equipment	\$17,000	10	1	1	\$17,000/Itm		Toro Riding Mower
830 - Maintenance Equipment	\$6,040	7	2	1	\$6,040/LS		Utility Vehicle 2
832 - Maintenance Equipment	\$14,600	7	2	1	\$14,600/LS		Utility Vehicle 3
834 - Maintenance Equipment	\$13,425	10	1	1	\$13,425/Itm		Western Snow Plow
838 - Maintenance Equipment	\$2,310	10	8	1	\$2,310/Itm		Bluebird Lawn Seeder
842 - Maintenance Equipment	\$3,406	10	8	1	\$3,406/Itm		Lawn Aerator

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00400 - Maintenance Equipment							
30000 - Miscellaneous							
810 - Tractor	\$8,219	9	3	1	\$8,219/Itm		Anbo Blade for Case Tractor

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2023			
32000 - Undesignated			
100 - Miscellaneous Undesignated (2023 Only)[nr:1]	2	89	
		89	89
00100 - Community			
01000 - Paving			
121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)[nr:1]	2	88,451	
02000 - Concrete			
221 - Walkways Community Walkways (2023 Only)[nr:1]	2	10,161	
03000 - Painting: Exterior			
165 - Stain Unit 99/100 Deck (2023 Only)[nr:1]	1	4,200	
05000 - Roofing			
478 - Pitched: Dimensional Composition Units 48/51	25	51,250	
481 - Pitched: Dimensional Composition Various Unit Repairs (2023 Only)[nr:1]	2	14,611	
	Total 05000 - Roofing:	65,861	65,861
	Total Community:	168,673	168,673
00200 - Waste Water Treatment			
28500 - Waste Water Treatment			
200 - Miscellaneous Replace System	40	453,800	
713 - Miscellaneous Septic System (2023 Only)[nr:1]	2	67,780	
733 - Pump Waste Water Treatment Excavating (2023 Only)[nr:1]	2	22,154	
	Total 28500 - Waste Water Treatment:	543,734	543,734
	Total Waste Water Treatment:	543,734	543,734
00400 - Maintenance Equipment			
30000 - Miscellaneous			
785 - Vehicle Dodge 4x4 W Dump Bed (2023 Only)[nr:1]	2	3,104	
788 - Vehicle 2015 Dodge Ram 2500	10	34,871	
806 - Tractor Snow Plow For Dodge Ram Truck	10	13,652	
810 - Maintenance Equipment Skid Steer Deere 314G	20	30,000	
811 - Maintenance Equipment Skid Steer Plexiglass Surround (2023 Only)[nr:1]	2	3,106	
	Total 30000 - Miscellaneous:	84,733	84,733

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
Total Maintenance Equipment:		84,733	84,733
Total 2023:		797,229	
2024			
00100 - Community			
03000 - Painting: Exterior			
121 - Surface Restoration Units, Carports, Garages (2024 Only)[nr:1]	2	104,182	106,787
04500 - Decking/Balconies			
300 - Repairs 8,820 sf Units (25%)	5	61,740	63,284
960 - Inspections 5 Balcony Inspections	9	3,000	3,075
Total 04500 - Decking/Balconies:		64,740	66,359
05000 - Roofing			
400 - Pitched: Dimensional Composition Units 1-4/113-114/119-120/127-128 (2024)	25	128,750	131,969
476 - Pitched: Dimensional Composition Units 79/82 (2024)	25	51,250	52,531
800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings	25	22,600	23,165
804 - Low Slope: Vinyl 6 Carports & Garages	25	25,500	26,138
Total 05000 - Roofing:		228,100	233,803
19000 - Fencing			
300 - Wood Unit Tri-Stake Fencing- Material Only	1	10,000	10,250
Total Community:		407,022	417,199
00200 - Waste Water Treatment			
28500 - Waste Water Treatment			
916 - Miscellaneous Miscellaneous Repairs	1	2,500	2,563
Total Waste Water Treatment:		2,500	2,563
00300 - Infrastructure			
29000 - Infrastructure			
910 - Miscellaneous Sewer System	1	10,170	10,424
Total Infrastructure:		10,170	10,424
00400 - Maintenance Equipment			
30000 - Miscellaneous			
822 - Maintenance Equipment Toro Riding Mower	10	17,000	17,425
834 - Maintenance Equipment Western Snow Plow	10	13,425	13,761
Total 30000 - Miscellaneous:		30,425	31,186
Total Maintenance Equipment:		30,425	31,186
Total 2024:		450,117	461,372

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00100 - Community			
01000 - Paving			
128 - Asphalt: Crackfill All Paving Areas Incl Carport	2	2,500	2,627
03000 - Painting: Exterior			
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	1	45,078	47,360
164 - Stain 8,820 sf Decks & Balconies (33%)	1	11,172	11,737
Total 03000 - Painting: Exterior:		56,250	59,097
04000 - Structural Repairs			
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	1	67,000	70,392
05000 - Roofing			
404 - Pitched: Dimensional Composition Units 19/20-29/30-52/54-99/100 (2025)	25	119,340	125,382
590 - Low Slope: Vinyl 23 Squares- Maintenance Building	25	25,990	27,306
Total 05000 - Roofing:		145,330	152,688
19000 - Fencing			
300 - Wood Unit Tri-Stake Fencing- Material Only	1	10,000	10,506
Total Community:		281,080	295,310
00200 - Waste Water Treatment			
28500 - Waste Water Treatment			
916 - Miscellaneous Miscellaneous Repairs	1	2,500	2,627
Total Waste Water Treatment:		2,500	2,627
00300 - Infrastructure			
29000 - Infrastructure			
910 - Miscellaneous Sewer System	1	10,170	10,685
920 - Miscellaneous Gravity Sewer Mains- Video Inspections	3	3,390	3,562
Total 29000 - Infrastructure:		13,560	14,247
Total Infrastructure:		13,560	14,247
00400 - Maintenance Equipment			
30000 - Miscellaneous			
780 - Vehicle Chevy 3/4 Ton 4x4 Pickup	10	22,599	23,743
830 - Maintenance Equipment Utility Vehicle 2	7	6,040	6,346
832 - Maintenance Equipment Utility Vehicle 3	7	14,600	15,339
Total 30000 - Miscellaneous:		43,239	45,428
Total Maintenance Equipment:		43,239	45,428
Total 2025:		340,379	357,612

2026

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00100 - Community			
03000 - Painting: Exterior			
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	1	45,078	48,544
164 - Stain 8,820 sf Decks & Balconies (33%)	1	11,172	12,031
Total 03000 - Painting: Exterior:		56,250	60,575
04000 - Structural Repairs			
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	1	67,000	72,152
05000 - Roofing			
412 - Pitched: Dimensional Composition Units 14/15-57/58 (2026)	25	66,840	71,979
19000 - Fencing			
300 - Wood Unit Tri-Stake Fencing- Material Only	1	10,000	10,769
31000 - Reserve Study			
100 - 3 Year Update with Site Visit Reserve Study	3	3,600	3,877
Total Community:		203,690	219,352
00200 - Waste Water Treatment			
28500 - Waste Water Treatment			
916 - Miscellaneous Miscellaneous Repairs	1	2,500	2,692
Total Waste Water Treatment:		2,500	2,692
00300 - Infrastructure			
29000 - Infrastructure			
910 - Miscellaneous Sewer System	1	10,170	10,952
Total Infrastructure:		10,170	10,952
Total 2026:		216,360	232,996

2027			
00100 - Community			
01000 - Paving			
128 - Asphalt: Crackfill All Paving Areas Incl Carport	2	2,500	2,760
02000 - Concrete			
220 - Walkways Community Walkways	8	6,710	7,407
03000 - Painting: Exterior			
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	1	45,078	49,757
164 - Stain 8,820 sf Decks & Balconies (33%)	1	11,172	12,332
Total 03000 - Painting: Exterior:		56,250	62,089
04000 - Structural Repairs			
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	1	67,000	73,955

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2027			
05000 - Roofing			
416 - Pitched: Dimensional Composition Units 27/28-129/132 (2027)	25	76,250	84,166
808 - Low Slope: Vinyl 10 Carports & Garages	25	42,500	46,912
Total 05000 - Roofing:		118,750	131,078
19000 - Fencing			
300 - Wood Unit Tri-Stake Fencing- Material Only	1	10,000	11,038
Total Community:		261,210	288,327
00200 - Waste Water Treatment			
28500 - Waste Water Treatment			
916 - Miscellaneous Miscellaneous Repairs	1	2,500	2,760
Total Waste Water Treatment:		2,500	2,760
00300 - Infrastructure			
29000 - Infrastructure			
910 - Miscellaneous Sewer System	1	10,170	11,226
Total Infrastructure:		10,170	11,226
00400 - Maintenance Equipment			
30000 - Miscellaneous			
816 - Maintenance Equipment 2 Honda Snow Blower	5	7,920	8,742
Total Maintenance Equipment:		7,920	8,742
Total 2027:		281,800	311,055

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

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2023 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2024) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Graeagle Meadows 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 2023 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, 2022. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$592,697 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 2023, and estimates an ending reserve fund balance. Again, see Section III and the 2023 ending reserve balance estimate of \$522,973.

"Re-building" the first year of the study as mentioned above simply means using the 2023 adopted budget for the 2023 reserve contribution. Finally, the 2023 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
32000 - Undesignated						
100 - Miscellaneous Undesignated (2023 Only)[nr:1]	89	2	0	89	0	0
Sub-total Default No Levels	89			89	0	0
00100 - Community						
01000 - Paving						
120 - Asphalt: Cape Seal 228,000 sf Paving- Not Incl Carports	228,000	7	14	15,200	16,693	18,046
121 - Asphalt: State Spec. Slurry All Paving Areas Incl Carports (2023 Only)[nr:1]	88,451	2	0	88,451	0	0
123 - Asphalt: State Spec. Slurry 228,000 sf Paving-Not Incl Carports (2030 Only)[nr:1]	52,440	7	7	6,555	0	6,547
124 - Asphalt: Ongoing Repairs 260,000 sf All Paving Areas Incl Carports (0.39%)	8,112	7	21	369	396	520
125 - Asphalt: Ongoing Repairs 25,000 sf Paving Areas Carports Only (2037 Only)[nr:1]	125,000	14	14	8,333	0	9,894
126 - Asphalt: State Spec. Slurry 32,000 sf Paving- Carports Only	8,000	7	14	533	586	633
127 - Asphalt: Ongoing Repairs Paving-Not Incl Carports 2030 Only[nr:1]	20,800	7	7	2,600	0	2,597
128 - Asphalt: Crackfill All Paving Areas Incl Carport	2,500	2	2	833	1,281	736
132 - Striping All Paving Areas Incl Carports	3,000	7	14	200	220	237
147 - Asphalt: Crackfill Paving-Not Incl Carports (2030 Only)[nr:1]	2,500	2	7	313	366	312
153 - Striping Paving- Not Incl Carports (2030 Only)[nr:1]	3,000	7	7	375	0	375
02000 - Concrete						
220 - Walkways Community Walkways	6,710	8	4	3,355	4,299	778
221 - Walkways Community Walkways (2023 Only)[nr:1]	10,161	2	0	10,161	0	0
270 - Patio 105 Unit Rear Patios (5%)	25,410	10	5	12,705	15,627	2,416
03000 - Painting: Exterior						
120 - Surface Restoration 257,586 sf Units, Carports, Garages (13%)	45,078	1	2	15,026	23,102	13,264
121 - Surface Restoration Units, Carports, Garages (2024 Only)[nr:1]	104,182	2	1	52,091	106,787	44,863
164 - Stain 8,820 sf Decks & Balconies (33%)	11,172	1	2	3,724	5,726	3,287
165 - Stain Unit 99/100 Deck (2023 Only)[nr:1]	4,200	1	0	4,200	0	0
04000 - Structural Repairs						
204 - Wood: Siding & Trim 134 Siding Replacement (13%)	67,000	1	2	22,333	34,338	19,715
04500 - Decking/Balconies						
300 - Repairs 8,820 sf Units (25%)	61,740	5	1	49,392	63,284	10,635
960 - Inspections 5 Balcony Inspections	3,000	9	1	2,667	3,075	287

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
05000 - Roofing						
400 - Pitched: Dimensional Composition Units 1-4/113-114/119-120/127-128 (2024)	128,750	25	1	123,600	131,969	4,435
404 - Pitched: Dimensional Composition Units 19/20-29/30-52/54-99/100 (2025)	119,340	25	2	109,793	117,431	4,214
412 - Pitched: Dimensional Composition Units 14/15-57/58 (2026)	66,840	25	3	58,819	63,030	2,419
416 - Pitched: Dimensional Composition Units 27/28-129/132 (2027)	76,250	25	4	64,050	68,778	2,829
420 - Pitched: Dimensional Composition Units 55/56-69/70-107/108-121/122 (2029)	119,340	25	6	90,698	97,859	4,651
424 - Pitched: Dimensional Composition Units 89/92 (2030)	50,000	25	7	36,000	38,950	1,998
428 - Pitched: Dimensional Composition Units 75/76 (2032)	26,250	25	9	16,800	18,296	1,102
432 - Pitched: Dimensional Composition Units 7/10-21/24 (2033)	100,000	25	10	60,000	65,600	4,302
436 - Pitched: Dimensional Composition Units 35/38-61/64-67/68 (2035)	133,420	25	12	69,378	76,583	6,031
440 - Pitched: Dimensional Composition Units 16/18-71/74-85/88 (2036)	133,420	25	13	64,042	71,113	6,181
444 - Pitched: Dimensional Composition Units 57/60-93/94-95/98 (2037)	109,670	25	14	48,255	53,958	5,208
448 - Pitched: Dimensional Composition Units 5/6-25/26-31/34 (2038)	102,500	25	15	41,000	46,228	4,989
452 - Pitched: Dimensional Composition Units 83/84-101/102 (2039)	52,500	25	16	18,900	21,525	2,619
456 - Pitched: Dimensional Composition Units 115/116 (2042)	26,250	25	19	6,300	7,534	1,410
460 - Pitched: Dimensional Composition Units 39/40-41/44-77/78-123/126 (2044)	178,750	25	21	28,600	36,644	10,090
464 - Pitched: Dimensional Composition Units 109/110-117/118 (2045)	52,500	25	22	6,300	8,610	3,038
468 - Pitched: Dimensional Composition Units 65/66 (2046)	33,420	25	23	2,674	4,111	1,982
472 - Pitched: Dimensional Composition Units 45/47-103/104-105/106-111/112-133/134 (2047)	138,420	25	24	5,537	11,350	8,415
476 - Pitched: Dimensional Composition Units 79/82 (2024)	51,250	25	1	49,200	52,531	1,766
478 - Pitched: Dimensional Composition Units 48/51	51,250	25	0	51,250	2,101	1,722
481 - Pitched: Dimensional Composition Various Unit Repairs (2023 Only)[nr:1]	14,611	2	0	14,611	0	0
590 - Low Slope: Vinyl 23 Squares- Maintenance Building	25,990	25	2	23,911	25,574	918
800 - Low Slope: Vinyl 20 Squares- [2] Storage Buildings	22,600	25	1	21,696	23,165	779
804 - Low Slope: Vinyl 6 Carports & Garages	25,500	25	1	24,480	26,138	878
808 - Low Slope: Vinyl 10 Carports & Garages	42,500	25	4	35,700	38,335	1,577
812 - Low Slope: Vinyl 4 Carports & Garages	17,000	25	5	13,600	14,637	646
816 - Low Slope: Vinyl 8 Carports & Garages	34,000	25	6	25,840	27,880	1,325
820 - Low Slope: Vinyl 6 Carports & Garages	25,500	25	7	18,360	19,865	1,019
824 - Low Slope: Vinyl 2 Carports & Garages	8,500	25	9	5,440	5,925	357
828 - Low Slope: Vinyl 2 Carports & Garages	8,500	25	11	4,760	5,228	375
832 - Low Slope: Vinyl 4 Carports & Garages	17,000	25	20	3,400	4,182	936

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
300 - Wood Unit Tri-Stake Fencing- Material Only	10,000	1	1	5,000	10,250	4,306
23000 - Mechanical Equipment						
820 - Pumps, Motors Irrigation Well Pump & Compression Tank	7,910	15	10	2,637	3,243	567
31000 - Reserve Study						
100 - 3 Year Update with Site Visit Reserve Study	3,600	3	3	900	1,230	814
Sub-total Community	2,893,786			1,450,946	1,475,627	229,042
00200 - Waste Water Treatment						
28500 - Waste Water Treatment						
200 - Miscellaneous Replace System	453,800	40	0	453,800	11,629	9,532
712 - Miscellaneous Septic System- Carbon Filter/Blower Motor Only[nr:1]	20,000	7	7	2,500	0	2,497
713 - Miscellaneous Septic System (2023 Only)[nr:1]	67,780	2	0	67,780	0	0
720 - Miscellaneous Waste Water Treatment- Electrical/SCADA Imprmts	140,000	12	11	11,667	23,917	12,862
724 - Pump Waste Water Treatment- Reconnect Existing Blower	20,000	7	6	2,857	5,857	2,784
728 - Miscellaneous Waste Water Treatment- Back-Up Pump/Generator	33,000	7	6	4,714	9,664	4,594
733 - Pump Waste Water Treatment Excavating (2023 Only)[nr:1]	22,154	2	0	22,154	0	0
736 - Miscellaneous Waste Water Treatment-Pump/Piping/Appurtenances	78,000	8	8	8,667	9,994	8,872
916 - Miscellaneous Miscellaneous Repairs	2,500	1	1	1,250	2,563	1,077
Sub-total Waste Water Treatment	837,234			575,389	63,623	42,218
00300 - Infrastructure						
29000 - Infrastructure						
910 - Miscellaneous Sewer System	10,170	1	1	5,085	10,424	4,379
920 - Miscellaneous Gravity Sewer Mains- Video Inspections	3,390	3	2	1,130	2,317	998
Sub-total Infrastructure	13,560			6,215	12,741	5,377
00400 - Maintenance Equipment						
30000 - Miscellaneous						
780 - Vehicle Chevy 3/4 Ton 4x4 Pickup	22,599	10	2	18,079	20,848	1,995
784 - Vehicle Dodge 4x4 W Dump Bed	28,249	10	6	11,300	14,478	2,753
785 - Vehicle Dodge 4x4 W Dump Bed (2023 Only)[nr:1]	3,104	2	0	3,104	0	0
788 - Vehicle 2015 Dodge Ram 2500	34,871	10	0	34,871	3,574	2,930
806 - Tractor Snow Plow For Dodge Ram Truck	13,652	10	0	13,652	1,399	1,147
810 - Maintenance Equipment Skid Steer Deere 314G	30,000	20	0	30,000	1,538	1,260
811 - Maintenance Equipment Skid Steer Plexiglass Surround (2023 Only)[nr:1]	3,106	2	0	3,106	0	0
816 - Maintenance Equipment 2 Honda Snow Blower	7,920	5	4	1,584	3,247	1,469
822 - Maintenance Equipment Toro Riding Mower	17,000	10	1	15,300	17,425	1,464
830 - Maintenance Equipment	6,040	7	2	4,314	5,307	762

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
30000 - Miscellaneous						
Utility Vehicle 2						
832 - Maintenance Equipment Utility Vehicle 3	14,600	7	2	10,429	12,827	1,841
834 - Maintenance Equipment Western Snow Plow	13,425	10	1	12,083	13,761	1,156
838 - Maintenance Equipment Bluebird Lawn Seeder	2,310	10	8	462	710	236
842 - Maintenance Equipment Lawn Aerator	3,406	10	8	681	1,047	349
Sub-total Maintenance Equipment	200,282			158,965	96,161	17,363
				[A]	[B]	
Totals	3,944,952			2,191,603	1,648,151	294,000
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				23.86%	21.98%	

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, 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

Graeagle Meadows HOA

Update w/ Site Visit Review

Fourth Draft

Published - February 20, 2024

Prepared for the 2024 Fiscal Year

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Professionally managed by
Cline & Associates
(530) 832-0733

Browning Reserve Group, LLC
www.BrowningRG.com

February 20, 2024

This is a summary of the Reserve Study that has been performed for Graeagle Meadows HOA, (the "Association") which is a Planned Development with a total of 134 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, LLC prepared this Update w/ Site Visit Review for the January 1, 2024 - December 31, 2024 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% 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 are **inadequately funded** as the reserve fund ending balances may fail to remain positive throughout the replacement of all major components during the next 30 years. **Additional reserve funding including some combination of increased contributions, special assessments and loans may be necessary to meet all reserve obligations.**

California statute imposes no reserve funding level requirements nor does it address funding level adequacy.

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	541,803	2-14	0-21	123,762	19,541	39,897
02000 - Concrete	42,281	2-10	0-5	26,221	19,926	3,194
03000 - Painting: Exterior	164,631	1-2	0-2	75,041	135,614	61,415
04000 - Structural Repairs	67,000	1-1	2-2	22,333	34,338	19,715
04500 - Decking/Balconies	64,740	5-9	1-1	52,059	66,359	10,922
05000 - Roofing	1,991,821	2-25	0-24	1,142,993	1,185,126	88,213
19000 - Fencing	10,000	1-1	1-1	5,000	10,250	4,306
23000 - Mechanical Equipment	7,910	15-15	10-10	2,637	3,243	567
28500 - Waste Water Treatment	837,234	1-40	0-11	575,389	63,623	42,218
29000 - Infrastructure	13,560	1-3	1-2	6,215	12,741	5,377
30000 - Miscellaneous	200,282	2-20	0-8	158,965	96,161	17,363
31000 - Reserve Study	3,600	3-3	3-3	900	1,230	814
32000 - Undesignated	89	2-2	0-0	89	0	0
Totals	\$3,944,952			\$2,191,603	\$1,648,151	\$294,000
Estimated Ending Balance				\$522,973	\$362,193	\$548.51
Percent Funded				23.9%	22.0%	/Lot/quarter @ 134

February 20, 2024

(1) The regular assessment per ownership interest is _____ per quarter for the fiscal year beginning January 1, 2024.

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

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

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

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

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

Yes No

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

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

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

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

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$2,191,603, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of February, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$522,973 resulting in reserves being 23.9% 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)
2024	\$1,648,151	\$362,193	22.0%
2025	\$1,473,708	\$362,779	24.6%
2026	\$1,474,314	\$560,013	38.0%
2027	\$1,611,280	\$766,869	47.6%
2028	\$1,680,641	\$1,002,125	59.6%

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

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

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2024 is \$9,597 per ownership interest (average).

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

$$\text{Deficiency} = \frac{\text{2024 Fully Funded Balance} - \text{2024 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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.

Structured contribution to be paid by homeowners in 2023. The 2023 special assessment for the sewer septic was voted on and passed and , at minimum, has been paid in full with little exception per the Association. Large reserve contribution increases are necessary to complete reserve projects and to maintain a positive reserve fund balance. All percentages and balances are dependent upon these increases and additional funds being collected as indicated.

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	592,697	522,973	362,193	362,779	560,013	766,869	1,002,125	946,660	1,042,120	1,244,935
Inflated Expenditures @ 2.5%	797,229	461,370	357,610	232,995	311,054	216,913	519,947	380,569	286,965	265,795
Reserve Contribution	210,000 ¹	294,000	352,800	423,360	508,032	439,000	449,975	461,224	472,755	484,574
<i>Lots/quarter @ 134</i>	391.79	548.51	658.21	789.85	947.82	819.03	839.51	860.49	882.01	904.06
<i>Percentage Increase</i>		40.0%	20.0%	20.0%	20.0%	-13.6%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	509,200	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	8,305	6,589	5,397	6,869	9,878	13,169	14,507	14,805	17,025	20,315
Ending Balance	522,973	362,193	362,779	560,013	766,869	1,002,125	946,660	1,042,120	1,244,935	1,484,029

1) Structured contribution to be paid by homeowners in 2023. The 2023 special assessment for the sewer septic was voted on and passed and, at minimum, has been paid in full with little exception per the Association. The 2023 and 2024 reserve contributions are per Association.

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	1,484,029	1,609,670	1,631,220	1,754,959	1,858,604	1,537,157	1,721,572	1,745,098	2,137,212	2,531,117
Inflated Expenditures @ 2.5%	394,077	511,680	423,302	458,134	894,977	401,801	578,287	227,192	246,013	292,696
Reserve Contribution	496,688	509,105	521,833	534,879	548,251	561,957	576,006	590,406	605,166	620,295
<i>Lots/quarter @ 134</i>	926.66	949.82	973.57	997.91	1,022.86	1,048.43	1,074.64	1,101.50	1,129.04	1,157.27
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	23,030	24,126	25,207	26,900	25,279	24,259	25,806	28,901	34,752	40,424
Ending Balance	1,609,670	1,631,220	1,754,959	1,858,604	1,537,157	1,721,572	1,745,098	2,137,212	2,531,117	2,899,139

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	2,899,139	3,076,299	2,649,420	2,974,471	3,098,454	3,166,164	3,507,883	3,403,725	3,529,881	3,394,632
Inflated Expenditures @ 2.5%	503,125	1,121,199	384,803	605,913	680,731	427,315	892,945	677,541	953,920	564,766
Reserve Contribution	635,802	651,697	667,989	684,689	701,806	719,351	737,335	752,082	767,124	782,466
<i>Lots/quarter @ 134</i>	1,186.20	1,215.85	1,246.25	1,277.40	1,309.34	1,342.07	1,375.63	1,403.14	1,431.20	1,459.82
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	44,482	42,623	41,865	45,208	46,635	49,683	51,451	51,615	51,547	52,552
Ending Balance	3,076,299	2,649,420	2,974,471	3,098,454	3,166,164	3,507,883	3,403,725	3,529,881	3,394,632	3,664,884