

Reserve Study Transmittal Letter

Date: November 01, 2024
To: Dawn McFarland, Oakmont Village Association
From: Browning Reserve Group, LLC (BRG)

Re: Oakmont Village Association; Update w/ Site Visit Review
Final

Attached, please find the reserve study for Oakmont Village Association. 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 2025 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$900,000** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$15.96 /Member/month @ 4700.** 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, 2025, the Association is **44.3%** funded.

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

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

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **Zero%** 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, (2024) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Oakmont Village Association on this study.



RESERVE STUDY

Update w/ Site Visit Review

Oakmont Village Association

Final

Published - November 01, 2024

Prepared for the 2025 Fiscal Year

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Oakmont Village Association

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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.

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<i>California:</i>	Member Summary	312
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Published - November 01, 2024

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Reserve Study Summary

A Reserve Study was conducted of Oakmont Village Association (the "**Association**") which is a Planned Development with a total of 4,700 Members. 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 \$8,873,828.**
 - **[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, 2025 is estimated to be \$3,927,833, constituting 44.3% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$900,000 [*\$15.96 per Member per month (average)*] for the fiscal year ending December 31, 2025 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

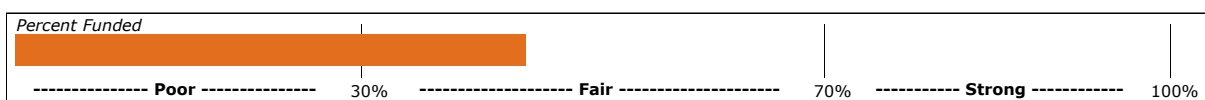
Funding Assessment

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

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

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 44.3% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Oakmont Village Association 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		Life																
	Replacement	Useful /		Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
00010 - Admin																			
08000 - Rehab																			
100 - General OVA Office Space Remodel	35,056	5	3				37,752						42,713						48,326
232 - Restrooms OVA Office Restroom Furnishings	7,870	20	13																10,849
Total 08000 - Rehab	42,926						37,752						42,713						59,175
20000 - Lighting																			
400 - Interior OVA Office Lighting Fixtures	16,027	25	18																
Total 20000 - Lighting	16,027																		
22000 - Office Equipment																			
100 - Miscellaneous Suite B AV & Zoom Room	8,569	5	0	8,569					9,695						10,969				
360 - Telephone Equipment Office Phone System	9,570	10	9											11,952					
Total 22000 - Office Equipment	18,139			8,569					9,695					11,952	10,969				
24000 - Furnishings																			
900 - Miscellaneous New Office & Conference Room Furniture	55,342	15	2			58,144													
904 - Miscellaneous OVA Office Furnishings	36,996	10	2			38,869													49,756
Total 24000 - Furnishings	92,338					97,013													49,756
30000 - Miscellaneous																			
910 - Generator Natural Gas Generator & Zombie Box	22,523	20	16																
Total 30000 - Miscellaneous	22,523																		
Total [Admin] Expenditures Inflated @ 2.50%					8,569	97,013	37,752		9,695			42,713	11,952	10,969		49,756	59,175		
00020 - Berger Activities Center (BAC)																			
02000 - Concrete																			
220 - Walkways 15,300 sf Berger Exterior (2%)	6,438	5	2			6,764						7,653							8,659
390 - Pavers 2,500 sf Courtyard Tile	68,650	20	6								79,613								
Total 02000 - Concrete	75,088					6,764					79,613	7,653							8,659
03000 - Painting: Exterior																			
120 - Surface Restoration 5,950 sf Building Exterior	37,128	5	2			39,008						44,134							49,933
Total 03000 - Painting: Exterior	37,128					39,008						44,134							49,933

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
03500 - Painting: Interior																			
100 - Building	30,014	10	7									35,677							
19,746 sf Interior Surfaces																			
Total 03500 - Painting: Interior	30,014											35,677							
04000 - Structural Repairs																			
200 - Wood: Siding & Trim	78,243	25	2			82,204													
5,950 sf Building Exterior																			
290 - Ceilings	38,711	30	2			40,671													
3,264 sf Berger Center Ceilings																			
360 - Garbage Enclosure	9,202	30	23																
Berger Trash Enclosure																			
914 - Doors	55,249	30	2			58,046													
16 Exterior Doors																			
918 - Doors	36,283	30	2			38,120													
23 Interior Doors																			
Total 04000 - Structural Repairs	217,688					219,040													
05000 - Roofing																			
440 - Pitched: Dimensional Composition	153,528	25	2			161,300													
146 Squares- Berger Center Roof																			
700 - Gutters / Downspouts	8,437	25	2			8,864													
535 lf Berger Center																			
Total 05000 - Roofing	161,965					170,164													
08000 - Rehab																			
104 - General	287,713	20	6							333,659									
Berger Upgrade- 2025																			
120 - General	40,899	20	17																
Berger Refresh- 2021																			
236 - Restrooms	210,315	20	6							243,900									
4 Berger Restrooms																			
248 - Kitchen	101,124	20	6							117,273									
Berger Kitchen																			
350 - Cabinets	32,861	30	6							38,109									
110 lf Kitchen																			
360 - Countertops	15,776	30	6							18,295									
50 lf Kitchen & Dressing Room																			
590 - Operable Wall/Partition	98,584	30	6							114,327									
Main Room																			
Total 08000 - Rehab	787,272									865,563									
14000 - Recreation																			
740 - Piano	13,146	30	13																18,122
Baby Grand Piano																			
744 - Piano	65,725	30	13																90,602
Grand Piano																			
Total 14000 - Recreation	78,871																		108,724
18000 - Landscaping																			
420 - General Repairs/Upgrades	92,011	10	2			48,335	49,543									61,872	63,419		
Berger Landscaping[se:2]																			
Total 18000 - Landscaping	92,011					48,335	49,543									61,872	63,419		
20000 - Lighting																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life															
	Replacement	Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
100 - Exterior: Misc. Fixtures 13 Building Lights	15,773	15 2			16,572												
260 - Bollard Lights 35 Berger Exterior	55,214	20 11												72,445			
276 - Pole Lights 12 Courtyard Light Standards	23,656	20 11												31,039			
278 - Pole Lights Parking Lot Lighting Upgrades	5,470	20 0	5,470														
404 - Interior Berger Center- 2025	107,196	20 1		109,876													
416 - Interior Berger Refresh (Lighting)- 2021	37,393	20 17															
Total 20000 - Lighting	244,703		5,470	109,876	16,572									103,484			
21000 - Signage																	
310 - Bulletin Boards Berger Exterior	10,517	10 1		10,780										13,799			
796 - Monument Berger Monument Sign	6,620	20 2			6,955												
Total 21000 - Signage	17,137			10,780	6,955									13,799			
23000 - Mechanical Equipment																	
204 - HVAC HVAC Control System	18,000	15 0	18,000														
232 - HVAC 5 Attic- Trane Climate Changers	650,000	12 1		666,250													896,032
240 - HVAC Ion Block Equipment	15,883	10 6							18,419								
600 - Water Heater Berger Water Heater	9,572	10 9											11,954				
Total 23000 - Mechanical Equipment	693,455		18,000	666,250					18,419				11,954				896,032
24000 - Furnishings																	
908 - Miscellaneous Berger Center Furnishings	282,608	20 6							327,738								
910 - Miscellaneous Couches and Interior Work	36,068	20 6							41,827								
932 - Window Coverings Window Treatments & Shades	50,247	15 5						56,850									
Total 24000 - Furnishings	368,923							56,850	369,566								
24500 - Audio / Visual																	
300 - PA System Berger PA System	50,557	8 3				54,444								66,335			
308 - Miscellaneous Cameras	25,124	5 2		26,396					29,864							33,789	
900 - Miscellaneous Berger AV Equipment	50,556	8 3				54,443								66,334			
902 - Miscellaneous Extron System Switcher	7,409	10 0	7,409										9,484				
Total 24500 - Audio / Visual	133,646		7,409	26,396	108,888				29,864				9,484	132,669	33,789		
24600 - Safety / Access																	
134 - Fire Sprinklers Building Fire Sprinklers	140,000	30 1		143,500													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 24600 - Safety / Access	140,000				143,500													
25000 - Flooring																		
400 - Tile 528 sf Restroom Floor Tile	21,036	20	6							24,395								
600 - Miscellaneous 197 Sq. Yds. Linoleum- Interior Floors	10,516	15	6							12,195								
620 - Vinyl 2,700 sf Commercial LVP Flooring- Main Room	92,313	20	17															
Total 25000 - Flooring	123,864									36,590								
25500 - Wallcoverings																		
400 - Tile 630 sf Restroom Wall Tile	23,663	20	6							27,442								
Total 25500 - Wallcoverings	23,663									27,442								
26000 - Outdoor Equipment																		
306 - Benches 8 Courtyard Benches	12,620	15	4					13,930										
Total 26000 - Outdoor Equipment	12,620							13,930										
27000 - Appliances																		
110 - Holding/Proofing Cabinet Kitchen Warmer	6,000	10	9										7,493					
200 - Refrigerator Kitchen	5,773	10	9										7,210					
240 - Freezer Large Commercial Model Kitchen	4,000	10	9										4,995					
248 - Ice Machine Icemaker	6,629	10	9										8,279					
260 - Stove Kitchen Gas Range	17,079	20	9										21,329					
296 - Stove: Exhaust Hood w/ Fan Kitchen	28,921	20	9										36,119					
300 - Dishwasher Kitchen	6,573	15	9										8,209					
940 - Drinking Fountain 2 Main Room	6,310	20	19															
Total 27000 - Appliances	81,286												93,634					
Total [Berger Activities Center (BAC)] Expenditures Inflated @ 2.50%				30,879	930,406	533,233	158,431	13,930	56,850	1,397,193	117,328		105,588	9,484	249,952	154,253	1,068,176	
00030 - Central Activities Center (CAC)																		
01000 - Paving																		
100 - Asphalt: Sealing 66,500 sf Parking Lot	35,910	5	3				38,671					43,753						49,502
200 - Asphalt: Ongoing Repairs 66,500 sf Parking Lot (5%)	14,231	10	3				15,325											19,618
400 - Asphalt: Major Repairs 66,500 sf Parking Lot	460,180	25	3				495,564											
800 - Striping Parking Lot	8,297	5	3				8,935					10,109						11,437
Total 01000 - Paving	518,618						558,494					53,862						80,557

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																	
02000 - Concrete																		
224 - Walkways 10,600 sf Center Recreation Concrete (6%)	13,381	5	3				14,410					16,304						18,446
228 - Walkways 2,500 sf Lawn Bowling Concrete Walks (11%)	5,786	5	3				6,231					7,050						7,976
400 - Pool Deck 7,600 sf Pool & Spa Decking- Rebuild	299,744	30	6							347,611								
900 - Miscellaneous 4,400 sf Shuffleboard Courts	57,860	30	3				62,309											
Total 02000 - Concrete	376,771						82,950			347,611		23,354						26,423
03000 - Painting: Exterior																		
124 - Surface Restoration 9,228 sf Activity Center	42,633	8	3				45,911							55,939				
128 - Surface Restoration Pool Cabana	8,427	7	5						9,534							11,333		
400 - Wrought Iron 260 lf Pool Perimeter Fence	6,152	10	3				6,625											8,480
Total 03000 - Painting: Exterior	57,212						52,536		9,534					55,939	11,333			8,480
03500 - Painting: Interior																		
104 - Building 27,279 sf Activity Center	44,738	8	3				48,177							58,700				
Total 03500 - Painting: Interior	44,738						48,177							58,700				
04000 - Structural Repairs																		
204 - Wood: Siding & Trim 9,228 sf Activity Center (13%)	30,326	8	3				32,657							39,790				
208 - Wood: Siding & Trim 2,400 sf Pool Cabana (20%)	13,123	7	1		13,451							15,989						
216 - Siding 2,400 sf Pool Cabana- Siding Replacement	65,616	40	3				70,661											
280 - Window Sealing UV Window Film	9,851	10	3				10,608											13,579
294 - Ceilings 3,343 sf Activity Center	70,303	30	15															
550 - Bridge Maintenance 240 sf Steel Bridge & Decking	29,729	20	11											39,007				
910 - Building Maintenance Lawn Bowling Shed	10,938	20	11											14,351				
922 - Doors 17 Exterior Doors	66,037	20	5						74,714									
926 - Doors 47 Interior Doors	108,195	30	15															
930 - Doors 2 Pool Cabana Metal Doors	14,181	15	10											18,153				
996 - Miscellaneous Mechanical Room Repairs	17,000	10	1		17,425									22,305				
Total 04000 - Structural Repairs	435,298				30,876		113,927		74,714			15,989		18,153	115,453			13,579
05000 - Roofing																		
330 - Low Slope: Vinyl 20 Squares- Pool Cabana Roof	20,506	20	3				22,082											

See Section VI-b for Excluded Components

Reserve Component	Current			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement Cost	Life Useful /																
444 - Pitched: Dimensional Composition 173 Squares- Activity Center	173,000	30	15															
704 - Gutters / Downspouts 1,009 If Activity Center	30,896	30	15															
Total 05000 - Roofing	224,401						22,082											
08000 - Rehab																		
108 - General Activity Center	65,725	20	5						74,362									
220 - Bathrooms 4 Restrooms & Locker Rooms	52,584	20	5						59,495									
252 - Kitchen Activity Center Kitchen	19,719	20	5						22,310									
354 - Cabinets 242 If Cabinets & Countertops	31,813	30	15															
Total 08000 - Rehab	169,842								156,166									
11000 - Gate Equipment																		
780 - Pedestrian Gate 2 Pool Area Gates	14,544	8	2			15,280								18,617				
Total 11000 - Gate Equipment	14,544					15,280								18,617				
12000 - Pool																		
110 - Resurface 235 If Pool	79,430	10	5						89,868									
200 - Edge: Tile, Coping, Mastic 235 If Pool	41,055	10	5						46,449									
212 - Edge: Tile, Coping, Mastic Vertical Mastic Replacement	6,300	5	0	6,300					7,128					8,065				
700 - Equipment: Replacement Automatic Chlorinator	20,222	5	2			21,246				24,038							27,197	
701 - Equipment: Replacement 2024 Only[nr:1]	3,000	1	0	3,000														
716 - Equipment: Replacement Automatic Pool Sweep	6,322	5	2			6,642				7,515							8,502	
720 - Heater 2 Pool Heaters	17,249	4	0	17,249				19,040			21,016						23,198	
732 - Filter 2 Pentair Glass Filters	12,854	10	2			13,505											17,287	
740 - Chemical System Rola-Chem System	5,300	10	9										6,619					
744 - Pumps 2 Variable Speed Pumps	7,111	6	0	7,111						8,247							9,564	
756 - Cover Pool Cover	9,797	5	0	9,797					11,085					12,541				
760 - Equipment: Replacement Pool Chemical Controller Board	4,038	7	0	4,038							4,800							5,706
768 - Cover Pool Cover- Roller	6,573	20	6							7,623								
776 - Lighting 3 Pool Area Deck Lighting	11,218	20	11											14,719				
960 - Furniture: Misc Pool Area Furnishings	14,435	7	1		14,796						17,588							
990 - Miscellaneous Drain Inspection and Repair	8,203	3	2			8,618			9,281		9,995			10,763				11,591

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
Total 12000 - Pool	253,107			47,495	14,796	50,011		19,040	163,811	15,869	36,353	48,599	6,619	20,606	25,482	85,748		17,296
13000 - Spa																		
100 - Re-Plaster Re-Plaster and Tile	15,900	5	2			16,705					18,900					21,384		
704 - Equipment Automatic Chlorinator	15,191	5	0	15,191					17,187					19,446				
744 - Equipment Spa Controller Board	4,038	7	0	4,038							4,800							5,706
752 - Pumps 3 Spa Pumps	22,273	5	1		22,830					25,830					29,224			
780 - Heater Spa Heater	14,103	5	0	14,103					15,956					18,053				
Total 13000 - Spa	71,505			33,332	22,830	16,705			33,144	25,830	23,700			37,499	29,224	21,384		5,706
14000 - Recreation																		
100 - Sauna: Heaters 2 Locker Room Saunas	7,070	10	4					7,804										9,989
140 - Sauna: Wood Kit 2 Locker Room Saunas	49,079	5	4					54,174					61,293					69,347
720 - Game Table 2 Outdoor Table Tennis	18,000	5	3				19,384					21,931					24,813	
Total 14000 - Recreation	74,149						19,384	61,977				21,931	61,293				24,813	79,336
18000 - Landscaping																		
340 - Irrigation: Pumps Irrigation Booster Pump	20,508	10	6							23,783								
424 - General Repairs/Upgrades CAC Landscape Replacement	100,000	5	3				107,689					121,840					137,851	
Total 18000 - Landscaping	120,508						107,689			23,783		121,840					137,851	
19000 - Fencing																		
230 - Wrought Iron: 6' 260 lf Pool Perimeter	48,612	30	17															
Total 19000 - Fencing	48,612																	
19500 - Retaining Wall																		
990 - Miscellaneous 488 lf Lawn Bowling Retaining Wall	18,105	15	10											23,176				
Total 19500 - Retaining Wall	18,105													23,176				
20000 - Lighting																		
264 - Bollard Lights 30 Walkway Bollard Lights & Fixtures	57,492	15	5						65,047									
280 - Parking Lot 5 Parking Lot Light Poles	13,672	30	15															
284 - Pole Lights 5 Common Area Light Poles	13,672	30	15															
312 - Pole Lights 10 Common Area Light LED Fixtures	6,836	15	7								8,126							
316 - Pole Lights 14 Common Area Light Poles	30,102	30	20															
320 - Pole Lights 14 Common Area Light LED Fixtures	9,570	15	5						10,828									
544 - Parking Lot 10 Parking Lot Light Fixtures	5,470	15	0	5,470														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 20000 - Lighting	136,814				5,470					75,875		8,126							
21000 - Signage																			
800 - Monument Entrance Signs	34,180	30	6								39,638								
Total 21000 - Signage	34,180										39,638								
22000 - Office Equipment																			
208 - Computers, Misc. 12 Computer Center Computers	35,056	7	4					38,696								45,997			
212 - Computers, Misc. Computer Center Server	7,778	10	3				8,376												10,722
220 - Computers, Misc. Computer Center Software	6,109	5	3				6,579						7,443						8,422
Total 22000 - Office Equipment	48,943						14,955	38,696					7,443			45,997			19,143
23000 - Mechanical Equipment																			
200 - HVAC 16 Activity Center Units	163,776	20	5						185,297										
204 - HVAC HVAC Control System	18,000	15	3				19,384												
206 - HVAC Ion Block Equipment	14,017	10	6							16,255									
236 - Water Heater 2 Activity Center, Laundry Room	20,226	10	9											25,260					
Total 23000 - Mechanical Equipment	216,018						19,384		185,297	16,255				25,260					
24000 - Furnishings																			
330 - Tables 18 Computer Center Computer Desks	14,023	25	22																
680 - Lockers 110 Men's & Women's Lockers	33,420	30	15																
912 - Miscellaneous Activity Center Furnishings	220,621	15	3				237,585												
916 - Miscellaneous 14 Computer Center Chairs	7,771	15	3				8,368												
Total 24000 - Furnishings	275,835						245,953												
24500 - Audio / Visual																			
904 - Miscellaneous Room B AV Equipment	6,820	5	4					7,528						8,517					9,637
Total 24500 - Audio / Visual	6,820							7,528						8,517					9,637
24600 - Safety / Access																			
120 - Fire Control Misc Fire Protection System Upgrade	136,708	20	5						154,672										
490 - Access Control System CAC & Pool Access Card Entry System/All Facilities	38,495	10	9											48,075					
Total 24600 - Safety / Access	175,203								154,672					48,075					
25000 - Flooring																			
208 - Carpeting 610 Sq. Yds. Activity Center	56,181	10	8										68,451						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
404 - Tile 1,360 sf Restrooms	73,617	20	5							83,291									
604 - Vinyl 109 Sq. Yds. Activity Center	9,203	10	3				9,910												12,686
640 - Rubber 3,250 sf Fitness Center	42,738	10	3				46,024												58,914
Total 25000 - Flooring	181,738						55,934			83,291			68,451						71,600
25500 - Wallcoverings																			
404 - Tile 1,120 sf Restrooms	30,621	20	5							34,645									
Total 25500 - Wallcoverings	30,621									34,645									
26000 - Outdoor Equipment																			
310 - Benches 26 Lawn Bowling Benches	8,355	15	3				8,998												
330 - Benches 4 Activities Center Benches	6,170	20	5							6,981									
900 - Miscellaneous Lawn Bowling Equipment	22,354	15	6								25,924								
904 - Miscellaneous 14,400 sf Lawn Bowling- Green	171,648	25	7									204,036							
Total 26000 - Outdoor Equipment	208,527						8,998			6,981	25,924	204,036							
27000 - Appliances																			
420 - Dryer 2 Swimsuit Dryers	9,582	5	3				10,319						11,675						13,209
428 - Washer & Dryer Laundry Room	6,573	10	3				7,078												9,061
944 - Drinking Fountain Water Fountain Bottle Filler	6,588	20	20																
Total 27000 - Appliances	22,743						17,397						11,675						22,270
29000 - Infrastructure																			
400 - Electric Pool Cabana Electrical Sub Panel	19,141	30	21																
404 - Electric Rewire Pump Room	34,180	15	7									40,629							
408 - Electric Transformer Replacement	314,420	50	41																
428 - Electric Central Power Project	126,296	35	26																
Total 29000 - Infrastructure	494,037											40,629							
30000 - Miscellaneous																			
814 - Maintenance Equipment Lawn Bowling Toro Mower	15,542	10	3				16,737												21,424
912 - Miscellaneous Universal Access Upgrade	102,528	20	15																
914 - Generator Diesel Generator & Transfer Switch Hardware	211,296	20	16																
Total 30000 - Miscellaneous	329,366						16,737												21,424
Total [Central Activities Center (CAC)] Expenditures Inflated @ 2.50%				86,297	68,502	81,996	1,384,598	127,241	978,131	494,911	312,843	373,144	149,764	118,050	330,795	118,465	426,141	111,975	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful / Remaining		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
00040 - East Rec Center (ERC)																			
01000 - Paving																			
104 - Asphalt: Sealing 37,680 sf Paths & Parking	12,434	5	1		12,745						14,420					16,315			
204 - Asphalt: Ongoing Repairs 37,680 sf Paths & Parking (5%)	7,706	7	5							8,718									10,363
404 - Asphalt: Major Repairs 25,419 sf Parking Lot	331,210	20	15																
408 - Asphalt: Major Repairs 12,261 sf Paths	132,541	20	15																
Total 01000 - Paving	483,891				12,745					8,718	14,420				16,315	10,363			
02000 - Concrete																			
900 - Miscellaneous Concrete Work- 2019	126,390	30	25																
Total 02000 - Concrete	126,390																		
03000 - Painting: Exterior																			
132 - Surface Restoration 5,800 sf Recreation Center	18,618	10	3				20,050												25,665
430 - Chain Link Fencing 920 lf Tennis Court Fencing	9,500	5	0	9,500						10,748				12,161					
Total 03000 - Painting: Exterior	28,118			9,500			20,050			10,748				12,161					25,665
03500 - Painting: Interior																			
108 - Building Recreation Building	18,960	10	5							21,451									
Total 03500 - Painting: Interior	18,960									21,451									
04000 - Structural Repairs																			
554 - Bridge Maintenance 132 sf Bridge- Structure & Decking	30,079	10	5							34,031									
670 - Metal Railings 270 lf Walkway Railings	14,766	30	7									17,552							
824 - Dock 225 sf Wood Dock @ Pond	14,000	20	1	14,350															
934 - Doors 17 Exterior Doors	60,688	30	25																
938 - Doors 18 Interior Doors	26,503	30	25																
Total 04000 - Structural Repairs	146,036			14,350						34,031		17,552							
04500 - Decking/Balconies																			
100 - Railing: Metal Balcony & Railing (Metal & Composite)	97,825	40	35																
Total 04500 - Decking/Balconies	97,825																		
05000 - Roofing																			
101 - Miscellaneous 6 Squares- Storage/Pump Room Addition	10,867	30	25																
448 - Pitched: Dimensional Composition 59 Squares- Recreation Building	59,000	30	18																
708 - Gutters / Downspouts 250 lf Recreation Building	8,210	30	5							9,289									
Total 05000 - Roofing	78,077									9,289									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful / Remaining		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
08000 - Rehab																			
112 - General OEPC Storage Room	8,472	25	8										10,322						
116 - General Acoustical Panels	63,195	30	25																
224 - Locker Rooms 2 Downstairs Locker Rooms	87,641	20	15																
240 - Restrooms 2 Recreation Building Restrooms	37,160	20	15																
256 - Kitchen Recreation Building Kitchen	43,750	20	5						49,499										
594 - Operable Wall/Partition Accordion Room Divider	30,084	15	10												38,510				
Total 08000 - Rehab	270,302								49,499				10,322		38,510				
11000 - Gate Equipment																			
784 - Pedestrian Gate 4 Pool Gates & Card Readers	30,382	15	7									36,115							
Total 11000 - Gate Equipment	30,382											36,115							
12000 - Pool																			
114 - Resurface 215 lf Pool	75,874	10	5						85,844										
204 - Edge: Tile, Coping, Mastic 215 lf Pool	31,592	30	25																
230 - Drain Covers Pool Deck Drain Covers	12,000	5	0	12,000					13,577						15,361				
400 - ADA Chair Lift HCAP Chair	9,605	5	2		10,092						11,418							12,918	
640 - Deck: Replace 6,100 sf Concrete Pool Deck	160,369	30	25																
704 - Equipment: Replacement Automatic Saline	15,825	6	0	15,825							18,352							21,283	
705 - Equipment: Replacement 2024 Only[nr:1]	3,000	1	0	3,000															
712 - Equipment: Replacement Pool Sweep	7,500	5	0	7,500					8,486						9,601				
720 - Equipment: Replacement Filter Media- Glass	10,600	10	8										12,915						
724 - Heater Pool Heater	13,194	5	1		13,524						15,301							17,311	
726 - Heater Pool Heater	13,194	5	4				14,564							16,477					18,643
736 - Filter 3 Pool Filters	18,965	12	7									22,544							
738 - Chemical System Pool Chemical Controller	8,000	6	0	8,000							9,278							10,759	
748 - Chemical System Rola-Chem System	5,300	10	9											6,619					
752 - Pumps 5 HP Filter Pump	5,537	10	9											6,914					
764 - Equipment: Replacement Pool Controller Board	4,038	7	0	4,038								4,800							5,706
772 - Cover Pool Cover- Roller	8,203	20	1		8,408														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
964 - Furniture: Misc Pool Area Furnishings	55,000	10	1		56,375										72,165				
994 - Miscellaneous Outside Shower	6,836	25	6							7,928									
Total 12000 - Pool	464,632				50,363	78,307	10,092		14,564	107,906	50,858	38,762	12,915	30,011	24,962	89,476	44,960		24,348
13000 - Spa																			
114 - Resurface Spa	18,960	20	15																
118 - Edge: Tile, Coping, Mastic Spa	18,960	20	15																
400 - ADA Chair Lift HCAP Chair	9,200	5	0	9,200					10,409						11,777				
700 - Equipment Automatic Saline	25,281	6	1	25,913							30,052								34,851
701 - Equipment 2024 Only[nr:1]	6,570	1	0	6,570															
708 - Equipment Spa Controller Board	4,038	7	0	4,038							4,800								5,706
720 - Equipment Filter Media- Glass	10,144	10	8										12,360						
740 - Pumps 2 Spa Pumps	18,958	3	2		19,918				21,450				23,099		24,875				26,788
748 - Pumps Filter Pump & Motor	10,310	12	11												13,527				
784 - Heater Spa Heater	20,223	5	1	20,728						23,452					26,534				
Total 13000 - Spa	142,644			19,808	46,642	19,918			31,859	23,452	34,852	35,459		11,777	64,936			34,851	32,493
14000 - Recreation																			
700 - Billiard Table 4 Billiards Room	23,675	30	14																33,452
Total 14000 - Recreation	23,675																		33,452
17000 - Tennis Court																			
100 - Reseal 13,225 sf Tennis Courts	28,000	2	0	28,000		29,418		30,907		32,471		34,115		35,842		37,657			39,563
120 - Pickleball Reseal 13,225 sf Pickleball Courts	28,000	2	1	28,700			30,153	31,679		33,283		34,968		36,738		38,598			
500 - Resurface 13,225 sf Tennis Courts	54,090	30	4					59,706											
520 - Pickleball Resurface 13,225 sf Pickleball Courts	54,090	30	24																
Total 17000 - Tennis Court	164,181			28,000	28,700	29,418	30,153	90,612	31,679	32,471	33,283	34,115	34,968	35,842	36,738	37,657	38,598		39,563
18000 - Landscaping																			
100 - Irrigation: Misc. Irrigation Upgrade	8,852	25	20																
428 - General Repairs/Upgrades Landscape Replacement	67,619	15	10											86,558					
Total 18000 - Landscaping	76,471													86,558					
18500 - Lakes / Ponds																			
240 - Fountain Fountain System	12,456	10	0	12,456										15,945					

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
600 - Pump / Motor Well Pump & Controls	19,138	10	7									22,750							
990 - Miscellaneous Surge Pond Reclamation	34,180	20	1		35,034														
Total 18500 - Lakes / Ponds	65,774			12,456	35,034							22,750			15,945				
19000 - Fencing																			
130 - Chain Link: 10' 920 If Tennis & Pickle Ball Courts	25,156	35	5						28,462										
132 - Gates Tennis Court Gates	7,200	20	0	7,200															
200 - Wrought Iron 320 If Pool Fencing	45,059	30	22																
210 - Wrought Iron Fencing	8,315	30	9											10,384					
Total 19000 - Fencing	85,730			7,200					28,462					10,384					
19500 - Retaining Wall																			
360 - Masonry Wall Concrete Retaining Walls	10,254	30	6								11,891								
Total 19500 - Retaining Wall	10,254										11,891								
20000 - Lighting																			
104 - Exterior: Misc. Fixtures 30 Recreation Center Building Lights	22,576	30	25																
268 - Bollard Lights 21 Bollard Lighting	26,542	20	15																
288 - Pole Lights 4 20' Light Poles	11,125	30	25																
296 - Pole Lights 8 20' Light Poles- Fixtures	10,111	15	10											12,943					
304 - Pole Lights 10 10' Light Poles- Fixtures	8,238	15	10											10,546					
308 - Pole Lights 10 10' Light Poles	18,960	30	25																
408 - Interior Recreation Center	88,476	30	25																
Total 20000 - Lighting	186,028													23,489					
21000 - Signage																			
804 - Monument Monument Sign	6,836	25	18																
Total 21000 - Signage	6,836																		
23000 - Mechanical Equipment																			
205 - HVAC Ion Block Equipment	7,901	10	6								9,162								
208 - HVAC Conference Room	13,672	20	2	14,364															
210 - HVAC Billiards Room	18,960	20	15																
212 - HVAC HVAC System	94,103	15	6								109,130								
228 - HVAC HVAC System- External	20,642	15	6								23,939								

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
604 - Water Heater	11,405	6	1		11,690							13,557						15,722	
Water Heater																			
Total 23000 - Mechanical Equipment	166,682				11,690	14,364				142,231	13,557							15,722	
24000 - Furnishings																			
200 - Chairs	22,700	15	10												29,057				
185 Arm Chairs																			
334 - Tables	10,867	15	7									12,918							
31 Tables- [15] Card & [16] 8' Rectangular																			
684 - Lockers	25,766	15	10												32,983				
98 Locker Room Lockers																			
860 - Ceiling Fans	10,120	20	15																
2 Ceiling Fans																			
920 - Miscellaneous	10,115	10	4					11,165											14,292
16 Recreation Building Tables																			
936 - Window Coverings	15,699	15	10												20,097				
Window Treatments & Blackout Shades																			
Total 24000 - Furnishings	95,267							11,165				12,918			82,137				14,292
24500 - Audio / Visual																			
312 - Miscellaneous	25,124	5	2			26,396						29,864						33,789	
ERC AV System Cameras																			
700 - Music Instruments	10,938	30	3				11,779												
Musical Equipment/Piano																			
908 - Miscellaneous	120,068	10	5						135,846										
PA & AV Equipment																			
Total 24500 - Audio / Visual	156,129					26,396	11,779		135,846			29,864						33,789	
24600 - Safety / Access																			
124 - Fire Control Misc	18,200	20	15																
Fire Alarm System																			
130 - Fire Sprinklers	91,000	30	25																
Fire Sprinkler System																			
502 - Access Control System	70,755	15	1		72,524														
7 Door Openers (ADA)																			
Total 24600 - Safety / Access	179,956				72,524														
25000 - Flooring																			
212 - Vinyl	50,187	15	10												64,244				
411 Sq. Yds. Recreation Building- Main Floor																			
602 - Vinyl	35,922	20	15																
1,430 sf Locker & Lower Restroom Tile																			
606 - Vinyl	7,749	25	20																
340 sf Upper Restroom Tile																			
608 - Vinyl	9,023	20	9											11,268					
2,250 sf Recreation Building																			
Total 25000 - Flooring	102,880													11,268	64,244				
26000 - Outdoor Equipment																			
100 - Miscellaneous	28,000	7	0	28,000								33,283							39,563
Shade Sails- Pickleball Patio Area																			
120 - Miscellaneous	7,584	10	5					8,580											
Shade Sails- Pool Deck																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 26000 - Outdoor Equipment	35,584		28,000					8,580		33,283							39,563
27000 - Appliances																	
424 - Dryer Swimsuit Dryers	5,618	5 4					6,201					7,016					7,938
998 - Miscellaneous 5 Kitchen Appliances	15,900	15 14															22,466
Total 27000 - Appliances	21,518						6,201					7,016					30,404
29000 - Infrastructure																	
412 - Electric Miscellaneous Electrical Replacement	24,201	30 11												31,753			
Total 29000 - Infrastructure	24,201													31,753			
30000 - Miscellaneous																	
800 - Miscellaneous Public Art	15,168	20 15															
900 - Miscellaneous Common Area Universal Access Upgrade	61,518	20 15															
Total 30000 - Miscellaneous	76,686																
Total [East Rec Center (ERC)] Expenditures Inflated @ 2.50%			155,327	299,993	100,187	61,981	122,542	478,070	275,325	272,936	92,811	93,647	395,624	239,219	126,769	114,836	214,116
00050 - West Rec Center (WRC)																	
01000 - Paving																	
112 - Asphalt: Sealing 62,767 sf Entrances, Parking & Connector	15,692	5 1	16,084						18,198					20,589			
212 - Asphalt: Ongoing Repairs 62,767 sf Entrances, Parking & Connector (5%)	12,836	5 1	13,157						14,886					16,842			
412 - Asphalt: Major Repairs 1,000 sf Paths @ Bocce	9,310	25 23															
416 - Asphalt: Major Repairs 52,367 sf Entrances, Parking, & Connectors	214,705	25 1	220,072														
420 - Asphalt: Major Repairs 10,400 sf Entrances, Parking, & Connectors	42,640	25 1	43,706														
808 - Striping Entrances, Parking & ADA Path	5,919	5 1	6,067						6,864					7,766			
Total 01000 - Paving	301,101		299,086						39,947					45,197			
02000 - Concrete																	
210 - Curbs & Gutters Concrete Curb at Creek	7,303	25 2			7,673												
Total 02000 - Concrete	7,303				7,673												
03000 - Painting: Exterior																	
132 - Surface Restoration 4,500 sf Main WRC	48,645	8 1	49,861									60,751					
Total 03000 - Painting: Exterior	48,645		49,861									60,751					
03500 - Painting: Interior																	
112 - Building 10,078 sf Interior Painting	36,785	10 8									44,819						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 03500 - Painting: Interior	36,785										44,819						
04000 - Structural Repairs																	
220 - Siding 4,960 sf Buildings- Stucco (20%)	33,907	10 1		34,754										44,488			
224 - Siding 1,165 sf Pool Cabana Stucco Siding	39,820	30 21															
228 - Siding 1,265 sf Recreation Building- Stone (20%)	15,565	10 2			16,353									20,933			
298 - Ceilings 3,220 sf Suspended Ceilings	38,769	15 13															53,443
674 - Metal Railings 372 lf Bocce Path, Upper Road & Parking	11,458	30 24															
686 - Railings 300 lf Building Area/Staircase Railings	10,311	30 24															
694 - Railings Stair Railings (ADA)	26,405	30 28															
942 - Doors 12 Exterior Doors	31,551	20 11												41,397			
946 - Doors 13 Interior Doors (50%)	10,112	10 8									12,321						
962 - Awnings 570 sf Awning Structure & Fabric	23,381	8 3				25,179								30,678			
Total 04000 - Structural Repairs	241,277			34,754	16,353	25,179					12,321			116,564	20,933	53,443	
04500 - Decking/Balconies																	
208 - Resurface 570 sf Entry Bridge Resurface	19,483	15 13															26,857
300 - Repairs Entry Bridge Structure	99,326	20 18															
540 - Railing 56 lf Wood Capped Metal Railings	26,292	30 27															
Total 04500 - Decking/Balconies	145,101																26,857
05000 - Roofing																	
200 - Low Slope: BUR 33 Squares- Recreation Building	43,575	30 24															
452 - Pitched: Dimensional Composition 16 Squares- Pool Cabana	16,000	25 16															
456 - Pitched: Dimensional Composition 25 Squares- Recreation Building	26,292	30 24															
712 - Gutters / Downspouts Pool Cabana	9,706	25 16															
Total 05000 - Roofing	95,573																
08000 - Rehab																	
228 - Locker Rooms 2 Locker Rooms	136,708	20 18															
244 - Restrooms 5 West Recreation Restrooms	231,080	20 18															
260 - Kitchen Kitchen	21,688	20 10											27,763				
Total 08000 - Rehab	389,476												27,763				
11000 - Gate Equipment																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
	Cost																			
788 - Pedestrian Gate	6,193	30	17																	
2 Metal Gates & Card Readers																				
Total 11000 - Gate Equipment	6,193																			
12000 - Pool																				
118 - Resurface	59,269	10	1		60,751											77,766				
160 If Pool																				
208 - Edge: Tile, Coping, Mastic	19,819	30	21																	
160 If Pool																				
404 - ADA Chair Lift	9,513	5	3				10,245						11,591						13,114	
HCAP Lifts																				
644 - Deck: Replace	155,929	30	21																	
4,562 sf Concrete Pool Deck																				
708 - Equipment: Replacement	12,720	6	0	12,720							14,751								17,107	
Salt Cell Replacement																				
710 - Equipment: Replacement	3,000	5	0	3,000						3,394					3,840					
Automatic Chlorinator																				
712 - Equipment: Replacement	6,076	5	1		6,228						7,047					7,973				
Automatic Pool Sweep																				
716 - Pumps	11,943	4	1		12,242					13,512				14,915					16,464	
2 Speed Pumps																				
720 - Equipment: Replacement	10,600	10	8										12,915							
Filter Media- Glass																				
728 - Heater	13,880	4	0	13,880				15,321					16,911						18,667	
Pool Heater																				
750 - Chemical System	5,300	10	9											6,619						
Rola-Chem System																				
756 - Equipment: Replacement	9,202	9	3				9,910												12,376	
Pool Cover																				
780 - Equipment: Replacement	4,038	7	0	4,038								4,800							5,706	
Pool Controller Board																				
968 - Furniture: Misc	20,491	10	1		21,003											26,886				
Pool Furnishings																				
Total 12000 - Pool	341,781				33,638	100,224		20,155	15,321	16,907	21,798	4,800	41,418	21,534	3,840	112,625	48,150	29,578	5,706	
13000 - Spa																				
118 - Resurface	31,786	10	1		32,581											41,706				
Spa																				
404 - ADA Chair Lift	12,720	7	2			13,364								15,886						
HCAP Lift																				
720 - Equipment	5,339	7	6							6,192									7,360	
Filter Media- Glass																				
724 - Equipment	6,570	3	0	6,570			7,075				7,619			8,205					8,836	
2 Salt Generators																				
728 - Equipment	4,038	7	0	4,038								4,800							5,706	
Spa Controller Board																				
756 - Equipment	6,360	3	3				6,849				7,376			7,943					8,553	
2 Spa Cover																				
788 - Heater	15,462	3	0	15,462			16,651				17,931			19,310					20,795	
Spa Heater																				
Total 13000 - Spa	82,275				26,070	32,581	13,364	30,575			39,118	4,800		51,343		41,706	38,184	7,360	5,706	
14000 - Recreation																				
104 - Sauna: Heaters	7,070	10	4					7,804												9,989
2 Men's & Women's Saunas																				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																	
144 - Sauna: Wood Kit	27,870	20	18															
2 Men's & Women's Saunas																		
Total 14000 - Recreation	34,939							7,804										9,989
17000 - Tennis Court																		
104 - Reseal	35,000	3	1		35,875			38,633			41,604			44,803				48,248
23,400 sf Tennis Courts																		
504 - Resurface	75,582	30	11											99,170				
23,400 sf Tennis Courts																		
904 - Miscellaneous	7,865	10	8									9,583						
2 Tennis Ball Servers																		
Total 17000 - Tennis Court	118,447				35,875			38,633			41,604	9,583		44,803	99,170			48,248
18000 - Landscaping																		
432 - General Repairs/Upgrades	14,607	5	1		14,972					16,939					19,165			
Landscape Replacement																		
Total 18000 - Landscaping	14,607				14,972					16,939					19,165			
19000 - Fencing																		
100 - Chain Link: 4'	12,000	20	10											15,361				
155 lf Bocce Court																		
134 - Chain Link: 10'	34,208	30	10											43,789				
660 lf Tennis Court Fencing																		
204 - Wrought Iron	41,358	25	15															
242 lf Upper Road & Pool																		
Total 19000 - Fencing	87,566													59,150				
19500 - Retaining Wall																		
100 - Wood	12,305	20	3				13,251											
150 lf Wood Retaining Wall																		
372 - Masonry Wall	6,836	10	3				7,362											9,423
Pool Stone Faced Wall																		
Total 19500 - Retaining Wall	19,140						20,612											9,423
20000 - Lighting																		
540 - Parking Lot	33,917	20	6							39,333								
15 Parking Lot Lights & Fixtures																		
Total 20000 - Lighting	33,917									39,333								
21000 - Signage																		
808 - Monument	21,200	20	1		21,730													
2 Monument Signs																		
Total 21000 - Signage	21,200				21,730													
23000 - Mechanical Equipment																		
214 - HVAC	15,000	15	0	15,000														
HVAC Control System																		
216 - HVAC	73,228	15	14															103,469
5 Indoor/Outdoor Units																		
218 - HVAC	7,488	10	6							8,684								
Ion Block Equipment																		
220 - Fan	5,389	15	9										6,731					
Exhaust Fans																		
608 - Water Heater	3,693	15	5					4,178										
1st Floor Water Heater																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
612 - Water Heater	11,376	10	5							12,871									
State Select Water Heater																			
Total 23000 - Mechanical Equipment	116,174				15,000					17,048	8,684			6,731					103,469
24000 - Furnishings																			
688 - Lockers	15,586	30	20																
76 Locker Room- Lockers																			
840 - Mirror	12,031	30	20																
44 If Mirrored Wall																			
928 - Chairs	9,851	15	7									11,710							
60 Chairs- 2016																			
940 - Tables	12,589	15	7									14,964							
36 Card & 8' Banquet Tables- 2016																			
944 - Tables	7,416	15	2				7,791												
Outdoor Furnishings/Equipment																			
948 - Window Coverings	14,069	20	10												18,010				
Drape Tracks & Window Treatments																			
Total 24000 - Furnishings	71,542					7,791					26,674				18,010				
24500 - Audio / Visual																			
304 - PA System	52,579	15	7									62,499							
AV Equipment & PA System																			
308 - PA System	48,000	7	0	48,000								57,057							67,823
AV Equipment & PA System Upgrade																			
Total 24500 - Audio / Visual	100,579			48,000							119,556								67,823
24600 - Safety / Access																			
200 - Fire Alarm Control Panel	10,938	20	11													14,351			
Fire System Enunciator Panel																			
Total 24600 - Safety / Access	10,938															14,351			
25000 - Flooring																			
416 - Tile	110,668	20	18																
3,650 sf Restroom Tile- Floor & Wall																			
704 - Hardwood Floors	27,919	20	1		28,617														
1,580 sf Wood Floors Replace- Lower Level 1																			
708 - Hardwood Floors	32,690	20	18																
1,850 sf Wood Floors replace Upper Level 2																			
Total 25000 - Flooring	171,276				28,617														
26000 - Outdoor Equipment																			
284 - Picnic Tables	10,938	20	10												14,001				
8 WRC Picnic Tables																			
302 - Bocce Ct. Resurface	26,742	10	7									31,787							
Bocce Court Replacements																			
480 - Drinking Fountain	6,310	20	10												8,078				
2 Tennis Court Drinking Fountains																			
848 - Miscellaneous	7,952	20	14																11,236
Horseshoe Pit																			
Total 26000 - Outdoor Equipment	51,941										31,787				22,079				11,236
29000 - Infrastructure																			
416 - Electric	106,000	30	28																
Federal Pacific Power Panel																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																
420 - Electric Miscellaneous Electrical	63,600	30	28															
424 - Electric Recreation Building Exterior Electrical	19,071	40	30															
Total 29000 - Infrastructure	188,671																	
30000 - Miscellaneous																		
908 - Miscellaneous Universal Access Upgrade	68,360	20	15															
Total 30000 - Miscellaneous	68,360																	
Total [West Rec Center (WRC)] Expenditures Inflated @ 2.50%				122,708	617,699	45,181	96,521	61,758	33,955	165,820	229,221	108,140	140,359	175,644	448,778	107,267	174,910	203,928
00060 - Maintenance																		
03500 - Painting: Interior																		
116 - Building 4,477 sf Maintenance Building Interiors	6,801	10	2			7,145											9,147	
Total 03500 - Painting: Interior	6,801					7,145											9,147	
04000 - Structural Repairs																		
958 - Windows 3 Maintenance Building Windows	7,888	30	12															10,608
Total 04000 - Structural Repairs	7,888																	10,608
05000 - Roofing																		
464 - Pitched: Dimensional Composition 27 Squares- Maintenance Building	27,000	30	9										33,719					
Total 05000 - Roofing	27,000												33,719					
18000 - Landscaping																		
108 - Irrigation: Controllers 10 Wall Mounted Controllers (50%)	4,000	5	0	4,000					4,526					5,120				
Total 18000 - Landscaping	4,000			4,000					4,526					5,120				
22000 - Office Equipment																		
216 - Computers, Misc. 2 Office & Entry Computers	10,112	5	3				10,890					12,321						13,940
Total 22000 - Office Equipment	10,112						10,890					12,321						13,940
23000 - Mechanical Equipment																		
224 - HVAC Maintenance Building Unit	11,775	15	0	11,775														
226 - HVAC Maintenance Building Unit	11,775	15	1		12,069													
Total 23000 - Mechanical Equipment	23,550			11,775	12,069													
30000 - Miscellaneous																		
810 - Maintenance Equipment Custodial Equipment	8,989	10	8									10,952						
818 - Maintenance Equipment Floor Cleaner	6,822	10	0	6,822										8,733				
822 - Vehicle Nissan King Cab Pickup	35,547	10	2			37,347											47,807	
840 - Golf Cart Smith Electric Cart- 2024	23,222	5	0	23,222				26,274						29,726				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
844 - Golf Cart	23,222	5	1			23,803					26,930								30,469
Smith Electric Cart																			
Total 30000 - Miscellaneous	97,802				30,044	23,803	37,347			26,274	26,930		10,952		38,459	30,469	47,807		
Total [Maintenance] Expenditures Inflated @ 2.50%					45,819	35,872	44,492	10,890		30,799	26,930		23,273	33,719	43,579	30,469	67,562	13,940	
00070 - Common Area & Other																			
01000 - Paving																			
900 - Miscellaneous	21,200	5	2			22,273					25,200								28,512
ADA DG Path to Dog Park & Parking Spot																			
910 - Miscellaneous	10,600	5	2			11,137					12,600								14,256
Dog Park & Community Garden- PLACEHOLDER																			
Total 01000 - Paving	31,800					33,410					37,800								42,767
04000 - Structural Repairs																			
658 - Decking	51,813	10	7								61,589								
Dog Park Deck																			
660 - Railings	7,420	5	1		7,606						8,605								9,736
Handrail- Dog Park/Community Pathway																			
960 - Awnings	16,960	5	1		17,384						19,668								22,253
Dog Park Shade Sails																			
Total 04000 - Structural Repairs	76,193				24,990						28,273	61,589							31,989
18000 - Landscaping																			
440 - General Repairs/Upgrades	25,505	10	9											31,852					
Median Strip																			
444 - General Repairs/Upgrades	27,344	10	2			28,728													36,775
Pythian Road Landscape Replacement																			
448 - General Repairs/Upgrades	41,015	10	2			43,091													55,160
Oakmont Drive Entrance Landscape Replacement																			
920 - Miscellaneous	16,000	20	0	16,000															
Community Garden / Dog Park Path																			
Total 18000 - Landscaping	109,864			16,000		71,820								31,852					91,935
19000 - Fencing																			
780 - Gates	6,200	15	0	6,200															
Oak Leaf Parcel- Gates																			
900 - Miscellaneous	11,572	15	14																16,351
Community Garden Fencing Expansion																			
990 - Miscellaneous	39,686	10	7								47,175								
Dog Park Fencing																			
Total 19000 - Fencing	57,458			6,200							47,175								16,351
24600 - Safety / Access																			
560 - Cameras	10,042	8	7								11,937								
Surveillance Cameras- 2023 Adds																			
570 - Cameras	12,720	8	1		13,038									15,886					
Surveillance Cameras- 2024 Adds																			
Total 24600 - Safety / Access	22,762				13,038						11,937			15,886					
30000 - Miscellaneous																			
996 - Miscellaneous	9,868	20	0	9,868															
Conex Box- Storage Container																			

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Final														
Total 30000 - Miscellaneous	9,868		9,868														
Total [Common Area & Other] Expenditures Inflated @ 2.50%			32,068	38,028	105,229				28,273	158,501		47,738		31,989	134,703		16,351
Total Expenditures Inflated @ 2.50%			481,667	1,990,499	1,007,331	1,750,172	325,471	1,587,500	2,388,451	1,090,829	640,081	582,766	753,351	1,331,201	758,773	1,857,177	546,371
Total Current Replacement Cost	14,754,553																

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
00010 - Admin															
08000 - Rehab															
100 - General OVA Office Space Remodel				54,676					61,861					69,990	
232 - Restrooms OVA Office Restroom Furnishings															
Total 08000 - Rehab				54,676					61,861					69,990	
20000 - Lighting															
400 - Interior OVA Office Lighting Fixtures				24,996											
Total 20000 - Lighting				24,996											
22000 - Office Equipment															
100 - Miscellaneous Suite B AV & Zoom Room	12,410					14,041					15,886				
360 - Telephone Equipment Office Phone System					15,300										19,585
Total 22000 - Office Equipment	12,410				15,300	14,041					15,886				19,585
24000 - Furnishings															
900 - Miscellaneous New Office & Conference Room Furniture			84,210												
904 - Miscellaneous OVA Office Furnishings									63,691						
Total 24000 - Furnishings			84,210						63,691						
30000 - Miscellaneous															
910 - Generator Natural Gas Generator & Zombie Box		33,435													
Total 30000 - Miscellaneous		33,435													
Total [Admin] Expenditures Inflated @ 2.50%	12,410	33,435	84,210	79,672	15,300	14,041		63,691	61,861		15,886			69,990	19,585
00020 - Berger Activities Center (BAC)															
02000 - Concrete															
220 - Walkways 15,300 sf Berger Exterior (2%)			9,797					11,084					12,540		
390 - Pavers 2,500 sf Courtyard Tile											130,455				
Total 02000 - Concrete			9,797					11,084			130,455		12,540		
03000 - Painting: Exterior															
120 - Surface Restoration 5,950 sf Building Exterior			56,495					63,919						72,318	
Total 03000 - Painting: Exterior			56,495					63,919						72,318	
03500 - Painting: Interior															
100 - Building 19,746 sf Interior Surfaces			45,670											58,461	
Total 03500 - Painting: Interior			45,670											58,461	
04000 - Structural Repairs															
200 - Wood: Siding & Trim 5,950 sf Building Exterior														152,401	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
290 - Ceilings 3,264 sf Berger Center Ceilings															
360 - Garbage Enclosure Berger Trash Enclosure									16,238						
914 - Doors 16 Exterior Doors															
918 - Doors 23 Interior Doors															
Total 04000 - Structural Repairs									16,238					152,401	
05000 - Roofing															
440 - Pitched: Dimensional Composition 146 Squares- Berger Center Roof															299,041
700 - Gutters / Downspouts 535 lf Berger Center															16,433
Total 05000 - Roofing															315,475
08000 - Rehab															
104 - General Berger Upgrade- 2025															546,739
120 - General Berger Refresh- 2021				62,233											
236 - Restrooms 4 Berger Restrooms															399,659
248 - Kitchen Berger Kitchen															192,165
350 - Cabinets 110 lf Kitchen															
360 - Countertops 50 lf Kitchen & Dressing Room															
590 - Operable Wall/Partition Main Room															
Total 08000 - Rehab				62,233											1,138,563
14000 - Recreation															
740 - Piano Baby Grand Piano															
744 - Piano Grand Piano															
Total 14000 - Recreation															
18000 - Landscaping															
420 - General Repairs/Upgrades Berger Landscaping[se:2]										79,202					81,182
Total 18000 - Landscaping										79,202					81,182
20000 - Lighting															
100 - Exterior: Misc. Fixtures 13 Building Lights				24,001											
260 - Bollard Lights 35 Berger Exterior															
276 - Pole Lights 12 Courtyard Light Standards															
278 - Pole Lights Parking Lot Lighting Upgrades									8,963						

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
404 - Interior Berger Center- 2025							180,045								
416 - Interior Berger Refresh (Lighting)- 2021			56,898												
Total 20000 - Lighting			80,899			8,963	180,045								
21000 - Signage															
310 - Bulletin Boards Berger Exterior							17,664								
796 - Monument Berger Monument Sign								11,396							
Total 21000 - Signage							17,664	11,396							
23000 - Mechanical Equipment															
204 - HVAC HVAC Control System	26,069														
232 - HVAC 5 Attic- Trane Climate Changers										1,205,064					
240 - HVAC Ion Block Equipment		23,578										30,182			
600 - Water Heater Berger Water Heater					15,302										19,588
Total 23000 - Mechanical Equipment	26,069	23,578			15,302					1,205,064		30,182			19,588
24000 - Furnishings															
908 - Miscellaneous Berger Center Furnishings												537,037			
910 - Miscellaneous Couches and Interior Work												68,539			
932 - Window Coverings Window Treatments & Shades							82,336								
Total 24000 - Furnishings							82,336					605,576			
24500 - Audio / Visual															
300 - PA System Berger PA System					80,823									98,475	
308 - Miscellaneous Cameras			38,229					43,252						48,936	
900 - Miscellaneous Berger AV Equipment					80,821									98,473	
902 - Miscellaneous Extron System Switcher						12,141									
Total 24500 - Audio / Visual			38,229		161,644	12,141		43,252						245,884	
24600 - Safety / Access															
134 - Fire Sprinklers Building Fire Sprinklers															
Total 24600 - Safety / Access															
25000 - Flooring															
400 - Tile 528 sf Restroom Floor Tile												39,974			
600 - Miscellaneous 197 Sq. Yds. Linoleum- Interior Floors							17,662								

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
620 - Vinyl 2,700 sf Commercial LVP Flooring- Main Room			140,465												
Total 25000 - Flooring			140,465				17,662					39,974			
25500 - Wallcoverings															
400 - Tile 630 sf Restroom Wall Tile													44,966		
Total 25500 - Wallcoverings													44,966		
26000 - Outdoor Equipment															
306 - Benches 8 Courtyard Benches					20,175										
Total 26000 - Outdoor Equipment					20,175										
27000 - Appliances															
110 - Holding/Proofing Cabinet Kitchen Warmer					9,592										12,278
200 - Refrigerator Kitchen					9,229										11,814
240 - Freezer Large Commercial Model Kitchen					6,395										8,186
248 - Ice Machine Icemaker					10,598										13,566
260 - Stove Kitchen Gas Range															34,950
296 - Stove: Exhaust Hood w/ Fan Kitchen															59,185
300 - Dishwasher Kitchen										11,889					
940 - Drinking Fountain 2 Main Room					10,088										
Total 27000 - Appliances					45,901					11,889					139,979
Total [Berger Activities Center (BAC)] Expenditures Inflated @ 2.50%	26,069	23,578	433,787		243,023	103,440	215,371	208,853	97,420	11,889	1,205,064	1,989,717	857,079		159,567
00030 - Central Activities Center (CAC)															
01000 - Paving															
100 - Asphalt: Sealing 66,500 sf Parking Lot				56,007					63,367						71,694
200 - Asphalt: Ongoing Repairs 66,500 sf Parking Lot (5%)									25,112						
400 - Asphalt: Major Repairs 66,500 sf Parking Lot														918,747	
800 - Striping Parking Lot				12,940					14,640						16,564
Total 01000 - Paving				68,947					103,120						1,007,005
02000 - Concrete															
224 - Walkways 10,600 sf Center Recreation Concrete (6%)				20,870					23,613						26,716
228 - Walkways 2,500 sf Lawn Bowling Concrete Walks (11%)				9,024					10,210						11,552

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
400 - Pool Deck 7,600 sf Pool & Spa Decking- Rebuild															
900 - Miscellaneous 4,400 sf Shuffleboard Courts															
Total 02000 - Concrete				29,895					33,823					38,268	
03000 - Painting: Exterior															
124 - Surface Restoration 9,228 sf Activity Center					68,156									83,041	
128 - Surface Restoration Pool Cabana					13,472							16,014			
400 - Wrought Iron 260 lf Pool Perimeter Fence									10,855						
Total 03000 - Painting: Exterior				81,628					10,855			16,014	83,041		
03500 - Painting: Interior															
104 - Building 27,279 sf Activity Center					71,520									87,140	
Total 03500 - Painting: Interior				71,520									87,140		
04000 - Structural Repairs															
204 - Wood: Siding & Trim 9,228 sf Activity Center (13%)					48,480									59,068	
208 - Wood: Siding & Trim 2,400 sf Pool Cabana (20%)	19,006							22,593							26,855
216 - Siding 2,400 sf Pool Cabana- Siding Replacement															
280 - Window Sealing UV Window Film									17,383						
294 - Ceilings 3,343 sf Activity Center	101,820														
550 - Bridge Maintenance 240 sf Steel Bridge & Decking															
910 - Building Maintenance Lawn Bowling Shed															
922 - Doors 17 Exterior Doors											122,428				
926 - Doors 47 Interior Doors	156,699														
930 - Doors 2 Pool Cabana Metal Doors											26,290				
996 - Miscellaneous Mechanical Room Repairs							28,553								
Total 04000 - Structural Repairs	277,526			48,480			28,553	22,593	17,383		148,719		59,068		26,855
05000 - Roofing															
330 - Low Slope: Vinyl 20 Squares- Pool Cabana Roof									36,184						
444 - Pitched: Dimensional Composition 173 Squares- Activity Center	250,556														
704 - Gutters / Downspouts 1,009 lf Activity Center	44,746														
Total 05000 - Roofing	295,302								36,184						
08000 - Rehab															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
108 - General Activity Center											121,850				
220 - Bathrooms 4 Restrooms & Locker Rooms											97,489				
252 - Kitchen Activity Center Kitchen											36,558				
354 - Cabinets 242 If Cabinets & Countertops	46,075														
Total 08000 - Rehab	46,075										255,897				
11000 - Gate Equipment															
780 - Pedestrian Gate 2 Pool Area Gates				22,683								27,637			
Total 11000 - Gate Equipment				22,683								27,637			
12000 - Pool															
110 - Resurface 235 If Pool	115,038										147,259				
200 - Edge: Tile, Coping, Mastic 235 If Pool	59,459										76,113				
212 - Edge: Tile, Coping, Mastic Vertical Mastic Replacement	9,124					10,323					11,680				
700 - Equipment: Replacement Automatic Chlorinator			30,771					34,814					39,389		
701 - Equipment: Replacement 2024 Only[nr:1]															
716 - Equipment: Replacement Automatic Pool Sweep			9,619					10,883					12,314		
720 - Heater 2 Pool Heaters		25,606				28,264				31,199				34,438	
732 - Filter 2 Pentair Glass Filters								22,129							
740 - Chemical System Rola-Chem System					8,473										10,846
744 - Pumps 2 Variable Speed Pumps				11,091						12,862					
756 - Cover Pool Cover	14,189					16,054					18,164				
760 - Equipment: Replacement Pool Chemical Controller Board							6,782							8,062	
768 - Cover Pool Cover- Roller												12,491			
776 - Lighting 3 Pool Area Deck Lighting															
960 - Furniture: Misc Pool Area Furnishings	20,906							24,851							29,540
990 - Miscellaneous Drain Inspection and Repair			12,482			13,442			14,475			15,588			16,787
Total 12000 - Pool	218,717	25,606	52,872	11,091	8,473	68,084	6,782	92,678	14,475	44,061	253,215	28,079	51,703	42,499	57,173
13000 - Spa															
100 - Re-Plaster Re-Plaster and Tile			24,194					27,373					30,970		
704 - Equipment Automatic Chlorinator	22,001					24,892					28,163				

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
744 - Equipment Spa Controller Board							6,782							8,062	
752 - Pumps 3 Spa Pumps		33,064					37,409					42,325			
780 - Heater Spa Heater	20,425					23,109					26,146				
Total 13000 - Spa	42,427	33,064	24,194			48,002	44,191	27,373			54,310	42,325	30,970	8,062	
14000 - Recreation															
100 - Sauna: Heaters 2 Locker Room Saunas										12,787					
140 - Sauna: Wood Kit 2 Locker Room Saunas					78,460					88,770					100,435
720 - Game Table 2 Outdoor Table Tennis				28,074					31,763					35,937	
Total 14000 - Recreation				28,074	78,460				31,763	101,557				35,937	100,435
18000 - Landscaping															
340 - Irrigation: Pumps Irrigation Booster Pump		30,444										38,971			
424 - General Repairs/Upgrades CAC Landscape Replacement				155,966					176,461					199,650	
Total 18000 - Landscaping		30,444		155,966					176,461			38,971		199,650	
19000 - Fencing															
230 - Wrought Iron: 6' 260 lf Pool Perimeter			73,969												
Total 19000 - Fencing			73,969												
19500 - Retaining Wall															
990 - Miscellaneous 488 lf Lawn Bowling Retaining Wall											33,565				
Total 19500 - Retaining Wall											33,565				
20000 - Lighting															
264 - Bollard Lights 30 Walkway Bollard Lights & Fixtures						94,208									
280 - Parking Lot 5 Parking Lot Light Poles	19,801														
284 - Pole Lights 5 Common Area Light Poles	19,801														
312 - Pole Lights 10 Common Area Light LED Fixtures									11,769						
316 - Pole Lights 14 Common Area Light Poles						49,325									
320 - Pole Lights 14 Common Area Light LED Fixtures						15,682									
544 - Parking Lot 10 Parking Lot Light Fixtures	7,922														
Total 20000 - Lighting	47,524					159,215			11,769						
21000 - Signage															
800 - Monument Entrance Signs															
Total 21000 - Signage															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
22000 - Office Equipment															
208 - Computers, Misc. 12 Computer Center Computers				54,676							64,992				
212 - Computers, Misc. Computer Center Server									13,725						
220 - Computers, Misc. Computer Center Software				9,528					10,780					12,197	
Total 22000 - Office Equipment				64,204					24,505		64,992			12,197	
23000 - Mechanical Equipment															
200 - HVAC 16 Activity Center Units											303,631				
204 - HVAC HVAC Control System				28,074											
206 - HVAC Ion Block Equipment		20,808										26,636			
236 - Water Heater 2 Activity Center, Laundry Room					32,334										41,391
Total 23000 - Mechanical Equipment		20,808		28,074	32,334						303,631	26,636			41,391
24000 - Furnishings															
330 - Tables 18 Computer Center Computer Desks								24,141							
680 - Lockers 110 Men's & Women's Lockers	48,402														
912 - Miscellaneous Activity Center Furnishings			344,094												
916 - Miscellaneous 14 Computer Center Chairs			12,120												
Total 24000 - Furnishings	48,402		356,213					24,141							
24500 - Audio / Visual															
904 - Miscellaneous Room B AV Equipment				10,903						12,336					13,957
Total 24500 - Audio / Visual				10,903						12,336					13,957
24600 - Safety / Access															
120 - Fire Control Misc Fire Protection System Upgrade											253,449				
490 - Access Control System CAC & Pool Access Card Entry System/All Facilities				61,540											78,776
Total 24600 - Safety / Access				61,540							253,449				78,776
25000 - Flooring															
208 - Carpeting 610 Sq. Yds. Activity Center				87,623											112,165
404 - Tile 1,360 sf Restrooms											136,481				
604 - Vinyl 109 Sq. Yds. Activity Center									16,239						
640 - Rubber 3,250 sf Fitness Center									75,415						
Total 25000 - Flooring				87,623					91,655		136,481				112,165

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
25500 - Wallcoverings															
404 - Tile											56,769				
1,120 sf Restrooms											56,769				
Total 25500 - Wallcoverings											56,769				
26000 - Outdoor Equipment															
310 - Benches				13,031											
26 Lawn Bowling Benches				13,031											
330 - Benches											11,439				
4 Activities Center Benches											11,439				
900 - Miscellaneous							37,546								
Lawn Bowling Equipment							37,546								
904 - Miscellaneous															
14,400 sf Lawn Bowling- Green															
Total 26000 - Outdoor Equipment				13,031			37,546				11,439				
27000 - Appliances															
420 - Dryer				14,945						16,909					19,131
2 Swimsuit Dryers				14,945						16,909					19,131
428 - Washer & Dryer										11,599					
Laundry Room										11,599					
944 - Drinking Fountain							10,795								
Water Fountain Bottle Filler							10,795								
Total 27000 - Appliances				14,945			10,795			28,507					19,131
29000 - Infrastructure															
400 - Electric							32,148								
Pool Cabana Electrical Sub Panel							32,148								
404 - Electric								58,843							
Rewire Pump Room								58,843							
408 - Electric															
Transformer Replacement															
428 - Electric												240,000			
Central Power Project												240,000			
Total 29000 - Infrastructure							32,148	58,843				240,000			
30000 - Miscellaneous															
814 - Maintenance Equipment										27,425					
Lawn Bowling Toro Mower										27,425					
912 - Miscellaneous		148,491													
Universal Access Upgrade		148,491													
914 - Generator			313,670												
Diesel Generator & Transfer Switch			313,670												
Hardware															
Total 30000 - Miscellaneous		148,491	313,670							27,425					
Total [Central Activities Center (CAC)] Expenditures Inflated @ 2.50%	1,124,464	423,593	151,035	880,746	393,337	286,096	149,221	237,396	596,157	157,953	1,572,467	419,662	311,922	1,474,913	318,587
00040 - East Rec Center (ERC)															
01000 - Paving															
104 - Asphalt: Sealing		18,459							20,885						23,629
37,680 sf Paths & Parking		18,459							20,885						23,629
204 - Asphalt: Ongoing Repairs					12,318										14,643
37,680 sf Paths & Parking (5%)					12,318										14,643

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
404 - Asphalt: Major Repairs 25,419 sf Parking Lot	479,690														
408 - Asphalt: Major Repairs 12,261 sf Paths	191,959														
Total 01000 - Paving	671,650	18,459			12,318		20,885					38,272			
02000 - Concrete															
900 - Miscellaneous Concrete Work- 2019											234,319				
Total 02000 - Concrete											234,319				
03000 - Painting: Exterior															
132 - Surface Restoration 5,800 sf Recreation Center									32,854						
430 - Chain Link Fencing 920 lf Tennis Court Fencing	13,759					15,567					17,612				
Total 03000 - Painting: Exterior	13,759					15,567			32,854		17,612				
03500 - Painting: Interior															
108 - Building Recreation Building	27,459										35,150				
Total 03500 - Painting: Interior	27,459										35,150				
04000 - Structural Repairs															
554 - Bridge Maintenance 132 sf Bridge- Structure & Decking	43,563										55,764				
670 - Metal Railings 270 lf Walkway Railings															
824 - Dock 225 sf Wood Dock @ Pond							23,514								
934 - Doors 17 Exterior Doors											112,513				
938 - Doors 18 Interior Doors											49,134				
Total 04000 - Structural Repairs	43,563						23,514				217,412				
04500 - Decking/Balconies															
100 - Railing: Metal Balcony & Railing (Metal & Composite)															
Total 04500 - Decking/Balconies															
05000 - Roofing															
101 - Miscellaneous 6 Squares- Storage/Pump Room Addition											20,148				
448 - Pitched: Dimensional Composition 59 Squares- Recreation Building				92,020											
708 - Gutters / Downspouts 250 lf Recreation Building															
Total 05000 - Roofing				92,020							20,148				
08000 - Rehab															
112 - General OEPC Storage Room															
116 - General Acoustical Panels											117,160				

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
224 - Locker Rooms	126,930														
2 Downstairs Locker Rooms															
240 - Restrooms	53,818														
2 Recreation Building Restrooms															
256 - Kitchen											81,111				
Recreation Building Kitchen															
594 - Operable Wall/Partition											55,774				
Accordion Room Divider															
Total 08000 - Rehab	180,748										254,045				
11000 - Gate Equipment															
784 - Pedestrian Gate								52,305							
4 Pool Gates & Card Readers															
Total 11000 - Gate Equipment								52,305							
12000 - Pool															
114 - Resurface	109,887										140,665				
215 If Pool															
204 - Edge: Tile, Coping, Mastic											58,570				
215 If Pool															
230 - Drain Covers	17,380					19,663					22,247				
Pool Deck Drain Covers															
400 - ADA Chair Lift			14,616					16,536						18,709	
HCAP Chair															
640 - Deck: Replace											297,315				
6,100 sf Concrete Pool Deck															
704 - Equipment: Replacement				24,682						28,623					
Automatic Saline															
705 - Equipment: Replacement															
2024 Only[nr:1]															
712 - Equipment: Replacement	10,862					12,290					13,905				
Pool Sweep															
720 - Equipment: Replacement				16,532										21,163	
Filter Media- Glass															
724 - Heater		19,586						22,160					25,072		
Pool Heater															
726 - Heater					21,092					23,864					27,000
Pool Heater															
736 - Filter					30,319										
3 Pool Filters															
738 - Chemical System				12,477						14,470					
Pool Chemical Controller															
748 - Chemical System					8,473										10,846
Rola-Chem System															
752 - Pumps					8,851										11,330
5 HP Filter Pump															
764 - Equipment: Replacement								6,782						8,062	
Pool Controller Board															
772 - Cover								13,778							
Pool Cover- Roller															
964 - Furniture: Misc								92,377							
Pool Area Furnishings															
994 - Miscellaneous															
Outside Shower															
Total 12000 - Pool	138,129	19,586	14,616	53,691	68,735	31,953	135,097	16,536		66,957	532,702	25,072	18,709	29,225	49,176

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
13000 - Spa															
114 - Resurface Spa	27,459														
118 - Edge: Tile, Coping, Mastic Spa	27,459														
400 - ADA Chair Lift HCAP Chair	13,324					15,075					17,056				
700 - Equipment Automatic Saline					40,416						46,870				
701 - Equipment 2024 Only[nr:1]															
708 - Equipment Spa Controller Board							6,782							8,062	
720 - Equipment Filter Media- Glass				15,821										20,253	
740 - Pumps 2 Spa Pumps			28,848			31,066			33,454			36,027			38,797
748 - Pumps Filter Pump & Motor									18,192						
784 - Heater Spa Heater		30,021					33,966					38,429			
Total 13000 - Spa	68,243	30,021	28,848	15,821	40,416	46,141	40,748		51,647		63,927	74,456		28,315	38,797
14000 - Recreation															
700 - Billiard Table 4 Billiards Room															
Total 14000 - Recreation															
17000 - Tennis Court															
100 - Reseal 13,225 sf Tennis Courts		41,566		43,670		45,881		48,204		50,644		53,208		55,902	
120 - Pickleball Reseal 13,225 sf Pickleball Courts	40,552		42,605		44,762		47,028		49,409		51,910		54,538		57,299
500 - Resurface 13,225 sf Tennis Courts															
520 - Pickleball Resurface 13,225 sf Pickleball Courts										97,834					
Total 17000 - Tennis Court	40,552	41,566	42,605	43,670	44,762	45,881	47,028	48,204	49,409	148,479	51,910	53,208	54,538	55,902	57,299
18000 - Landscaping															
100 - Irrigation: Misc. Irrigation Upgrade						14,505									
428 - General Repairs/Upgrades Landscape Replacement											125,362				
Total 18000 - Landscaping						14,505					125,362				
18500 - Lakes / Ponds															
240 - Fountain Fountain System						20,411									
600 - Pump / Motor Well Pump & Controls			29,121											37,278	
990 - Miscellaneous Surge Pond Reclamation							57,408								
Total 18500 - Lakes / Ponds			29,121			20,411	57,408							37,278	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
19000 - Fencing															
130 - Chain Link: 10' 920 lf Tennis & Pickle Ball Courts															
132 - Gates Tennis Court Gates						11,798									
200 - Wrought Iron 320 lf Pool Fencing								77,573							
210 - Wrought Iron Fencing															
Total 19000 - Fencing						11,798		77,573							
19500 - Retaining Wall															
360 - Masonry Wall Concrete Retaining Walls															
Total 19500 - Retaining Wall															
20000 - Lighting															
104 - Exterior: Misc. Fixtures 30 Recreation Center Building Lights											41,855				
268 - Bollard Lights 21 Bollard Lighting	38,441														
288 - Pole Lights 4 20' Light Poles											20,624				
296 - Pole Lights 8 20' Light Poles- Fixtures											18,746				
304 - Pole Lights 10 10' Light Poles- Fixtures											15,273				
308 - Pole Lights 10 10' Light Poles											35,150				
408 - Interior Recreation Center											164,030				
Total 20000 - Lighting						38,441					295,678				
21000 - Signage															
804 - Monument Monument Sign				10,662											
Total 21000 - Signage				10,662											
23000 - Mechanical Equipment															
205 - HVAC Ion Block Equipment		11,728											15,013		
208 - HVAC Conference Room								23,537							
210 - HVAC Billiards Room	27,459														
212 - HVAC HVAC System							158,053								
228 - HVAC HVAC System- External							34,670								
604 - Water Heater Water Heater					18,233						21,144				
Total 23000 - Mechanical Equipment	27,459	11,728			18,233		192,724	23,537			21,144	15,013			
24000 - Furnishings															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
200 - Chairs											42,084				
185 Arm Chairs															
334 - Tables								18,709							
31 Tables- [15] Card & [16] 8' Rectangular															
684 - Lockers											47,769				
98 Locker Room Lockers															
860 - Ceiling Fans	14,656														
2 Ceiling Fans															
920 - Miscellaneous										18,295					
16 Recreation Building Tables															
936 - Window Coverings											29,106				
Window Treatments & Blackout Shades															
Total 24000 - Furnishings	14,656							18,709		18,295	118,958				
24500 - Audio / Visual															
312 - Miscellaneous			38,229					43,252					48,936		
ERC AV System Cameras															
700 - Music Instruments															
Musical Equipment/Piano															
908 - Miscellaneous	173,894										222,599				
PA & AV Equipment															
Total 24500 - Audio / Visual	173,894		38,229					43,252		222,599			48,936		
24600 - Safety / Access															
124 - Fire Control Misc	26,359														
Fire Alarm System															
130 - Fire Sprinklers											168,710				
Fire Sprinkler System															
502 - Access Control System		105,037													
7 Door Openers (ADA)															
Total 24600 - Safety / Access	26,359	105,037									168,710				
25000 - Flooring															
212 - Vinyl											93,044				
411 Sq. Yds. Recreation Building- Main Floor															
602 - Vinyl	52,025														
1,430 sf Locker & Lower Restroom Tile															
606 - Vinyl						12,697									
340 sf Upper Restroom Tile															
608 - Vinyl															18,464
2,250 sf Recreation Building															
Total 25000 - Flooring	52,025					12,697					93,044				18,464
26000 - Outdoor Equipment															
100 - Miscellaneous							47,028						55,902		
Shade Sails- Pickleball Patio Area															
120 - Miscellaneous	10,984										14,060				
Shade Sails- Pool Deck															
Total 26000 - Outdoor Equipment	10,984						47,028				14,060		55,902		
27000 - Appliances															
424 - Dryer					8,981					10,161					11,497
Swimsuit Dryers															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
998 - Miscellaneous															32,538
5 Kitchen Appliances															
Total 27000 - Appliances					8,981					10,161					44,035
29000 - Infrastructure															
412 - Electric															
Miscellaneous Electrical Replacement															
Total 29000 - Infrastructure															
30000 - Miscellaneous															
800 - Miscellaneous	21,967														
Public Art															
900 - Miscellaneous	89,096														
Common Area Universal Access Upgrade															
Total 30000 - Miscellaneous	111,064														
Total [East Rec Center (ERC)] Expenditures Inflated @ 2.50%	1,638,985	226,397	153,419	215,865	193,446	198,952	564,432	280,117	133,909	243,892	2,486,781	206,021	159,462	169,343	207,770
00050 - West Rec Center (WRC)															
01000 - Paving															
112 - Asphalt: Sealing		23,294					26,356					29,819			
62,767 sf Entrances, Parking & Connector															
212 - Asphalt: Ongoing Repairs		19,055					21,559					24,392			
62,767 sf Entrances, Parking & Connector (5%)															
412 - Asphalt: Major Repairs								16,429							
1,000 sf Paths @ Bocce															
416 - Asphalt: Major Repairs												408,002			
52,367 sf Entrances, Parking, & Connectors															
420 - Asphalt: Major Repairs												81,028			
10,400 sf Entrances, Parking, & Connectors															
808 - Striping		8,786					9,941					11,247			
Entrances, Parking & ADA Path															
Total 01000 - Paving		51,136					57,855		16,429			554,488			
02000 - Concrete															
210 - Curbs & Gutters													14,226		
Concrete Curb at Creek															
Total 02000 - Concrete													14,226		
03000 - Painting: Exterior															
132 - Surface Restoration			74,019								90,185				
4,500 sf Main WRC															
Total 03000 - Painting: Exterior			74,019								90,185				
03500 - Painting: Interior															
112 - Building				57,372											73,440
10,078 sf Interior Painting															
Total 03500 - Painting: Interior				57,372											73,440
04000 - Structural Repairs															
220 - Siding							56,949								
4,960 sf Buildings- Stucco (20%)															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
224 - Siding 1,165 sf Pool Cabana Stucco Siding							66,880								
228 - Siding 1,265 sf Recreation Building- Stone (20%)								26,796							
298 - Ceilings 3,220 sf Suspended Ceilings														77,402	
674 - Metal Railings 372 lf Bocce Path, Upper Road & Parking										20,724					
686 - Railings 300 lf Building Area/Staircase Railings										18,650					
694 - Railings Stair Railings (ADA)														52,717	
942 - Doors 12 Exterior Doors															
946 - Doors 13 Interior Doors (50%)				15,772										20,189	
962 - Awnings 570 sf Awning Structure & Fabric					37,379								45,542		
Total 04000 - Structural Repairs				15,772	37,379		123,829	26,796		39,373			45,542	150,308	
04500 - Decking/Balconies															
208 - Resurface 570 sf Entry Bridge Resurface														38,897	
300 - Repairs Entry Bridge Structure				154,915											
540 - Railing 56 lf Wood Capped Metal Railings													51,212		
Total 04500 - Decking/Balconies				154,915									51,212	38,897	
05000 - Roofing															
200 - Low Slope: BUR 33 Squares- Recreation Building										78,816					
452 - Pitched: Dimensional Composition 16 Squares- Pool Cabana		23,752													
456 - Pitched: Dimensional Composition 25 Squares- Recreation Building										47,555					
712 - Gutters / Downspouts Pool Cabana		14,409													
Total 05000 - Roofing		38,161								126,371					
08000 - Rehab															
228 - Locker Rooms 2 Locker Rooms				213,218											
244 - Restrooms 5 West Recreation Restrooms				360,406											
260 - Kitchen Kitchen															
Total 08000 - Rehab				573,624											
11000 - Gate Equipment															
788 - Pedestrian Gate 2 Metal Gates & Card Readers				9,424											
Total 11000 - Gate Equipment				9,424											
12000 - Pool															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
118 - Resurface 160 lf Pool							99,547								
208 - Edge: Tile, Coping, Mastic 160 lf Pool							33,287								
404 - ADA Chair Lift HCAP Lifts				14,838					16,787					18,993	
644 - Deck: Replace 4,562 sf Concrete Pool Deck							261,896								
708 - Equipment: Replacement Salt Cell Replacement				19,839						23,007					
710 - Equipment: Replacement Automatic Chlorinator	4,345					4,916					5,562				
712 - Equipment: Replacement Automatic Pool Sweep		9,020					10,206					11,547			
716 - Pumps 2 Speed Pumps			18,173				20,059				22,142				24,440
720 - Equipment: Replacement Filter Media- Glass				16,532										21,163	
728 - Heater Pool Heater		20,605				22,744				25,105				27,711	
750 - Chemical System Rola-Chem System					8,473										10,846
756 - Equipment: Replacement Pool Cover							15,456								
780 - Equipment: Replacement Pool Controller Board							6,782							8,062	
968 - Furniture: Misc Pool Furnishings							34,416								
Total 12000 - Pool	4,345	29,625	18,173	51,209	8,473	27,660	481,649		16,787	48,112	27,704	11,547		75,929	35,286
13000 - Spa															
118 - Resurface Spa							53,387								
404 - ADA Chair Lift HCAP Lift		18,883							22,446						
720 - Equipment Filter Media- Glass						8,749							10,400		
724 - Equipment 2 Salt Generators	9,515			10,247			11,035			11,883				12,797	
728 - Equipment Spa Controller Board							6,782							8,062	
756 - Equipment 2 Spa Cover	9,211			9,919			10,682			11,503				12,388	
788 - Heater Spa Heater	22,394			24,115			25,970			27,967				30,117	
Total 13000 - Spa	41,120	18,883		44,282		8,749	107,856		22,446	51,353				65,702	8,062
14000 - Recreation															
104 - Sauna: Heaters 2 Men's & Women's Saunas										12,787					
144 - Sauna: Wood Kit 2 Men's & Women's Saunas				43,467											
Total 14000 - Recreation				43,467						12,787					
17000 - Tennis Court															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
104 - Reseal 23,400 sf Tennis Courts		51,958			55,953			60,255			64,888				69,877
504 - Resurface 23,400 sf Tennis Courts															
904 - Miscellaneous 2 Tennis Ball Servers				12,267											15,703
Total 17000 - Tennis Court		51,958		12,267	55,953			60,255			64,888				85,580
18000 - Landscaping															
432 - General Repairs/Upgrades Landscape Replacement		21,684					24,533					27,757			
Total 18000 - Landscaping		21,684					24,533					27,757			
19000 - Fencing															
100 - Chain Link: 4' 155 lf Bocce Court															
134 - Chain Link: 10' 660 lf Tennis Court Fencing															
204 - Wrought Iron 242 lf Upper Road & Pool		59,898													
Total 19000 - Fencing		59,898													
19500 - Retaining Wall															
100 - Wood 150 lf Wood Retaining Wall										21,713					
372 - Masonry Wall Pool Stone Faced Wall										12,063					
Total 19500 - Retaining Wall										33,775					
20000 - Lighting															
540 - Parking Lot 15 Parking Lot Lights & Fixtures															64,452
Total 20000 - Lighting															64,452
21000 - Signage															
808 - Monument 2 Monument Signs							35,607								
Total 21000 - Signage							35,607								
23000 - Mechanical Equipment															
214 - HVAC HVAC Control System		21,724													
216 - HVAC 5 Indoor/Outdoor Units															149,854
218 - HVAC Ion Block Equipment			11,116											14,229	
220 - Fan Exhaust Fans										9,748					
608 - Water Heater 1st Floor Water Heater						6,051									
612 - Water Heater State Select Water Heater		16,476										21,090			
Total 23000 - Mechanical Equipment		38,200	11,116			6,051				9,748	21,090	14,229			149,854
24000 - Furnishings															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
688 - Lockers						25,540									
76 Locker Room- Lockers															
840 - Mirror						19,715									
44 If Mirrored Wall															
928 - Chairs								16,959							
60 Chairs- 2016															
940 - Tables								21,673							
36 Card & 8' Banquet Tables- 2016															
944 - Tables			11,284												
Outdoor Furnishings/Equipment															
948 - Window Coverings															
Drape Tracks & Window Treatments															
Total 24000 - Furnishings			11,284			45,254		38,631							
24500 - Audio / Visual															
304 - PA System								90,518							
AV Equipment & PA System															
308 - PA System							80,620						95,832		
AV Equipment & PA System Upgrade															
Total 24500 - Audio / Visual							80,620	90,518					95,832		
24600 - Safety / Access															
200 - Fire Alarm Control Panel															
Fire System Enunciator Panel															
Total 24600 - Safety / Access															
25000 - Flooring															
416 - Tile				172,604											
3,650 sf Restroom Tile- Floor & Wall															
704 - Hardwood Floors							46,892								
1,580 sf Wood Floors Replace- Lower Level 1															
708 - Hardwood Floors				50,984											
1,850 sf Wood Floors replace Upper Level 2															
Total 25000 - Flooring				223,589			46,892								
26000 - Outdoor Equipment															
284 - Picnic Tables															
8 WRC Picnic Tables															
302 - Bocce Ct. Resurface			40,691										52,087		
Bocce Court Replacements															
480 - Drinking Fountain															
2 Tennis Court Drinking Fountains															
848 - Miscellaneous															
Horseshoe Pit															
Total 26000 - Outdoor Equipment			40,691										52,087		
29000 - Infrastructure															
416 - Electric														211,628	
Federal Pacific Power Panel															
420 - Electric														126,977	
Miscellaneous Electrical															
424 - Electric															
Recreation Building Exterior Electrical															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 29000 - Infrastructure															338,606
30000 - Miscellaneous															
908 - Miscellaneous	99,005														
Universal Access Upgrade															
Total 30000 - Miscellaneous	99,005														
Total [West Rec Center (WRC)] Expenditures Inflated @ 2.50%	242,569	222,562	153,590	1,176,496	101,804	87,714	958,842	216,200	89,437	287,745	203,867	672,474	228,769	866,654	185,141
00060 - Maintenance															
03500 - Painting: Interior															
116 - Building								11,708							
4,477 sf Maintenance Building Interiors								11,708							
Total 03500 - Painting: Interior								11,708							
04000 - Structural Repairs															
958 - Windows															
3 Maintenance Building Windows															
Total 04000 - Structural Repairs															
05000 - Roofing															
464 - Pitched: Dimensional Composition															
27 Squares- Maintenance Building															
Total 05000 - Roofing															
18000 - Landscaping															
108 - Irrigation: Controllers	5,793					6,554					7,416				
10 Wall Mounted Controllers (50%)						6,554					7,416				
Total 18000 - Landscaping	5,793					6,554					7,416				
22000 - Office Equipment															
216 - Computers, Misc.				15,772					17,844						20,189
2 Office & Entry Computers				15,772					17,844						20,189
Total 22000 - Office Equipment				15,772					17,844						20,189
23000 - Mechanical Equipment															
224 - HVAC	17,054														
Maintenance Building Unit	17,054														
226 - HVAC		17,480													
Maintenance Building Unit		17,480													
Total 23000 - Mechanical Equipment	17,054	17,480													
30000 - Miscellaneous															
810 - Maintenance Equipment				14,019											17,946
Custodial Equipment				14,019											17,946
818 - Maintenance Equipment							11,179								
Floor Cleaner							11,179								
822 - Vehicle								61,197							
Nissan King Cab Pickup								61,197							
840 - Golf Cart	33,632					38,052					43,052				
Smith Electric Cart- 2024	33,632					38,052					43,052				
844 - Golf Cart		34,473					39,003					44,129			
Smith Electric Cart		34,473					39,003					44,129			
Total 30000 - Miscellaneous	33,632	34,473		14,019		49,231	39,003	61,197			43,052	44,129			17,946

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total [Maintenance] Expenditures Inflated @ 2.50%	56,479	51,953		29,791		55,785	39,003	72,905	17,844		50,468	44,129		38,135	
00070 - Common Area & Other															
01000 - Paving															
900 - Miscellaneous ADA DG Path to Dog Park & Parking Spot			32,258					36,497					41,293		
910 - Miscellaneous Dog Park & Community Garden- PLACEHOLDER			16,129					18,249					20,647		
Total 01000 - Paving			48,387					54,746					61,940		
04000 - Structural Repairs															
658 - Decking Dog Park Deck			78,839										100,921		
660 - Railings Handrail- Dog Park/Community Pathway		11,015					12,462					14,100			
960 - Awnings Dog Park Shade Sails		25,177					28,486					32,229			
Total 04000 - Structural Repairs		36,192	78,839				40,948					46,329	100,921		
18000 - Landscaping															
440 - General Repairs/Upgrades Median Strip					40,774										52,194
444 - General Repairs/Upgrades Pythian Road Landscape Replacement								47,075							
448 - General Repairs/Upgrades Oakmont Drive Entrance Landscape Replacement								70,610							
920 - Miscellaneous Community Garden / Dog Park Path							26,218								
Total 18000 - Landscaping					40,774	26,218		117,685							52,194
19000 - Fencing															
780 - Gates Oak Leaf Parcel- Gates	8,979														
900 - Miscellaneous Community Garden Fencing Expansion															23,681
990 - Miscellaneous Dog Park Fencing			60,388										77,301		
Total 19000 - Fencing	8,979		60,388										77,301		23,681
24600 - Safety / Access															
560 - Cameras Surveillance Cameras- 2023 Adds	14,544								17,721						
570 - Cameras Surveillance Cameras- 2024 Adds			19,355								23,582				
Total 24600 - Safety / Access	14,544		19,355						17,721		23,582				
30000 - Miscellaneous															
996 - Miscellaneous Conex Box- Storage Container						16,170									
Total 30000 - Miscellaneous						16,170									
Total [Common Area & Other] Expenditures Inflated @ 2.50%	23,524	36,192	206,969		40,774	42,388	40,948	172,431	17,721		23,582	46,329	240,162		75,875

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total Expenditures Inflated @ 2.50%	3,124,501	1,017,712	1,183,010	2,382,570	987,684	788,416	1,967,818	1,251,592	1,014,350	701,479	5,558,115	3,378,332	1,797,393	2,619,035	966,525

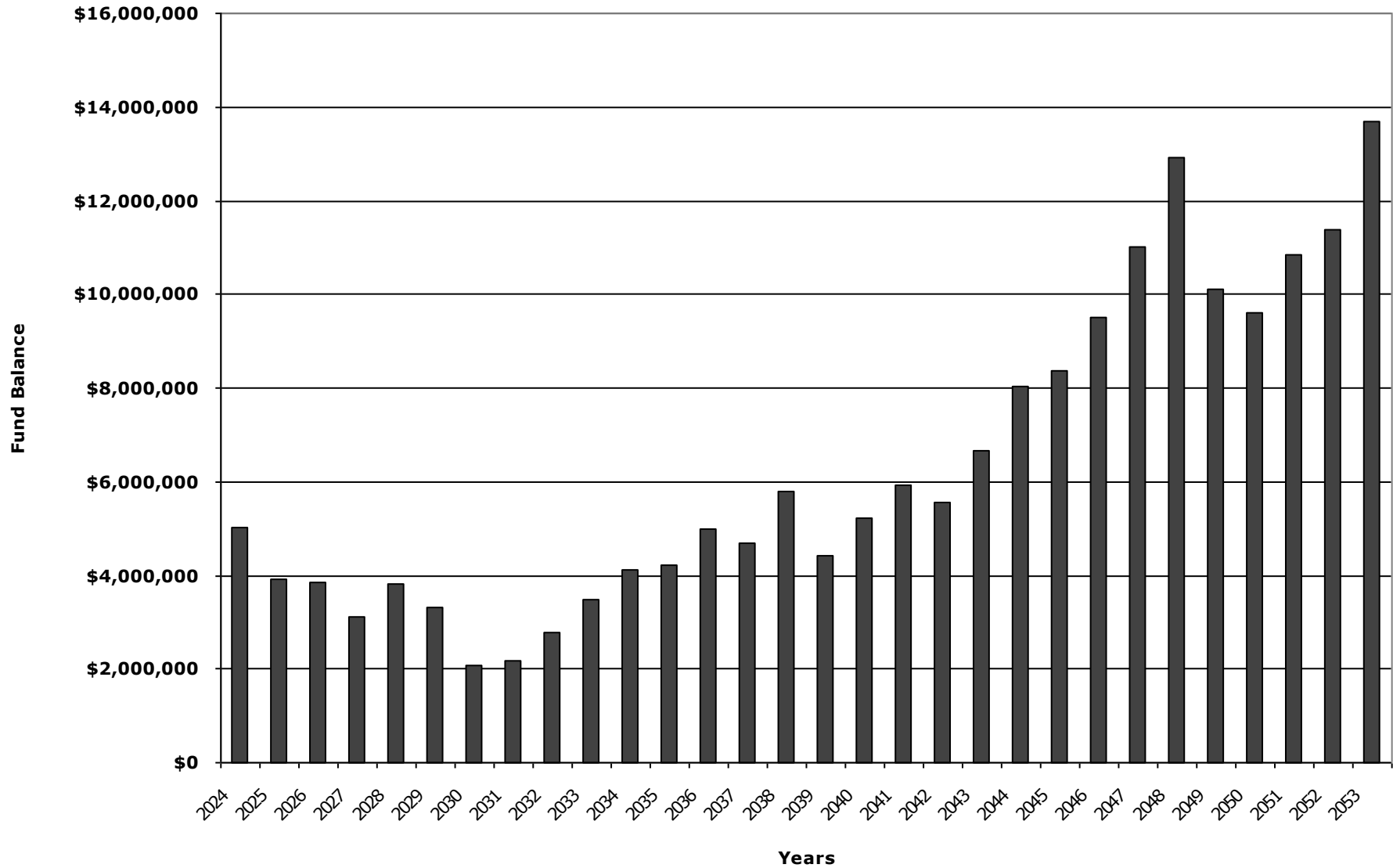
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	4,600,000	5,018,333	3,927,833	3,863,702	3,102,003	3,812,453	3,310,598	2,059,902	2,161,441	2,770,962
Inflated Expenditures @ 2.5%	481,667	1,990,499	1,007,331	1,750,172	325,471	1,587,500	2,388,451	1,090,829	640,081	582,766
Reserve Contribution	900,000	900,000	943,200	988,474	1,035,921	1,085,645	1,137,756	1,192,368	1,249,602	1,309,583
<i>Members/month @ 4700</i>	15.96	15.96	16.72	17.53	18.37	19.25	20.17	21.14	22.16	23.22
<i>Percentage Increase</i>		0.0%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
Special Assessments / Other	0 ¹	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	5,018,333	3,927,833	3,863,702	3,102,003	3,812,453	3,310,598	2,059,902	2,161,441	2,770,962	3,497,779

1) Per Association. Interest is retained in the operating fund.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	3,497,779	4,116,871	4,223,989	4,972,576	4,695,110	5,804,278	4,414,780	5,215,353	5,936,086	5,546,735
Inflated Expenditures @ 2.5%	753,351	1,331,201	758,773	1,857,177	546,371	3,124,501	1,017,712	1,183,010	2,382,570	987,684
Reserve Contribution	1,372,443	1,438,320	1,507,359	1,579,712	1,655,538	1,735,004	1,818,284	1,903,743	1,993,219	2,086,900
<i>Members/month @ 4700</i>	24.33	25.50	26.73	28.01	29.35	30.76	32.24	33.75	35.34	37.00
<i>Percentage Increase</i>	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	4,116,871	4,223,989	4,972,576	4,695,110	5,804,278	4,414,780	5,215,353	5,936,086	5,546,735	6,645,951

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	6,645,951	8,042,519	8,362,379	9,505,986	10,999,409	12,923,568	10,114,496	9,614,412	10,830,545	11,366,671
Inflated Expenditures @ 2.5%	788,416	1,967,818	1,251,592	1,014,350	701,479	5,558,115	3,378,332	1,797,393	2,619,035	966,525
Reserve Contribution	2,184,984	2,287,678	2,395,199	2,507,773	2,625,638	2,749,043	2,878,248	3,013,526	3,155,162	3,303,455
<i>Members/month @ 4700</i>	38.74	40.56	42.47	44.46	46.55	48.74	51.03	53.43	55.94	58.57
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	8,042,519	8,362,379	9,505,986	10,999,409	12,923,568	10,114,496	9,614,412	10,830,545	11,366,671	13,703,601

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances



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

Final

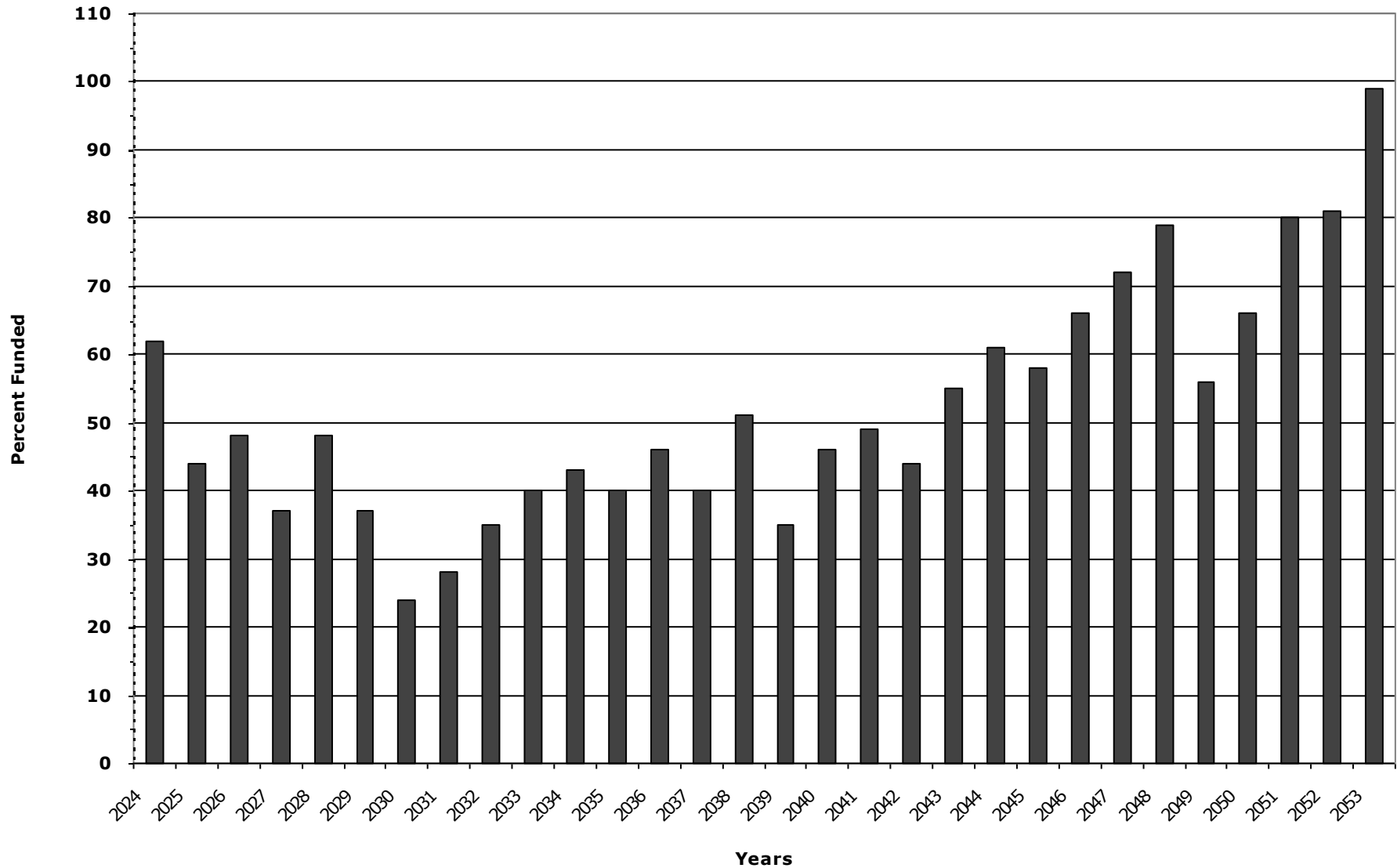
Prepared for the 2025 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2024	4,600,000	8,130,300	61.7%	481,667	900,000	0	0	5,018,333
2025	5,018,333	8,873,828	44.3%	1,990,499	900,000	0	0	3,927,833
2026	3,927,833	8,117,242	47.6%	1,007,331	943,200	0	0	3,863,702
2027	3,863,702	8,376,033	37.0%	1,750,172	988,474	0	0	3,102,003
2028	3,102,003	7,907,092	48.2%	325,471	1,035,921	0	0	3,812,453
2029	3,812,453	8,914,635	37.1%	1,587,500	1,085,645	0	0	3,310,598
2030	3,310,598	8,682,375	23.7%	2,388,451	1,137,756	0	0	2,059,902
2031	2,059,902	7,652,634	28.2%	1,090,829	1,192,368	0	0	2,161,441
2032	2,161,441	7,957,246	34.8%	640,081	1,249,602	0	0	2,770,962
2033	2,770,962	8,762,276	39.9%	582,766	1,309,583	0	0	3,497,779
2034	3,497,779	9,677,733	42.5%	753,351	1,372,443	0	0	4,116,871
2035	4,116,871	10,473,572	40.3%	1,331,201	1,438,320	0	0	4,223,989
2036	4,223,989	10,730,161	46.3%	758,773	1,507,359	0	0	4,972,576
2037	4,972,576	11,613,885	40.4%	1,857,177	1,579,712	0	0	4,695,110
2038	4,695,110	11,428,668	50.8%	546,371	1,655,538	0	0	5,804,278
2039	5,804,278	12,618,099	35.0%	3,124,501	1,735,004	0	0	4,414,780
2040	4,414,780	11,231,274	46.4%	1,017,712	1,818,284	0	0	5,215,353
2041	5,215,353	12,006,748	49.4%	1,183,010	1,903,743	0	0	5,936,086
2042	5,936,086	12,670,623	43.8%	2,382,570	1,993,219	0	0	5,546,735
2043	5,546,735	12,160,954	54.6%	987,684	2,086,900	0	0	6,645,951
2044	6,645,951	13,108,693	61.4%	788,416	2,184,984	0	0	8,042,519
2045	8,042,519	14,325,778	58.4%	1,967,818	2,287,678	0	0	8,362,379
2046	8,362,379	14,406,841	66.0%	1,251,592	2,395,199	0	0	9,505,986
2047	9,505,986	15,267,559	72.0%	1,014,350	2,507,773	0	0	10,999,409
2048	10,999,409	16,437,555	78.6%	701,479	2,625,638	0	0	12,923,568
2049	12,923,568	18,003,193	56.2%	5,558,115	2,749,043	0	0	10,114,496
2050	10,114,496	14,676,763	65.5%	3,378,332	2,878,248	0	0	9,614,412
2051	9,614,412	13,549,465	79.9%	1,797,393	3,013,526	0	0	10,830,545
2052	10,830,545	14,063,660	80.8%	2,619,035	3,155,162	0	0	11,366,671
2053	11,366,671	13,798,972	99.3%	966,525	3,303,455	0	0	13,703,601

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final

Prepared for the 2025 Fiscal Year



Reserve Fund Balance Forecast Component Method

Final

Prepared for the 2025 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00010 - Admin									
08000 - Rehab									
100 - General OVA Office Space Remodel	35,056	5	3	37,752	7,550	14,023	21,560	0.64%	5,744
232 - Restrooms OVA Office Restroom Furnishings	7,870	20	13	10,849	542	2,755	3,227	0.05%	413
Sub-total [08000 - Rehab]	42,926			48,601	8,093	16,777	24,786	0.68%	6,157
20000 - Lighting									
400 - Interior OVA Office Lighting Fixtures	16,027	25	18	24,996	1,000	4,487	5,257	0.08%	761
22000 - Office Equipment									
100 - Miscellaneous Suite B AV & Zoom Room	8,569	5	0	8,569	1,714	8,569	1,757	0.14%	1,304
360 - Telephone Equipment Office Phone System	9,570	10	9	11,952	1,195	957	1,962	0.10%	909
Sub-total [22000 - Office Equipment]	18,139			20,521	2,909	9,526	3,719	0.25%	2,213
24000 - Furnishings									
900 - Miscellaneous New Office & Conference Room Furniture	55,342	15	2	58,144	3,876	47,963	52,944	0.33%	2,949
904 - Miscellaneous OVA Office Furnishings	36,996	10	2	38,869	3,887	29,597	34,129	0.33%	2,957
Sub-total [24000 - Furnishings]	92,338			97,013	7,763	77,560	87,073	0.66%	5,906
30000 - Miscellaneous									
910 - Generator Natural Gas Generator & Zombie Box	22,523	20	16	33,435	1,672	4,505	5,771	0.14%	1,272
Sub-total Admin	191,954			224,566	21,437	112,855	126,606	1.81%	16,308

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)									
02000 - Concrete									
220 - Walkways 15,300 sf Berger Exterior (2%)	6,438	5	2	6,764	1,353	3,863	5,279	0.11%	1,029
390 - Pavers 2,500 sf Courtyard Tile	68,650	20	6	79,613	3,981	48,055	52,775	0.34%	3,028
Sub-total [02000 - Concrete]	75,088			86,377	5,333	51,918	58,054	0.45%	4,058
03000 - Painting: Exterior									
120 - Surface Restoration 5,950 sf Building Exterior	37,128	5	2	39,008	7,802	22,277	30,445	0.66%	5,935
03500 - Painting: Interior									
100 - Building 19,746 sf Interior Surfaces	30,014	10	7	35,677	3,568	9,004	12,306	0.30%	2,714
04000 - Structural Repairs									
200 - Wood: Siding & Trim 5,950 sf Building Exterior	78,243	25	2	82,204	3,288	71,983	76,991	0.28%	2,502
290 - Ceilings 3,264 sf Berger Center Ceilings	38,711	30	2	40,671	1,356	36,130	38,356	0.11%	1,031
360 - Garbage Enclosure Berger Trash Enclosure	9,202	30	23	16,238	541	2,147	2,515	0.05%	412
914 - Doors 16 Exterior Doors	55,249	30	2	58,046	1,935	51,566	54,742	0.16%	1,472
918 - Doors 23 Interior Doors	36,283	30	2	38,120	1,271	33,865	35,951	0.11%	967
Sub-total [04000 - Structural Repairs]	217,688			235,279	8,391	195,691	208,555	0.71%	6,383
05000 - Roofing									
440 - Pitched: Dimensional Composition 146 Squares- Berger Center Roof	153,528	25	2	161,300	6,452	141,246	151,071	0.55%	4,908
700 - Gutters / Downspouts 535 lf Berger Center	8,437	25	2	8,864	355	7,762	8,302	0.03%	270
Sub-total [05000 - Roofing]	161,965			170,164	6,807	149,008	159,373	0.58%	5,178

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)									
08000 - Rehab									
104 - General Berger Upgrade- 2025	287,713	20	6	333,659	16,683	201,399	221,179	1.41%	12,692
120 - General Berger Refresh- 2021	40,899	20	17	62,233	3,112	6,135	8,384	0.26%	2,367
236 - Restrooms 4 Berger Restrooms	210,315	20	6	243,900	12,195	147,220	161,679	1.03%	9,278
248 - Kitchen Berger Kitchen	101,124	20	6	117,273	5,864	70,787	77,739	0.50%	4,461
350 - Cabinets 110 lf Kitchen	32,861	30	6	38,109	1,270	26,289	28,069	0.11%	966
360 - Countertops 50 lf Kitchen & Dressing Room	15,776	30	6	18,295	610	12,620	13,475	0.05%	464
590 - Operable Wall/Partition Main Room	98,584	30	6	114,327	3,811	78,867	84,207	0.32%	2,899
Sub-total [08000 - Rehab]	787,272			927,796	43,544	543,318	594,733	3.68%	33,127
14000 - Recreation									
740 - Piano Baby Grand Piano	13,146	30	13	18,122	604	7,449	8,085	0.05%	460
744 - Piano Grand Piano	65,725	30	13	90,602	3,020	37,244	40,421	0.26%	2,298
Sub-total [14000 - Recreation]	78,871			108,724	3,624	44,693	48,506	0.31%	2,757
18000 - Landscaping									
420 - General Repairs/Upgrades Berger Landscaping[se:2]	92,011	10	2	97,878	9,788	69,008	80,165	0.83%	7,446
20000 - Lighting									
100 - Exterior: Misc. Fixtures 13 Building Lights	15,773	15	2	16,572	1,105	13,670	15,090	0.09%	840
260 - Bollard Lights 35 Berger Exterior	55,214	20	11	72,445	3,622	24,846	28,297	0.31%	2,756
276 - Pole Lights 12 Courtyard Light Standards	23,656	20	11	31,039	1,552	10,645	12,124	0.13%	1,181
278 - Pole Lights Parking Lot Lighting Upgrades	5,470	20	0	5,470	274	5,470	280	0.02%	208
404 - Interior Berger Center- 2025	107,196	20	1	109,876	5,494	101,837	109,876	0.46%	4,180
416 - Interior Berger Refresh (Lighting)- 2021	37,393	20	17	56,898	2,845	5,609	7,666	0.24%	2,164
Sub-total [20000 - Lighting]	244,703			292,301	14,891	162,077	173,333	1.26%	11,329

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)									
21000 - Signage									
310 - Bulletin Boards Berger Exterior	10,517	10	1	10,780	1,078	9,465	10,780	0.09%	820
796 - Monument Berger Monument Sign	6,620	20	2	6,955	348	5,958	6,446	0.03%	265
Sub-total [21000 - Signage]	17,137			17,735	1,426	15,423	17,226	0.12%	1,085
23000 - Mechanical Equipment									
204 - HVAC HVAC Control System	18,000	15	0	18,000	1,200	18,000	1,230	0.10%	913
232 - HVAC 5 Attic- Trane Climate Changers	650,000	12	1	666,250	55,521	595,833	666,250	4.69%	42,239
240 - HVAC Ion Block Equipment	15,883	10	6	18,419	1,842	6,353	8,140	0.16%	1,401
600 - Water Heater Berger Water Heater	9,572	10	9	11,954	1,195	957	1,962	0.10%	909
Sub-total [23000 - Mechanical Equipment]	693,455			714,623	59,758	621,144	677,582	5.05%	45,462
24000 - Furnishings									
908 - Miscellaneous Berger Center Furnishings	282,608	20	6	327,738	16,387	197,825	217,255	1.39%	12,467
910 - Miscellaneous Couches and Interior Work	36,068	20	6	41,827	2,091	25,247	27,727	0.18%	1,591
932 - Window Coverings Window Treatments & Shades	50,247	15	5	56,850	3,790	33,498	37,769	0.32%	2,883
Sub-total [24000 - Furnishings]	368,923			426,416	22,268	256,571	282,751	1.88%	16,941
24500 - Audio / Visual									
300 - PA System Berger PA System	50,557	8	3	54,444	6,806	31,598	38,866	0.58%	5,177
308 - Miscellaneous Cameras	25,124	5	2	26,396	5,279	15,074	20,601	0.45%	4,016
900 - Miscellaneous Berger AV Equipment	50,556	8	3	54,443	6,805	31,597	38,865	0.58%	5,177
902 - Miscellaneous Extron System Switcher	7,409	10	0	7,409	741	7,409	759	0.06%	564
Sub-total [24500 - Audio / Visual]	133,646			142,692	19,631	85,679	99,091	1.66%	14,935
24600 - Safety / Access									
134 - Fire Sprinklers Building Fire Sprinklers	140,000	30	1	143,500	4,783	135,333	143,500	0.40%	3,639

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)									
25000 - Flooring									
400 - Tile 528 sf Restroom Floor Tile	21,036	20	6	24,395	1,220	14,725	16,171	0.10%	928
600 - Miscellaneous 197 Sq. Yds. Linoleum- Interior Floors	10,516	15	6	12,195	813	6,310	7,186	0.07%	619
620 - Vinyl 2,700 sf Commercial LVP Flooring- Main Room	92,313	20	17	140,465	7,023	13,847	18,924	0.59%	5,343
Sub-total [25000 - Flooring]	123,864			177,055	9,056	34,881	42,281	0.77%	6,890
25500 - Wallcoverings									
400 - Tile 630 sf Restroom Wall Tile	23,663	20	6	27,442	1,372	16,564	18,191	0.12%	1,044
26000 - Outdoor Equipment									
306 - Benches 8 Courtyard Benches	12,620	15	4	13,930	929	9,255	10,349	0.08%	707
27000 - Appliances									
110 - Holding/Proofing Cabinet Kitchen Warmer	6,000	10	9	7,493	749	600	1,230	0.06%	570
200 - Refrigerator Kitchen	5,773	10	9	7,210	721	577	1,183	0.06%	548
240 - Freezer Large Commercial Model Kitchen	4,000	10	9	4,995	500	400	820	0.04%	380
248 - Ice Machine Icemaker	6,629	10	9	8,279	828	663	1,359	0.07%	630
260 - Stove Kitchen Gas Range	17,079	20	9	21,329	1,066	9,393	10,503	0.09%	811
296 - Stove: Exhaust Hood w/ Fan Kitchen	28,921	20	9	36,119	1,806	15,907	17,787	0.15%	1,374
300 - Dishwasher Kitchen	6,573	15	9	8,209	547	2,629	3,144	0.05%	416
940 - Drinking Fountain 2 Main Room	6,310	20	19	10,088	504	316	647	0.04%	384
Sub-total [27000 - Appliances]	81,286			103,722	6,722	30,485	36,673	0.57%	5,114
Sub-total Berger Activities Center (BAC)	3,319,332			3,760,318	229,692	2,452,329	2,693,114	19.42%	174,743

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
01000 - Paving									
100 - Asphalt: Sealing 66,500 sf Parking Lot	35,910	5	3	38,671	7,734	14,364	22,085	0.65%	5,884
200 - Asphalt: Ongoing Repairs 66,500 sf Parking Lot (5%)	14,231	10	3	15,325	1,533	9,962	11,669	0.13%	1,166
400 - Asphalt: Major Repairs 66,500 sf Parking Lot	460,180	25	3	495,564	19,823	404,958	433,950	1.68%	15,080
800 - Striping Parking Lot	8,297	5	3	8,935	1,787	3,319	5,102	0.15%	1,359
Sub-total [01000 - Paving]	518,618			558,494	30,876	432,603	472,806	2.61%	23,490
02000 - Concrete									
224 - Walkways 10,600 sf Center Recreation Concrete (6%)	13,381	5	3	14,410	2,882	5,353	8,230	0.24%	2,193
228 - Walkways 2,500 sf Lawn Bowling Concrete Walks (11%)	5,786	5	3	6,231	1,246	2,314	3,558	0.11%	948
400 - Pool Deck 7,600 sf Pool & Spa Decking- Rebuild	299,744	30	6	347,611	11,587	239,795	256,031	0.98%	8,815
900 - Miscellaneous 4,400 sf Shuffleboard Courts	57,860	30	3	62,309	2,077	52,074	55,353	0.18%	1,580
Sub-total [02000 - Concrete]	376,771			430,561	17,792	299,536	323,172	1.50%	13,536
03000 - Painting: Exterior									
124 - Surface Restoration 9,228 sf Activity Center	42,633	8	3	45,911	5,739	26,646	32,774	0.49%	4,366
128 - Surface Restoration Pool Cabana	8,427	7	5	9,534	1,362	2,408	3,702	0.12%	1,036
400 - Wrought Iron 260 lf Pool Perimeter Fence	6,152	10	3	6,625	662	4,306	5,044	0.06%	504
Sub-total [03000 - Painting: Exterior]	57,212			62,070	7,763	33,360	41,521	0.66%	5,906
03500 - Painting: Interior									
104 - Building 27,279 sf Activity Center	44,738	8	3	48,177	6,022	27,961	34,392	0.51%	4,581

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
04000 - Structural Repairs									
204 - Wood: Siding & Trim 9,228 sf Activity Center (13%)	30,326	8	3	32,657	4,082	18,953	23,313	0.35%	3,106
208 - Wood: Siding & Trim 2,400 sf Pool Cabana (20%)	13,123	7	1	13,451	1,922	11,248	13,451	0.16%	1,462
216 - Siding 2,400 sf Pool Cabana- Siding Replacement	65,616	40	3	70,661	1,767	60,695	63,894	0.15%	1,344
280 - Window Sealing UV Window Film	9,851	10	3	10,608	1,061	6,896	8,078	0.09%	807
294 - Ceilings 3,343 sf Activity Center	70,303	30	15	101,820	3,394	35,152	38,432	0.29%	2,582
550 - Bridge Maintenance 240 sf Steel Bridge & Decking	29,729	20	11	39,007	1,950	13,378	15,236	0.16%	1,484
910 - Building Maintenance Lawn Bowling Shed	10,938	20	11	14,351	718	4,922	5,605	0.06%	546
922 - Doors 17 Exterior Doors	66,037	20	5	74,714	3,736	49,528	54,150	0.32%	2,842
926 - Doors 47 Interior Doors	108,195	30	15	156,699	5,223	54,098	59,147	0.44%	3,974
930 - Doors 2 Pool Cabana Metal Doors	14,181	15	10	18,153	1,210	4,727	5,814	0.10%	921
996 - Miscellaneous Mechanical Room Repairs	17,000	10	1	17,425	1,743	15,300	17,425	0.15%	1,326
Sub-total [04000 - Structural Repairs]	435,298			549,547	26,805	274,896	304,545	2.27%	20,392
05000 - Roofing									
330 - Low Slope: Vinyl 20 Squares- Pool Cabana Roof	20,506	20	3	22,082	1,104	17,430	18,916	0.09%	840
444 - Pitched: Dimensional Composition 173 Squares- Activity Center	173,000	30	15	250,556	8,352	86,500	94,573	0.71%	6,354
704 - Gutters / Downspouts 1,009 lf Activity Center	30,896	30	15	44,746	1,492	15,448	16,890	0.13%	1,135
Sub-total [05000 - Roofing]	224,401			317,384	10,948	119,378	130,379	0.93%	8,329

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
08000 - Rehab									
108 - General Activity Center	65,725	20	5	74,362	3,718	49,294	53,894	0.31%	2,829
220 - Bathrooms 4 Restrooms & Locker Rooms	52,584	20	5	59,495	2,975	39,438	43,119	0.25%	2,263
252 - Kitchen Activity Center Kitchen	19,719	20	5	22,310	1,116	14,789	16,170	0.09%	849
354 - Cabinets 242 If Cabinets & Countertops	31,813	30	15	46,075	1,536	15,907	17,391	0.13%	1,168
Sub-total [08000 - Rehab]	169,842			202,242	9,344	119,428	130,575	0.79%	7,109
11000 - Gate Equipment									
780 - Pedestrian Gate 2 Pool Area Gates	14,544	8	2	15,280	1,910	10,908	13,044	0.16%	1,453

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
12000 - Pool									
110 - Resurface 235 lf Pool	79,430	10	5	89,868	8,987	39,715	48,849	0.76%	6,837
200 - Edge: Tile, Coping, Mastic 235 lf Pool	41,055	10	5	46,449	4,645	20,527	25,249	0.39%	3,534
212 - Edge: Tile, Coping, Mastic Vertical Mastic Replacement	6,300	5	0	6,300	1,260	6,300	1,292	0.11%	959
700 - Equipment: Replacement Automatic Chlorinator	20,222	5	2	21,246	4,249	12,133	16,582	0.36%	3,233
701 - Equipment: Replacement 2024 Only[nr:1]	3,000	1	0	0	0	3,000	0	0.00%	0
716 - Equipment: Replacement Automatic Pool Sweep	6,322	5	2	6,642	1,328	3,793	5,184	0.11%	1,011
720 - Heater 2 Pool Heaters	17,249	4	0	17,249	4,312	17,249	4,420	0.36%	3,281
732 - Filter 2 Pentair Glass Filters	12,854	10	2	13,505	1,350	10,283	11,858	0.11%	1,027
740 - Chemical System Rola-Chem System	5,300	10	9	6,619	662	530	1,087	0.06%	504
744 - Pumps 2 Variable Speed Pumps	7,111	6	0	7,111	1,185	7,111	1,215	0.10%	902
756 - Cover Pool Cover	9,797	5	0	9,797	1,959	9,797	2,008	0.17%	1,491
760 - Equipment: Replacement Pool Chemical Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
768 - Cover Pool Cover- Roller	6,573	20	6	7,623	381	4,601	5,053	0.03%	290
776 - Lighting 3 Pool Area Deck Lighting	11,218	20	11	14,719	736	5,048	5,749	0.06%	560
960 - Furniture: Misc Pool Area Furnishings	14,435	7	1	14,796	2,114	12,373	14,796	0.18%	1,608
990 - Miscellaneous Drain Inspection and Repair	8,203	3	2	8,618	2,873	2,734	5,606	0.24%	2,186
Sub-total [12000 - Pool]	253,107			274,580	36,619	159,234	149,538	3.10%	27,859

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
13000 - Spa									
100 - Re-Plaster Re-Plaster and Tile	15,900	5	2	16,705	3,341	9,540	13,038	0.28%	2,542
704 - Equipment Automatic Chlorinator	15,191	5	0	15,191	3,038	15,191	3,114	0.26%	2,311
744 - Equipment Spa Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
752 - Pumps 3 Spa Pumps	22,273	5	1	22,830	4,566	17,818	22,830	0.39%	3,474
780 - Heater Spa Heater	14,103	5	0	14,103	2,821	14,103	2,891	0.24%	2,146
Sub-total [13000 - Spa]	71,505			72,867	14,343	60,690	42,464	1.21%	10,911
14000 - Recreation									
100 - Sauna: Heaters 2 Locker Room Saunas	7,070	10	4	7,804	780	4,242	5,073	0.07%	594
140 - Sauna: Wood Kit 2 Locker Room Saunas	49,079	5	4	54,174	10,835	9,816	20,122	0.92%	8,243
720 - Game Table 2 Outdoor Table Tennis	18,000	5	3	19,384	3,877	7,200	11,070	0.33%	2,949
Sub-total [14000 - Recreation]	74,149			81,362	15,492	21,258	36,265	1.31%	11,786
18000 - Landscaping									
340 - Irrigation: Pumps Irrigation Booster Pump	20,508	10	6	23,783	2,378	8,203	10,510	0.20%	1,809
424 - General Repairs/Upgrades CAC Landscape Replacement	100,000	5	3	107,689	21,538	40,000	61,500	1.82%	16,385
Sub-total [18000 - Landscaping]	120,508			131,472	23,916	48,203	72,010	2.02%	18,195
19000 - Fencing									
230 - Wrought Iron: 6' 260 If Pool Perimeter	48,612	30	17	73,969	2,466	21,065	23,253	0.21%	1,876
19500 - Retaining Wall									
990 - Miscellaneous 488 If Lawn Bowling Retaining Wall	18,105	15	10	23,176	1,545	6,035	7,423	0.13%	1,175

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
20000 - Lighting									
264 - Bollard Lights 30 Walkway Bollard Lights & Fixtures	57,492	15	5	65,047	4,336	38,328	43,215	0.37%	3,299
280 - Parking Lot 5 Parking Lot Light Poles	13,672	30	15	19,801	660	6,836	7,474	0.06%	502
284 - Pole Lights 5 Common Area Light Poles	13,672	30	15	19,801	660	6,836	7,474	0.06%	502
312 - Pole Lights 10 Common Area Light LED Fixtures	6,836	15	7	8,126	542	3,646	4,204	0.05%	412
316 - Pole Lights 14 Common Area Light Poles	30,102	30	20	49,325	1,644	10,034	11,313	0.14%	1,251
320 - Pole Lights 14 Common Area Light LED Fixtures	9,570	15	5	10,828	722	6,380	7,194	0.06%	549
544 - Parking Lot 10 Parking Lot Light Fixtures	5,470	15	0	5,470	365	5,470	374	0.03%	277
Sub-total [20000 - Lighting]	136,814			178,398	8,929	77,530	81,248	0.75%	6,793
21000 - Signage									
800 - Monument Entrance Signs	34,180	30	6	39,638	1,321	27,344	29,195	0.11%	1,005
22000 - Office Equipment									
208 - Computers, Misc. 12 Computer Center Computers	35,056	7	4	38,696	5,528	15,024	20,533	0.47%	4,205
212 - Computers, Misc. Computer Center Server	7,778	10	3	8,376	838	5,444	6,378	0.07%	637
220 - Computers, Misc. Computer Center Software	6,109	5	3	6,579	1,316	2,444	3,757	0.11%	1,001
Sub-total [22000 - Office Equipment]	48,943			53,650	7,681	22,912	30,668	0.65%	5,844
23000 - Mechanical Equipment									
200 - HVAC 16 Activity Center Units	163,776	20	5	185,297	9,265	122,832	134,296	0.78%	7,048
204 - HVAC HVAC Control System	18,000	15	3	19,384	1,292	14,400	15,990	0.11%	983
206 - HVAC Ion Block Equipment	14,017	10	6	16,255	1,626	5,607	7,184	0.14%	1,237
236 - Water Heater 2 Activity Center, Laundry Room	20,226	10	9	25,260	2,526	2,023	4,146	0.21%	1,922
Sub-total [23000 - Mechanical Equipment]	216,018			246,196	14,709	144,861	161,616	1.24%	11,190

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
24000 - Furnishings									
330 - Tables	14,023	25	22	24,141	966	1,683	2,300	0.08%	735
18 Computer Center Computer Desks									
680 - Lockers	33,420	30	15	48,402	1,613	16,710	18,270	0.14%	1,227
110 Men's & Women's Lockers									
912 - Miscellaneous	220,621	15	3	237,585	15,839	176,497	195,985	1.34%	12,050
Activity Center Furnishings									
916 - Miscellaneous	7,771	15	3	8,368	558	6,217	6,903	0.05%	424
14 Computer Center Chairs									
Sub-total [24000 - Furnishings]	275,835			318,496	18,976	201,106	223,458	1.60%	14,436
24500 - Audio / Visual									
904 - Miscellaneous	6,820	5	4	7,528	1,506	1,364	2,796	0.13%	1,145
Room B AV Equipment									
24600 - Safety / Access									
120 - Fire Control Misc	136,708	20	5	154,672	7,734	102,531	112,101	0.65%	5,884
Fire Protection System Upgrade									
490 - Access Control System	38,495	10	9	48,075	4,807	3,850	7,891	0.41%	3,657
CAC & Pool Access Card Entry System/All Facilities									
Sub-total [24600 - Safety / Access]	175,203			202,747	12,541	106,380	119,992	1.06%	9,541
25000 - Flooring									
208 - Carpeting	56,181	10	8	68,451	6,845	11,236	17,276	0.58%	5,208
610 Sq. Yds. Activity Center									
404 - Tile	73,617	20	5	83,291	4,165	55,213	60,366	0.35%	3,168
1,360 sf Restrooms									
604 - Vinyl	9,203	10	3	9,910	991	6,442	7,546	0.08%	754
109 Sq. Yds. Activity Center									
640 - Rubber	42,738	10	3	46,024	4,602	29,916	35,045	0.39%	3,501
3,250 sf Fitness Center									
Sub-total [25000 - Flooring]	181,738			207,676	16,603	102,807	120,233	1.40%	12,631
25500 - Wallcoverings									
404 - Tile	30,621	20	5	34,645	1,732	22,966	25,109	0.15%	1,318
1,120 sf Restrooms									

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)									
26000 - Outdoor Equipment									
310 - Benches 26 Lawn Bowling Benches	8,355	15	3	8,998	600	6,684	7,422	0.05%	456
330 - Benches 4 Activities Center Benches	6,170	20	5	6,981	349	4,627	5,059	0.03%	266
900 - Miscellaneous Lawn Bowling Equipment	22,354	15	6	25,924	1,728	13,413	15,275	0.15%	1,315
904 - Miscellaneous 14,400 sf Lawn Bowling- Green	171,648	25	7	204,036	8,161	123,587	133,714	0.69%	6,209
Sub-total [26000 - Outdoor Equipment]	208,527			245,938	10,839	148,311	161,471	0.92%	8,246
27000 - Appliances									
420 - Dryer 2 Swimsuit Dryers	9,582	5	3	10,319	2,064	3,833	5,893	0.17%	1,570
428 - Washer & Dryer Laundry Room	6,573	10	3	7,078	708	4,601	5,390	0.06%	539
944 - Drinking Fountain Water Fountain Bottle Filler	6,588	20	20	10,795	514	314	338	0.04%	391
Sub-total [27000 - Appliances]	22,743			28,193	3,286	8,748	11,621	0.28%	2,500
29000 - Infrastructure									
400 - Electric Pool Cabana Electrical Sub Panel	19,141	30	21	32,148	1,072	5,742	6,540	0.09%	815
404 - Electric Rewire Pump Room	34,180	15	7	40,629	2,709	18,229	21,021	0.23%	2,061
408 - Electric Transformer Replacement	314,420	50	41	0	0	56,596	64,456	0.00%	0
428 - Electric Central Power Project	126,296	35	26	240,000	6,857	32,476	36,987	0.58%	5,217
Sub-total [29000 - Infrastructure]	494,037			312,777	10,637	113,043	129,003	0.90%	8,093
30000 - Miscellaneous									
814 - Maintenance Equipment Lawn Bowling Toro Mower	15,542	10	3	16,737	1,674	10,879	12,744	0.14%	1,273
912 - Miscellaneous Universal Access Upgrade	102,528	20	15	148,491	7,425	25,632	31,527	0.63%	5,648
914 - Generator Diesel Generator & Transfer Switch Hardware	211,296	20	16	313,670	15,684	42,259	54,145	1.33%	11,932
Sub-total [30000 - Miscellaneous]	329,366			478,898	24,782	78,770	98,416	2.09%	18,853
Sub-total Central Activities Center (CAC)	4,588,255			5,195,963	339,382	2,690,697	2,976,213	28.69%	258,192

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
01000 - Paving									
104 - Asphalt: Sealing 37,680 sf Paths & Parking	12,434	5	1	12,745	2,549	9,948	12,745	0.22%	1,939
204 - Asphalt: Ongoing Repairs 37,680 sf Paths & Parking (5%)	7,706	7	5	8,718	1,245	2,202	3,385	0.11%	948
404 - Asphalt: Major Repairs 25,419 sf Parking Lot	331,210	20	15	479,690	23,985	82,802	101,847	2.03%	18,247
408 - Asphalt: Major Repairs 12,261 sf Paths	132,541	20	15	191,959	9,598	33,135	40,756	0.81%	7,302
Sub-total [01000 - Paving]	483,891			693,113	37,377	128,087	158,734	3.16%	28,435
02000 - Concrete									
900 - Miscellaneous Concrete Work- 2019	126,390	30	25	234,319	7,811	21,065	25,910	0.66%	5,942
03000 - Painting: Exterior									
132 - Surface Restoration 5,800 sf Recreation Center	18,618	10	3	20,050	2,005	13,033	15,267	0.17%	1,525
430 - Chain Link Fencing 920 lf Tennis Court Fencing	9,500	5	0	9,500	1,900	9,500	1,948	0.16%	1,445
Sub-total [03000 - Painting: Exterior]	28,118			29,550	3,905	22,533	17,214	0.33%	2,971
03500 - Painting: Interior									
108 - Building Recreation Building	18,960	10	5	21,451	2,145	9,480	11,660	0.18%	1,632
04000 - Structural Repairs									
554 - Bridge Maintenance 132 sf Bridge- Structure & Decking	30,079	10	5	34,031	3,403	15,039	18,498	0.29%	2,589
670 - Metal Railings 270 lf Walkway Railings	14,766	30	7	17,552	585	11,321	12,108	0.05%	445
824 - Dock 225 sf Wood Dock @ Pond	14,000	20	1	14,350	718	13,300	14,350	0.06%	546
934 - Doors 17 Exterior Doors	60,688	30	25	112,513	3,750	10,115	12,441	0.32%	2,853
938 - Doors 18 Interior Doors	26,503	30	25	49,134	1,638	4,417	5,433	0.14%	1,246
Sub-total [04000 - Structural Repairs]	146,036			227,581	10,094	54,192	62,831	0.85%	7,679
04500 - Decking/Balconies									
100 - Railing: Metal Balcony & Railing (Metal & Composite)	97,825	40	35	0	0	12,228	15,041	0.00%	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
05000 - Roofing									
101 - Miscellaneous 6 Squares- Storage/Pump Room Addition	10,867	30	25	20,148	672	1,811	2,228	0.06%	511
448 - Pitched: Dimensional Composition 59 Squares- Recreation Building	59,000	30	18	92,020	3,067	23,600	26,206	0.26%	2,334
708 - Gutters / Downspouts 250 lf Recreation Building	8,210	30	5	9,289	310	6,842	7,293	0.03%	236
Sub-total [05000 - Roofing]	78,077			121,456	4,049	32,253	35,727	0.34%	3,080
08000 - Rehab									
112 - General OEPC Storage Room	8,472	25	8	10,322	413	5,761	6,252	0.03%	314
116 - General Acoustical Panels	63,195	30	25	117,160	3,905	10,532	12,955	0.33%	2,971
224 - Locker Rooms 2 Downstairs Locker Rooms	87,641	20	15	126,930	6,347	21,910	26,950	0.54%	4,828
240 - Restrooms 2 Recreation Building Restrooms	37,160	20	15	53,818	2,691	9,290	11,427	0.23%	2,047
256 - Kitchen Recreation Building Kitchen	43,750	20	5	49,499	2,475	32,813	35,875	0.21%	1,883
594 - Operable Wall/Partition Accordion Room Divider	30,084	15	10	38,510	2,567	10,028	12,335	0.22%	1,953
Sub-total [08000 - Rehab]	270,302			396,240	18,398	90,334	105,793	1.56%	13,997
11000 - Gate Equipment									
784 - Pedestrian Gate 4 Pool Gates & Card Readers	30,382	15	7	36,115	2,408	16,204	18,685	0.20%	1,832

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
12000 - Pool									
114 - Resurface 215 lf Pool	75,874	10	5	85,844	8,584	37,937	46,662	0.73%	6,531
204 - Edge: Tile, Coping, Mastic 215 lf Pool	31,592	30	25	58,570	1,952	5,265	6,476	0.17%	1,485
230 - Drain Covers Pool Deck Drain Covers	12,000	5	0	12,000	2,400	12,000	2,460	0.20%	1,826
400 - ADA Chair Lift HCAP Chair	9,605	5	2	10,092	2,018	5,763	7,876	0.17%	1,535
640 - Deck: Replace 6,100 sf Concrete Pool Deck	160,369	30	25	297,315	9,911	26,728	32,876	0.84%	7,540
704 - Equipment: Replacement Automatic Saline	15,825	6	0	15,825	2,638	15,825	2,703	0.22%	2,007
705 - Equipment: Replacement 2024 Only[nr:1]	3,000	1	0	0	0	3,000	0	0.00%	0
712 - Equipment: Replacement Pool Sweep	7,500	5	0	7,500	1,500	7,500	1,538	0.13%	1,141
720 - Equipment: Replacement Filter Media- Glass	10,600	10	8	12,915	1,292	2,120	3,260	0.11%	983
724 - Heater Pool Heater	13,194	5	1	13,524	2,705	10,555	13,524	0.23%	2,058
726 - Heater Pool Heater	13,194	5	4	14,564	2,913	2,639	5,409	0.25%	2,216
736 - Filter 3 Pool Filters	18,965	12	7	22,544	1,879	7,902	9,720	0.16%	1,429
738 - Chemical System Pool Chemical Controller	8,000	6	0	8,000	1,333	8,000	1,367	0.11%	1,014
748 - Chemical System Rola-Chem System	5,300	10	9	6,619	662	530	1,087	0.06%	504
752 - Pumps 5 HP Filter Pump	5,537	10	9	6,914	691	554	1,135	0.06%	526
764 - Equipment: Replacement Pool Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
772 - Cover Pool Cover- Roller	8,203	20	1	8,408	420	7,793	8,408	0.04%	320
964 - Furniture: Misc Pool Area Furnishings	55,000	10	1	56,375	5,638	49,500	56,375	0.48%	4,289
994 - Miscellaneous Outside Shower	6,836	25	6	7,928	317	5,195	5,605	0.03%	241
Sub-total [12000 - Pool]	464,632			648,974	47,429	212,845	207,072	4.01%	36,083

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
13000 - Spa									
114 - Resurface Spa	18,960	20	15	27,459	1,373	4,740	5,830	0.12%	1,045
118 - Edge: Tile, Coping, Mastic Spa	18,960	20	15	27,459	1,373	4,740	5,830	0.12%	1,045
400 - ADA Chair Lift HCAP Chair	9,200	5	0	9,200	1,840	9,200	1,886	0.16%	1,400
700 - Equipment Automatic Saline	25,281	6	1	25,913	4,319	21,068	25,913	0.37%	3,286
701 - Equipment 2024 Only[nr:1]	6,570	1	0	0	0	6,570	0	0.00%	0
708 - Equipment Spa Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
720 - Equipment Filter Media- Glass	10,144	10	8	12,360	1,236	2,029	3,119	0.10%	940
740 - Pumps 2 Spa Pumps	18,958	3	2	19,918	6,639	6,319	12,955	0.56%	5,051
748 - Pumps Filter Pump & Motor	10,310	12	11	13,527	1,127	859	1,761	0.10%	858
784 - Heater Spa Heater	20,223	5	1	20,728	4,146	16,178	20,728	0.35%	3,154
Sub-total [13000 - Spa]	142,644			160,603	22,630	75,741	78,615	1.91%	17,216
14000 - Recreation									
700 - Billiard Table 4 Billiards Room	23,675	30	14	33,452	1,115	12,627	13,751	0.09%	848
17000 - Tennis Court									
100 - Reseal 13,225 sf Tennis Courts	28,000	2	0	28,000	14,000	28,000	14,350	1.18%	10,651
120 - Pickleball Reseal 13,225 sf Pickleball Courts	28,000	2	1	28,700	14,350	14,000	28,700	1.21%	10,917
500 - Resurface 13,225 sf Tennis Courts	54,090	30	4	59,706	1,990	46,878	49,898	0.17%	1,514
520 - Pickleball Resurface 13,225 sf Pickleball Courts	54,090	30	24	97,834	3,261	10,818	12,937	0.28%	2,481
Sub-total [17000 - Tennis Court]	164,181			214,240	33,601	99,696	105,885	2.84%	25,563

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
18000 - Landscaping									
100 - Irrigation: Misc. Irrigation Upgrade	8,852	25	20	14,505	580	1,770	2,178	0.05%	441
428 - General Repairs/Upgrades Landscape Replacement	67,619	15	10	86,558	5,771	22,540	27,724	0.49%	4,390
Sub-total [18000 - Landscaping]	76,471			101,063	6,351	24,310	29,901	0.54%	4,831
18500 - Lakes / Ponds									
240 - Fountain Fountain System	12,456	10	0	12,456	1,246	12,456	1,277	0.11%	948
600 - Pump / Motor Well Pump & Controls	19,138	10	7	22,750	2,275	5,742	7,847	0.19%	1,731
990 - Miscellaneous Surge Pond Reclamation	34,180	20	1	35,034	1,752	32,471	35,034	0.15%	1,333
Sub-total [18500 - Lakes / Ponds]	65,774			70,240	5,272	50,668	44,158	0.45%	4,011
19000 - Fencing									
130 - Chain Link: 10' 920 If Tennis & Pickle Ball Courts	25,156	35	5	28,462	813	21,563	22,838	0.07%	619
132 - Gates Tennis Court Gates	7,200	20	0	7,200	360	7,200	369	0.03%	274
200 - Wrought Iron 320 If Pool Fencing	45,059	30	22	77,573	2,586	12,016	13,856	0.22%	1,967
210 - Wrought Iron Fencing	8,315	30	9	10,384	346	5,820	6,250	0.03%	263
Sub-total [19000 - Fencing]	85,730			123,619	4,105	46,599	43,313	0.35%	3,123
19500 - Retaining Wall									
360 - Masonry Wall Concrete Retaining Walls	10,254	30	6	11,891	396	8,203	8,759	0.03%	302

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
20000 - Lighting									
104 - Exterior: Misc. Fixtures 30 Recreation Center Building Lights	22,576	30	25	41,855	1,395	3,763	4,628	0.12%	1,061
268 - Bollard Lights 21 Bollard Lighting	26,542	20	15	38,441	1,922	6,635	8,162	0.16%	1,462
288 - Pole Lights 4 20' Light Poles	11,125	30	25	20,624	687	1,854	2,281	0.06%	523
296 - Pole Lights 8 20' Light Poles- Fixtures	10,111	15	10	12,943	863	3,370	4,146	0.07%	656
304 - Pole Lights 10 10' Light Poles- Fixtures	8,238	15	10	10,546	703	2,746	3,378	0.06%	535
308 - Pole Lights 10 10' Light Poles	18,960	30	25	35,150	1,172	3,160	3,887	0.10%	891
408 - Interior Recreation Center	88,476	30	25	164,030	5,468	14,746	18,138	0.46%	4,160
Sub-total [20000 - Lighting]	186,028			323,589	12,210	36,275	44,618	1.03%	9,289
21000 - Signage									
804 - Monument Monument Sign	6,836	25	18	10,662	426	1,914	2,242	0.04%	324
23000 - Mechanical Equipment									
205 - HVAC Ion Block Equipment	7,901	10	6	9,162	916	3,160	4,049	0.08%	697
208 - HVAC Conference Room	13,672	20	2	14,364	718	12,305	13,313	0.06%	546
210 - HVAC Billiards Room	18,960	20	15	27,459	1,373	4,740	5,830	0.12%	1,045
212 - HVAC HVAC System	94,103	15	6	109,130	7,275	56,462	64,304	0.61%	5,535
228 - HVAC HVAC System- External	20,642	15	6	23,939	1,596	12,385	14,106	0.13%	1,214
604 - Water Heater Water Heater	11,405	6	1	11,690	1,948	9,504	11,690	0.16%	1,482
Sub-total [23000 - Mechanical Equipment]	166,682			195,745	13,827	98,556	113,291	1.17%	10,519

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
24000 - Furnishings									
200 - Chairs 185 Arm Chairs	22,700	15	10	29,057	1,937	7,567	9,307	0.16%	1,474
334 - Tables 31 Tables- [15] Card & [16] 8' Rectangular	10,867	15	7	12,918	861	5,796	6,683	0.07%	655
684 - Lockers 98 Locker Room Lockers	25,766	15	10	32,983	2,199	8,589	10,564	0.19%	1,673
860 - Ceiling Fans 2 Ceiling Fans	10,120	20	15	14,656	733	2,530	3,112	0.06%	558
920 - Miscellaneous 16 Recreation Building Tables	10,115	10	4	11,165	1,116	6,069	7,257	0.09%	849
936 - Window Coverings Window Treatments & Blackout Shades	15,699	15	10	20,097	1,340	5,233	6,437	0.11%	1,019
Sub-total [24000 - Furnishings]	95,267			120,876	8,186	35,783	43,360	0.69%	6,228
24500 - Audio / Visual									
312 - Miscellaneous ERC AV System Cameras	25,124	5	2	26,396	5,279	15,074	20,601	0.45%	4,016
700 - Music Instruments Musical Equipment/Piano	10,938	30	3	11,779	393	9,844	10,464	0.03%	299
908 - Miscellaneous PA & AV Equipment	120,068	10	5	135,846	13,585	60,034	73,842	1.15%	10,335
Sub-total [24500 - Audio / Visual]	156,129			174,020	19,256	84,952	104,907	1.63%	14,650
24600 - Safety / Access									
124 - Fire Control Misc Fire Alarm System	18,200	20	15	26,359	1,318	4,550	5,597	0.11%	1,003
130 - Fire Sprinklers Fire Sprinkler System	91,000	30	25	168,710	5,624	15,167	18,655	0.48%	4,278
502 - Access Control System 7 Door Openers (ADA)	70,755	15	1	72,524	4,835	66,038	72,524	0.41%	3,678
Sub-total [24600 - Safety / Access]	179,956			267,593	11,777	85,755	96,776	1.00%	8,959

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)									
25000 - Flooring									
212 - Vinyl 411 Sq. Yds. Recreation Building- Main Floor	50,187	15	10	64,244	4,283	16,729	20,577	0.36%	3,258
602 - Vinyl 1,430 sf Locker & Lower Restroom Tile	35,922	20	15	52,025	2,601	8,980	11,046	0.22%	1,979
606 - Vinyl 340 sf Upper Restroom Tile	7,749	25	20	12,697	508	1,550	1,906	0.04%	386
608 - Vinyl 2,250 sf Recreation Building	9,023	20	9	11,268	563	4,962	5,549	0.05%	429
Sub-total [25000 - Flooring]	102,880			140,234	7,955	32,222	39,078	0.67%	6,052
26000 - Outdoor Equipment									
100 - Miscellaneous Shade Sails- Pickleball Patio Area	28,000	7	0	28,000	4,000	28,000	4,100	0.34%	3,043
120 - Miscellaneous Shade Sails- Pool Deck	7,584	10	5	8,580	858	3,792	4,664	0.07%	653
Sub-total [26000 - Outdoor Equipment]	35,584			36,580	4,858	31,792	8,764	0.41%	3,696
27000 - Appliances									
424 - Dryer Swimsuit Dryers	5,618	5	4	6,201	1,240	1,124	2,303	0.10%	944
998 - Miscellaneous 5 Kitchen Appliances	15,900	15	14	22,466	1,498	1,060	2,173	0.13%	1,139
Sub-total [27000 - Appliances]	21,518			28,668	2,738	2,184	4,476	0.23%	2,083
29000 - Infrastructure									
412 - Electric Miscellaneous Electrical Replacement	24,201	30	11	31,753	1,058	15,327	16,537	0.09%	805
30000 - Miscellaneous									
800 - Miscellaneous Public Art	15,168	20	15	21,967	1,098	3,792	4,664	0.09%	836
900 - Miscellaneous Common Area Universal Access Upgrade	61,518	20	15	89,096	4,455	15,380	18,917	0.38%	3,389
Sub-total [30000 - Miscellaneous]	76,686			111,064	5,553	19,171	23,581	0.47%	4,225
Sub-total East Rec Center (ERC)	3,365,106			4,564,690	294,932	1,360,995	1,480,679	24.93%	224,375

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
01000 - Paving									
112 - Asphalt: Sealing 62,767 sf Entrances, Parking & Connector	15,692	5	1	16,084	3,217	12,553	16,084	0.27%	2,447
212 - Asphalt: Ongoing Repairs 62,767 sf Entrances, Parking & Connector (5%)	12,836	5	1	13,157	2,631	10,269	13,157	0.22%	2,002
412 - Asphalt: Major Repairs 1,000 sf Paths @ Bocce	9,310	25	23	16,429	657	745	1,145	0.06%	500
416 - Asphalt: Major Repairs 52,367 sf Entrances, Parking, & Connectors	214,705	25	1	220,072	8,803	206,117	220,072	0.74%	6,697
420 - Asphalt: Major Repairs 10,400 sf Entrances, Parking, & Connectors	42,640	25	1	43,706	1,748	40,934	43,706	0.15%	1,330
808 - Striping Entrances, Parking & ADA Path	5,919	5	1	6,067	1,213	4,735	6,067	0.10%	923
Sub-total [01000 - Paving]	301,101			315,514	18,270	275,353	300,231	1.54%	13,899
02000 - Concrete									
210 - Curbs & Gutters Concrete Curb at Creek	7,303	25	2	7,673	307	6,719	7,187	0.03%	233
03000 - Painting: Exterior									
132 - Surface Restoration 4,500 sf Main WRC	48,645	8	1	49,861	6,233	42,564	49,861	0.53%	4,742
03500 - Painting: Interior									
112 - Building 10,078 sf Interior Painting	36,785	10	8	44,819	4,482	7,357	11,311	0.38%	3,410

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
04000 - Structural Repairs									
220 - Siding 4,960 sf Buildings- Stucco (20%)	33,907	10	1	34,754	3,475	30,516	34,754	0.29%	2,644
224 - Siding 1,165 sf Pool Cabana Stucco Siding	39,820	30	21	66,880	2,229	11,946	13,605	0.19%	1,696
228 - Siding 1,265 sf Recreation Building- Stone (20%)	15,565	10	2	16,353	1,635	12,452	14,358	0.14%	1,244
298 - Ceilings 3,220 sf Suspended Ceilings	38,769	15	13	53,443	3,563	5,169	7,948	0.30%	2,711
674 - Metal Railings 372 lf Bocce Path, Upper Road & Parking	11,458	30	24	20,724	691	2,292	2,740	0.06%	526
686 - Railings 300 lf Building Area/Staircase Railings	10,311	30	24	18,650	622	2,062	2,466	0.05%	473
694 - Railings Stair Railings (ADA)	26,405	30	28	52,717	1,757	1,760	2,706	0.15%	1,337
942 - Doors 12 Exterior Doors	31,551	20	11	41,397	2,070	14,198	16,170	0.17%	1,575
946 - Doors 13 Interior Doors (50%)	10,112	10	8	12,321	1,232	2,022	3,110	0.10%	937
962 - Awnings 570 sf Awning Structure & Fabric	23,381	8	3	25,179	3,147	14,613	17,974	0.27%	2,394
Sub-total [04000 - Structural Repairs]	241,277			342,418	20,422	97,030	115,832	1.73%	15,536
04500 - Decking/Balconies									
208 - Resurface 570 sf Entry Bridge Resurface	19,483	15	13	26,857	1,790	2,598	3,994	0.15%	1,362
300 - Repairs Entry Bridge Structure	99,326	20	18	154,915	7,746	9,933	15,271	0.65%	5,893
540 - Railing 56 lf Wood Capped Metal Railings	26,292	30	27	51,212	1,707	2,629	3,593	0.14%	1,299
Sub-total [04500 - Decking/Balconies]	145,101			232,984	11,243	15,160	22,859	0.95%	8,554

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
05000 - Roofing									
200 - Low Slope: BUR 33 Squares- Recreation Building	43,575	30	24	78,816	2,627	8,715	10,422	0.22%	1,999
452 - Pitched: Dimensional Composition 16 Squares- Pool Cabana	16,000	25	16	23,752	950	5,760	6,560	0.08%	723
456 - Pitched: Dimensional Composition 25 Squares- Recreation Building	26,292	30	24	47,555	1,585	5,258	6,288	0.13%	1,206
712 - Gutters / Downspouts Pool Cabana	9,706	25	16	14,409	576	3,494	3,979	0.05%	438
Sub-total [05000 - Roofing]	95,573			164,532	5,739	23,228	27,249	0.49%	4,366
08000 - Rehab									
228 - Locker Rooms 2 Locker Rooms	136,708	20	18	213,218	10,661	13,671	21,019	0.90%	8,110
244 - Restrooms 5 West Recreation Restrooms	231,080	20	18	360,406	18,020	23,108	35,529	1.52%	13,709
260 - Kitchen Kitchen	21,688	20	10	27,763	1,388	10,844	12,227	0.12%	1,056
Sub-total [08000 - Rehab]	389,476			601,386	30,069	47,623	68,774	2.54%	22,876
11000 - Gate Equipment									
788 - Pedestrian Gate 2 Metal Gates & Card Readers	6,193	30	17	9,424	314	2,684	2,962	0.03%	239

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
12000 - Pool									
118 - Resurface 160 lf Pool	59,269	10	1	60,751	6,075	53,342	60,751	0.51%	4,622
208 - Edge: Tile, Coping, Mastic 160 lf Pool	19,819	30	21	33,287	1,110	5,946	6,771	0.09%	844
404 - ADA Chair Lift HCAP Lifts	9,513	5	3	10,245	2,049	3,805	5,851	0.17%	1,559
644 - Deck: Replace 4,562 sf Concrete Pool Deck	155,929	30	21	261,896	8,730	46,779	53,276	0.74%	6,641
708 - Equipment: Replacement Salt Cell Replacement	12,720	6	0	12,720	2,120	12,720	2,173	0.18%	1,613
710 - Equipment: Replacement Automatic Chlorinator	3,000	5	0	3,000	600	3,000	615	0.05%	456
712 - Equipment: Replacement Automatic Pool Sweep	6,076	5	1	6,228	1,246	4,861	6,228	0.11%	948
716 - Pumps 2 Speed Pumps	11,943	4	1	12,242	3,060	8,957	12,242	0.26%	2,328
720 - Equipment: Replacement Filter Media- Glass	10,600	10	8	12,915	1,292	2,120	3,260	0.11%	983
728 - Heater Pool Heater	13,880	4	0	13,880	3,470	13,880	3,557	0.29%	2,640
750 - Chemical System Rola-Chem System	5,300	10	9	6,619	662	530	1,087	0.06%	504
756 - Equipment: Replacement Pool Cover	9,202	9	3	9,910	1,101	6,135	7,336	0.09%	838
780 - Equipment: Replacement Pool Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
968 - Furniture: Misc Pool Furnishings	20,491	10	1	21,003	2,100	18,442	21,003	0.18%	1,598
Sub-total [12000 - Pool]	341,781			468,733	34,191	184,555	184,740	2.89%	26,012

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
13000 - Spa									
118 - Resurface Spa	31,786	10	1	32,581	3,258	28,608	32,581	0.28%	2,479
404 - ADA Chair Lift HCAP Lift	12,720	7	2	13,364	1,909	9,086	11,175	0.16%	1,452
720 - Equipment Filter Media- Glass	5,339	7	6	6,192	885	763	1,564	0.07%	673
724 - Equipment 2 Salt Generators	6,570	3	0	6,570	2,190	6,570	2,245	0.19%	1,666
728 - Equipment Spa Controller Board	4,038	7	0	4,038	577	4,038	591	0.05%	439
756 - Equipment 2 Spa Cover	6,360	3	3	6,849	1,712	1,590	2,173	0.14%	1,303
788 - Heater Spa Heater	15,462	3	0	15,462	5,154	15,462	5,283	0.44%	3,921
Sub-total [13000 - Spa]	82,275			85,056	15,685	66,116	55,612	1.33%	11,933
14000 - Recreation									
104 - Sauna: Heaters 2 Men's & Women's Saunas	7,070	10	4	7,804	780	4,242	5,073	0.07%	594
144 - Sauna: Wood Kit 2 Men's & Women's Saunas	27,870	20	18	43,467	2,173	2,787	4,285	0.18%	1,653
Sub-total [14000 - Recreation]	34,939			51,271	2,954	7,029	9,357	0.25%	2,247
17000 - Tennis Court									
104 - Reseal 23,400 sf Tennis Courts	35,000	3	1	35,875	11,958	23,333	35,875	1.01%	9,098
504 - Resurface 23,400 sf Tennis Courts	75,582	30	11	99,170	3,306	47,869	51,648	0.28%	2,515
904 - Miscellaneous 2 Tennis Ball Servers	7,865	10	8	4,791	479	1,573	2,419	0.04%	365
Sub-total [17000 - Tennis Court]	118,447			139,837	15,743	72,775	89,941	1.33%	11,977
18000 - Landscaping									
432 - General Repairs/Upgrades Landscape Replacement	14,607	5	1	14,972	2,994	11,685	14,972	0.25%	2,278

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
19000 - Fencing									
100 - Chain Link: 4' 155 lf Bocce Court	12,000	20	10	15,361	768	6,000	6,765	0.06%	584
134 - Chain Link: 10' 660 lf Tennis Court Fencing	34,208	30	10	43,789	1,460	22,805	24,544	0.12%	1,110
204 - Wrought Iron 242 lf Upper Road & Pool	41,358	25	15	59,898	2,396	16,543	18,652	0.20%	1,823
Sub-total [19000 - Fencing]	87,566			119,048	4,624	45,348	49,961	0.39%	3,518
19500 - Retaining Wall									
100 - Wood 150 lf Wood Retaining Wall	12,305	20	3	13,251	663	10,459	11,351	0.06%	504
372 - Masonry Wall Pool Stone Faced Wall	6,836	10	3	7,362	736	4,785	5,605	0.06%	560
Sub-total [19500 - Retaining Wall]	19,140			20,612	1,399	15,244	16,956	0.12%	1,064
20000 - Lighting									
540 - Parking Lot 15 Parking Lot Lights & Fixtures	33,917	20	6	39,333	1,967	23,742	26,074	0.17%	1,496
21000 - Signage									
808 - Monument 2 Monument Signs	21,200	20	1	21,730	1,087	20,140	21,730	0.09%	827
23000 - Mechanical Equipment									
214 - HVAC HVAC Control System	15,000	15	0	15,000	1,000	15,000	1,025	0.08%	761
216 - HVAC 5 Indoor/Outdoor Units	73,228	15	14	103,469	6,898	4,882	10,008	0.58%	5,248
218 - HVAC Ion Block Equipment	7,488	10	6	8,684	868	2,995	3,838	0.07%	661
220 - Fan Exhaust Fans	5,389	15	9	6,731	449	2,156	2,578	0.04%	341
608 - Water Heater 1st Floor Water Heater	3,693	15	5	4,178	279	2,462	2,776	0.02%	212
612 - Water Heater State Select Water Heater	11,376	10	5	12,871	1,287	5,688	6,996	0.11%	979
Sub-total [23000 - Mechanical Equipment]	116,174			150,932	10,781	33,182	27,220	0.91%	8,202

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
24000 - Furnishings									
688 - Lockers 76 Locker Room- Lockers	15,586	30	20	25,540	851	5,195	5,858	0.07%	648
840 - Mirror 44 lf Mirrored Wall	12,031	30	20	19,715	657	4,010	4,522	0.06%	500
928 - Chairs 60 Chairs- 2016	9,851	15	7	11,710	781	5,254	6,058	0.07%	594
940 - Tables 36 Card & 8' Banquet Tables- 2016	12,589	15	7	14,964	998	6,714	7,742	0.08%	759
944 - Tables Outdoor Furnishings/Equipment	7,416	15	2	7,791	519	6,427	7,094	0.04%	395
948 - Window Coverings Drape Tracks & Window Treatments	14,069	20	10	18,010	900	7,035	7,932	0.08%	685
Sub-total [24000 - Furnishings]	71,542			97,729	4,707	34,635	39,206	0.40%	3,581
24500 - Audio / Visual									
304 - PA System AV Equipment & PA System	52,579	15	7	62,499	4,167	28,042	32,336	0.35%	3,170
308 - PA System AV Equipment & PA System Upgrade	48,000	7	0	48,000	6,857	48,000	7,029	0.58%	5,217
Sub-total [24500 - Audio / Visual]	100,579			110,499	11,024	76,042	39,364	0.93%	8,387
24600 - Safety / Access									
200 - Fire Alarm Control Panel Fire System Enunciator Panel	10,938	20	11	14,351	718	4,922	5,605	0.06%	546
25000 - Flooring									
416 - Tile 3,650 sf Restroom Tile- Floor & Wall	110,668	20	18	172,604	8,630	11,067	17,015	0.73%	6,566
704 - Hardwood Floors 1,580 sf Wood Floors Replace- Lower Level 1	27,919	20	1	28,617	1,431	26,523	28,617	0.12%	1,089
708 - Hardwood Floors 1,850 sf Wood Floors replace Upper Level 2	32,690	20	18	50,984	2,549	3,269	5,026	0.22%	1,939
Sub-total [25000 - Flooring]	171,276			252,205	12,610	40,858	50,658	1.07%	9,594

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)									
26000 - Outdoor Equipment									
284 - Picnic Tables 8 WRC Picnic Tables	10,938	20	10	14,001	700	5,469	6,166	0.06%	533
302 - Bocce Ct. Resurface Bocce Court Replacements	26,742	10	7	31,787	3,179	8,023	10,964	0.27%	2,418
480 - Drinking Fountain 2 Tennis Court Drinking Fountains	6,310	20	10	8,078	404	3,155	3,557	0.03%	307
848 - Miscellaneous Horseshoe Pit	7,952	20	14	11,236	562	2,386	2,853	0.05%	427
Sub-total [26000 - Outdoor Equipment]	51,941			65,102	4,844	19,032	23,540	0.41%	3,686
29000 - Infrastructure									
416 - Electric Federal Pacific Power Panel	106,000	30	28	211,628	7,054	7,067	10,865	0.60%	5,367
420 - Electric Miscellaneous Electrical	63,600	30	28	126,977	4,233	4,240	6,519	0.36%	3,220
424 - Electric Recreation Building Exterior Electrical	19,071	40	30	0	0	4,768	5,376	0.00%	0
Sub-total [29000 - Infrastructure]	188,671			338,606	11,287	16,074	22,760	0.95%	8,587
30000 - Miscellaneous									
908 - Miscellaneous Universal Access Upgrade	68,360	20	15	99,005	4,950	17,090	21,021	0.42%	3,766
Sub-total West Rec Center (WRC)	2,804,807			3,857,632	238,642	1,206,188	1,304,984	20.17%	181,552
00060 - Maintenance									
03500 - Painting: Interior									
116 - Building 4,477 sf Maintenance Building Interiors	6,801	10	2	7,145	715	5,441	6,274	0.06%	544
04000 - Structural Repairs									
958 - Windows 3 Maintenance Building Windows	7,888	30	12	10,608	354	4,733	5,120	0.03%	269
05000 - Roofing									
464 - Pitched: Dimensional Composition 27 Squares- Maintenance Building	27,000	30	9	33,719	1,124	18,900	20,295	0.10%	855
18000 - Landscaping									
108 - Irrigation: Controllers 10 Wall Mounted Controllers (50%)	4,000	5	0	4,000	800	4,000	820	0.07%	609
22000 - Office Equipment									
216 - Computers, Misc. 2 Office & Entry Computers	10,112	5	3	10,890	2,178	4,045	6,219	0.18%	1,657

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00060 - Maintenance									
23000 - Mechanical Equipment									
224 - HVAC Maintenance Building Unit	11,775	15	0	11,775	785	11,775	805	0.07%	597
226 - HVAC Maintenance Building Unit	11,775	15	1	12,069	805	10,990	12,069	0.07%	612
Sub-total [23000 - Mechanical Equipment]	23,550			23,844	1,590	22,765	12,874	0.13%	1,209
30000 - Miscellaneous									
810 - Maintenance Equipment Custodial Equipment	8,989	10	8	10,952	1,095	1,798	2,764	0.09%	833
818 - Maintenance Equipment Floor Cleaner	6,822	10	0	6,822	682	6,822	699	0.06%	519
822 - Vehicle Nissan King Cab Pickup	35,547	10	2	37,347	3,735	28,438	32,792	0.32%	2,841
840 - Golf Cart Smith Electric Cart- 2024	23,222	5	0	23,222	4,644	23,222	4,761	0.39%	3,533
844 - Golf Cart Smith Electric Cart	23,222	5	1	23,803	4,761	18,578	23,803	0.40%	3,622
Sub-total [30000 - Miscellaneous]	97,802			102,145	14,917	78,857	64,819	1.26%	11,348
Sub-total Maintenance	177,153			192,352	21,677	138,740	116,421	1.83%	16,491
00070 - Common Area & Other									
01000 - Paving									
900 - Miscellaneous ADA DG Path to Dog Park & Parking Spot	21,200	5	2	22,273	4,455	12,720	17,384	0.38%	3,389
910 - Miscellaneous Dog Park & Community Garden- PLACEHOLDER	10,600	5	2	11,137	2,227	6,360	8,692	0.19%	1,694
Sub-total [01000 - Paving]	31,800			33,410	6,682	19,080	26,076	0.56%	5,083
04000 - Structural Repairs									
658 - Decking Dog Park Deck	51,813	10	7	61,589	6,159	15,544	21,243	0.52%	4,686
660 - Railings Handrail- Dog Park/Community Pathway	7,420	5	1	7,606	1,521	5,936	7,606	0.13%	1,157
960 - Awnings Dog Park Shade Sails	16,960	5	1	17,384	3,477	13,568	17,384	0.29%	2,645
Sub-total [04000 - Structural Repairs]	76,193			86,579	11,157	35,048	46,233	0.94%	8,488

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00070 - Common Area & Other									
18000 - Landscaping									
440 - General Repairs/Upgrades Median Strip	25,505	10	9	15,926	1,593	2,551	5,229	0.13%	1,212
444 - General Repairs/Upgrades Pythian Road Landscape Replacement	27,344	10	2	28,728	2,873	21,875	25,225	0.24%	2,186
448 - General Repairs/Upgrades Oakmont Drive Entrance Landscape Replacement	41,015	10	2	43,091	4,309	32,812	37,836	0.36%	3,278
920 - Miscellaneous Community Garden / Dog Park Path	16,000	20	0	16,000	800	16,000	820	0.07%	609
Sub-total [18000 - Landscaping]	109,864			103,746	9,575	73,238	69,110	0.81%	7,284
19000 - Fencing									
780 - Gates Oak Leaf Parcel- Gates	6,200	15	0	6,200	413	6,200	424	0.03%	314
900 - Miscellaneous Community Garden Fencing Expansion	11,572	15	14	16,351	1,090	771	1,582	0.09%	829
990 - Miscellaneous Dog Park Fencing	39,686	10	7	47,175	4,717	11,906	16,271	0.40%	3,589
Sub-total [19000 - Fencing]	57,458			69,726	6,221	18,877	18,277	0.53%	4,733
24600 - Safety / Access									
560 - Cameras Surveillance Cameras- 2023 Adds	10,042	8	7	11,937	1,492	1,255	2,573	0.13%	1,135
570 - Cameras Surveillance Cameras- 2024 Adds	12,720	8	1	13,038	1,630	11,130	13,038	0.14%	1,240
Sub-total [24600 - Safety / Access]	22,762			24,975	3,122	12,385	15,611	0.26%	2,375
30000 - Miscellaneous									
996 - Miscellaneous Conex Box- Storage Container	9,868	20	0	9,868	493	9,868	506	0.04%	375
Sub-total Common Area & Other	307,945			328,303	37,250	168,496	175,812	3.15%	28,338
Totals	14,754,553			18,123,825	1,183,011	8,130,300	8,873,828	100.00%	900,000
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						61.72%	44.26%		

00010 - Admin

08000 - Rehab

100 - General	Useful Life 5	Remaining Life 3	
OVA Office Space Remodel	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,056		
	% Included 100.00%	Total Cost/Study	\$35,056
Summary	Replacement Year 2027	Future Cost	\$37,752

This is for a general rehab and remodel of the office space interiors.

2022- Per client 9/20/2022, work scaled back and completed using operations budget.

2021- Cost and schedule per client.

2016- Work completed.

232 - Restrooms	Useful Life 20	Remaining Life 13	
OVA Office Restroom Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,870		
	% Included 100.00%	Total Cost/Study	\$7,870
Summary	Replacement Year 2037	Future Cost	\$10,849

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2017- New.



00010 - Admin

20000 - Lighting

400 - Interior	Useful Life 25	Remaining Life 18	
OVA Office Lighting Fixtures	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,027		
	% Included 100.00%	Total Cost/Study	\$16,027
Summary	Replacement Year 2042	Future Cost	\$24,996

This is to replace interior lighting.

2017- New.



22000 - Office Equipment

100 - Miscellaneous	Useful Life 5	Remaining Life 0	
Suite B AV & Zoom Room	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,569		
	% Included 100.00%	Total Cost/Study	\$8,569
Summary	Replacement Year 2024	Future Cost	\$8,569

This is to replace miscellaneous office equipment.

2024- \$8,659 expended for Suite B AV & Zoom Room. Useful life per client.

360 - Telephone Equipment	Useful Life 10	Remaining Life 9	
Office Phone System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$9,570		
	% Included 100.00%	Total Cost/Study	\$9,570
Summary	Replacement Year 2033	Future Cost	\$11,952

This is to replace phone equipment.

2023- Updated.
 2018- Useful and remaining life per client.
 2017- Proposed.

00010 - Admin

24000 - Furnishings

900 - Miscellaneous	Useful Life 15	Remaining Life 2	
New Office & Conference Room Furniture	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$55,342		
	% Included 100.00%	Total Cost/Study \$55,342	
Summary	Replacement Year 2026	Future Cost \$58,144	

This is to replace new office and conference room furnishings.

2010- New.



904 - Miscellaneous	Useful Life 10	Remaining Life 2	
OVA Office Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$36,996		
	% Included 100.00%	Total Cost/Study \$36,996	
Summary	Replacement Year 2026	Future Cost \$38,869	

This is to replace miscellaneous furnishings.

2015- New.



00010 - Admin

30000 - Miscellaneous

910 - Generator	Useful Life 20	Remaining Life 16
Natural Gas Generator & Zombie Box	Quantity 1	Unit of Measure Items
	Cost /Itm \$22,523	
	% Included 100.00%	Total Cost/Study \$22,523
Summary	Replacement Year 2040	Future Cost \$33,435

This is to replace the natural gas generator and Zombie Box, including existing equipment removal.

2021- Component added to study per client information: new generator installed for \$15,835 in 2020. Zombie Box- \$3,350.

00020 - Berger Activities Center (BAC)

02000 - Concrete

220 - Walkways	Useful Life 5	Remaining Life 2
15,300 sf Berger Exterior (2%)	Quantity 15,300	Unit of Measure Square Feet
	Cost /SqFt \$21.04	Qty * \$/SqFt \$321,912
	% Included 2.00%	Total Cost/Study \$6,438
Summary	Replacement Year 2026	Future Cost \$6,764

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2019- \$13,256 expended. Per client, previously directed \$32,475 expenditure in 2021 deferred until 2025.
 2018- Per client, \$32,475 needed at next replacement cycle. Provided for in another component.



00020 - Berger Activities Center (BAC)

02000 - Concrete

390 - Pavers	Useful Life 20	Remaining Life 6	
2,500 sf Courtyard Tile	Quantity 2,500	Unit of Measure Square Feet	
	Cost /SqFt \$27.46		
	% Included 100.00%	Total Cost/Study \$68,650	
Summary	Replacement Year 2030	Future Cost \$79,613	

This is for the courtyard tile.



03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 5	Remaining Life 2	
5,950 sf Building Exterior	Quantity 5,950	Unit of Measure Square Feet	
	Cost /SqFt \$6.24		
	% Included 100.00%	Total Cost/Study \$37,128	
Summary	Replacement Year 2026	Future Cost \$39,008	

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

2023- Per client 11/3/2023, increase current cost from \$18,760 to \$35,000.

2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 7
19,746 sf Interior Surfaces	Quantity 19,746	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$30,014
Summary	Replacement Year 2031	Future Cost \$35,677

This is to prepare and paint all building interior spaces.

2021- \$25,600 anticipated for interior painting.



04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 25	Remaining Life 2
5,950 sf Building Exterior	Quantity 5,950	Unit of Measure Square Feet
	Cost /SqFt \$13.15	
	% Included 100.00%	Total Cost/Study \$78,243
Summary	Replacement Year 2026	Future Cost \$82,204

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.

2021- In 2019, client extended exterior painting remaining life from 2021 to 2025. BRG extended to remaining life of this component to coincide with painting.



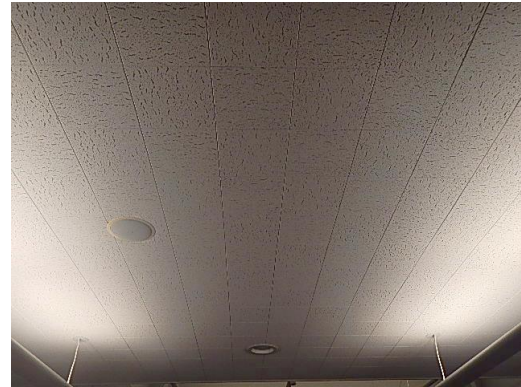
00020 - Berger Activities Center (BAC)

04000 - Structural Repairs

290 - Ceilings	Useful Life 30	Remaining Life 2
3,264 sf Berger Center Ceilings	Quantity 3,264	Unit of Measure Square Feet
	Cost /SqFt \$11.86	
	% Included 100.00%	Total Cost/Study \$38,711
Summary	Replacement Year 2026	Future Cost \$40,671

This is to replace the ceiling.

2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions. BRG extended remaining life to 2025.



360 - Garbage Enclosure	Useful Life 30	Remaining Life 23
Berger Trash Enclosure	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,202	
	% Included 100.00%	Total Cost/Study \$9,202
Summary	Replacement Year 2047	Future Cost \$16,238

This is for garbage enclosure repairs including walls, gates, hardware, concrete pad, paint, etc.



00020 - Berger Activities Center (BAC)

04000 - Structural Repairs

914 - Doors	Useful Life 30	Remaining Life 2	
16 Exterior Doors	Quantity 16	Unit of Measure	Items
	Cost /Itm \$3,453		
	% Included 100.00%	Total Cost/Study	\$55,249
Summary	Replacement Year 2026	Future Cost	\$58,046

This is to repair, replace and maintain the doors.

2023- Per client 11/13/2023, does not include ADA door(s).
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



918 - Doors	Useful Life 30	Remaining Life 2	
23 Interior Doors	Quantity 23	Unit of Measure	Items
	Cost /Itm \$1,578		
	% Included 100.00%	Total Cost/Study	\$36,283
Summary	Replacement Year 2026	Future Cost	\$38,120

This is to repair, replace and maintain the doors.

2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 2
146 Squares- Berger Center Roof	Quantity 146	Unit of Measure Squares
	Cost /Sqrs \$1,052	
	% Included 100.00%	Total Cost/Study \$153,528
Summary	Replacement Year 2026	Future Cost \$161,300

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

2022- Per client 9/20/2022, roof in good condition now, move out 5 years; increased remaining life from 2022 to 2027.

2021- Per client, \$136,639 anticipated in 2022.



700 - Gutters / Downspouts	Useful Life 25	Remaining Life 2
535 lf Berger Center	Quantity 535	Unit of Measure Linear Feet
	Cost /l.f. \$15.77	
	% Included 100.00%	Total Cost/Study \$8,437
Summary	Replacement Year 2026	Future Cost \$8,864

This is to replace the gutters and downspouts.

2022- Per client 9/20/2022, roof in good condition now, gutters & downspouts to be completed at the same time move out 5 years; increased remaining life from 2022 to 2027.

2021- Per client, \$7,510 anticipated in 2022.



00020 - Berger Activities Center (BAC)

08000 - Rehab

104 - General	Useful Life 20	Remaining Life 6	
Berger Upgrade- 2025	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$287,713		
	% Included 100.00%	Total Cost/Study \$287,713	
Summary	Replacement Year 2030	Future Cost \$333,659	

This is for a general rehab of the interiors.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
 2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions. Per client, \$35,000 expended for Berger refresh minus shades, lighting. BRG reduced the overall cost of this component by \$35,000.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



120 - General	Useful Life 20	Remaining Life 17	
Berger Refresh- 2021	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$40,899		
	% Included 100.00%	Total Cost/Study \$40,899	
Summary	Replacement Year 2041	Future Cost \$62,233	

This is for a general rehab of the interiors.

2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions. Per client, \$35,000 expended for Berger refresh minus shades, lighting.

00020 - Berger Activities Center (BAC)

08000 - Rehab

236 - Restrooms	Useful Life 20	Remaining Life 6
4 Berger Restrooms	Quantity 4	Unit of Measure Room
	Cost /Rm \$52,579	
	% Included 100.00%	Total Cost/Study \$210,315
Summary	Replacement Year 2030	Future Cost \$243,900

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, ventilation, drainage and decor. Client did provide input and it is reflected in the costing.

- 2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
- 2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions.
- 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



248 - Kitchen	Useful Life 20	Remaining Life 6
Berger Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$101,124	
	% Included 100.00%	Total Cost/Study \$101,124
Summary	Replacement Year 2030	Future Cost \$117,273

This is to rehab and redecorate the kitchen including items such as ventilation, drainage, fixtures, lighting, and decor. Client did provide input and it is reflected in the costing.

- 2023- Per client 11/3/2023, increase remaining life from 2022 to 2030.
- 2022- \$90,000 was expended to complete rehab.
- 2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions.
- 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

08000 - Rehab

350 - Cabinets	Useful Life 30	Remaining Life 6	
110 lf Kitchen	Quantity 110	Unit of Measure	Linear Feet
	Cost /l.f. \$299		
	% Included 100.00%	Total Cost/Study	\$32,861
Summary	Replacement Year 2030	Future Cost	\$38,109

This is for replacing the cabinets per existing. Replacement costs will depend on the scope of work at replacement. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



360 - Countertops	Useful Life 30	Remaining Life 6	
50 lf Kitchen & Dressing Room	Quantity 50	Unit of Measure	Linear Feet
	Cost /l.f. \$316		
	% Included 100.00%	Total Cost/Study	\$15,776
Summary	Replacement Year 2030	Future Cost	\$18,295

This is for replacing the countertops per existing. Replacement costs will depend on the scope of work at replacement. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

08000 - Rehab

590 - Operable Wall/Partition	Useful Life 30	Remaining Life 6
Main Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$98,584	
	% Included 100.00%	Total Cost/Study \$98,584
Summary	Replacement Year 2030	Future Cost \$114,327

This is to replace the operable wall/partition.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
 2021- Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.

14000 - Recreation

740 - Piano	Useful Life 30	Remaining Life 13
Baby Grand Piano	Quantity 1	Unit of Measure Items
	Cost /Itm \$13,146	
	% Included 100.00%	Total Cost/Study \$13,146
Summary	Replacement Year 2037	Future Cost \$18,122

This is to replace the piano.



00020 - Berger Activities Center (BAC)

14000 - Recreation

744 - Piano	Useful Life 30	Remaining Life 13	
Grand Piano	Quantity 1	Unit of Measure Items	
	Cost /Itm \$65,725		
	% Included 100.00%	Total Cost/Study \$65,725	
Summary	Replacement Year 2037	Future Cost \$90,602	

This is to replace the piano.



18000 - Landscaping

420 - General Repairs/Upgrades	Useful Life 10	Remaining Life 2	Treatment [se:2]
Berger Landscaping	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$92,011		
	% Included 100.00%	Total Cost/Study \$92,011	
Summary	Replacement Year 2026	Future Cost \$97,878	

This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the client.

2024- Per client, delaying for CAC project decision and fire wise engineer advice. Remaining life extended to 2026 with work anticipated over 2 years.
 2023- Per client 11/3/2023, change remaining life from 2025 to 2024.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 2	
13 Building Lights	Quantity 13	Unit of Measure	Items
	Cost /Itm \$1,213		
	% Included 100.00%	Total Cost/Study	\$15,773
Summary	Replacement Year 2026	Future Cost	\$16,572

This is to replace miscellaneous common area lighting fixtures. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2023 to 2030.
 2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.
 2021- Per client, \$14,038 anticipated in 2022.



260 - Bollard Lights	Useful Life 20	Remaining Life 11	
35 Berger Exterior	Quantity 35	Unit of Measure	Items
	Cost /Itm \$1,578		
	% Included 100.00%	Total Cost/Study	\$55,214
Summary	Replacement Year 2035	Future Cost	\$72,445

This is to replace the bollard lights reusing the existing wiring and conduits. Client did provide input and it is reflected in the costing.



00020 - Berger Activities Center (BAC)

20000 - Lighting

276 - Pole Lights	Useful Life 20	Remaining Life 11	
12 Courtyard Light Standards	Quantity 12	Unit of Measure Items	
	Cost /Itm \$1,971		
	% Included 100.00%	Total Cost/Study \$23,656	
Summary	Replacement Year 2035	Future Cost \$31,039	

This is to replace the pole lights reusing the existing wiring and conduits.

2024- \$5,470 expended for parking lot lighting upgrades, Coded 36055-01.



278 - Pole Lights	Useful Life 20	Remaining Life 0	
Parking Lot Lighting Upgrades	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,470		
	% Included 100.00%	Total Cost/Study \$5,470	
Summary	Replacement Year 2024	Future Cost \$5,470	

This is for parking lot lighting upgrades as done in 2024.

2024- \$5,470 expended for parking lot lighting upgrades. Coded 36055-01.



00020 - Berger Activities Center (BAC)

20000 - Lighting

404 - Interior	Useful Life 20	Remaining Life 1	
Berger Center- 2025	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$107,196		
	% Included 100.00%	Total Cost/Study	\$107,196
Summary	Replacement Year 2025	Future Cost	\$109,876

This is to replace interior lighting. Client did provide input and it is reflected in the costing.

2021- Per client, interior lighting included as part of Berger Center partial rehab. Per client 10/15/2021 input, \$32,000 expended for Berger refresh (lighting). BRG reduced the cost of this component by \$32,000.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



416 - Interior	Useful Life 20	Remaining Life 17	
Berger Refresh (Lighting)- 2021	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$37,393		
	% Included 100.00%	Total Cost/Study	\$37,393
Summary	Replacement Year 2041	Future Cost	\$56,898

This is to replace interior lighting.

2021- \$32,000 was expended for Berger refresh (lighting).



00020 - Berger Activities Center (BAC)

21000 - Signage

310 - Bulletin Boards	Useful Life 10	Remaining Life 1	
Berger Exterior	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,517		
	% Included 100.00%	Total Cost/Study	\$10,517
Summary	Replacement Year 2025	Future Cost	\$10,780

This is to replace the bulletin board.

2020- Per client 10/19/2020, move remaining life from 2020 to 2025.
 2019- Per client 11/7/2019, move remaining life from 2023 to 2020.
 2018- Useful and remaining life per client.



796 - Monument	Useful Life 20	Remaining Life 2	
Berger Monument Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,620		
	% Included 100.00%	Total Cost/Study	\$6,620
Summary	Replacement Year 2026	Future Cost	\$6,955

This is to replace the custom identity monument sign.

2023- Per client 11/3/2023, change remaining life from 2038 to 2026.
 2018- \$5,034 was expended, useful life and cost per client.



00020 - Berger Activities Center (BAC)

23000 - Mechanical Equipment

204 - HVAC	Useful Life 15	Remaining Life 0
HVAC Control System	Quantity 1	Unit of Measure System
	Cost /Sys \$18,000	
	% Included 100.00%	Total Cost/Study \$18,000
Summary	Replacement Year 2024	Future Cost \$18,000

This is to replace the HVAC control system.

2024- Added to study per client provided information. \$18,000 expended.

232 - HVAC	Useful Life 12	Remaining Life 1
5 Attic- Trane Climate Changers	Quantity 5	Unit of Measure Items
	Cost /Itm \$130,000	
	% Included 100.00%	Total Cost/Study \$650,000
Summary	Replacement Year 2025	Future Cost \$666,250

This is for complete replacement of the Berger Center HVAC system.

2024- Per client, upgraded in 2005, replacement in 2025 update Berger HVAC system. \$650,000 cost and 12-year useful life also per client direction.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.

2020- Per client 10/19/2020, move remaining life from 2021 to 2025.

240 - HVAC	Useful Life 10	Remaining Life 6
Ion Block Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,883	
	% Included 100.00%	Total Cost/Study \$15,883
Summary	Replacement Year 2030	Future Cost \$18,419

This is for the Ion Block equipment.

2023- Per client 11/3/2023, change useful life from 4 to 10 years and increase remaining life from 2025 to 2030.

2021- Component added to reserve study, information per client.

600 - Water Heater	Useful Life 10	Remaining Life 9
Berger Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,572	
	% Included 100.00%	Total Cost/Study \$9,572
Summary	Replacement Year 2033	Future Cost \$11,954

This is to replace the water heater including discarded unit disposal.

2023- \$9,030 expended.

2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.

00020 - Berger Activities Center (BAC)

24000 - Furnishings

908 - Miscellaneous	Useful Life 20	Remaining Life 6
Berger Center Furnishings	Quantity 1	Unit of Measure Building
	Cost /Bldg \$282,608	
	% Included 100.00%	Total Cost/Study \$282,608
Summary	Replacement Year 2030	Future Cost \$327,738

This is to replace miscellaneous furnishings.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.

2020- Per client 10/19/2020, move remaining life from 2021 to 2025.



910 - Miscellaneous	Useful Life 20	Remaining Life 6
Couches and Interior Work	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$36,068	
	% Included 100.00%	Total Cost/Study \$36,068
Summary	Replacement Year 2030	Future Cost \$41,827

This is for couches and interior work.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2030.

2022- \$32,100 was expended for couches and interior work. Added as a reserve study component per client direction. Association input regarding a scope of work may further define this component.



00020 - Berger Activities Center (BAC)

24000 - Furnishings

932 - Window Coverings	Useful Life 15	Remaining Life 5	
Window Treatments & Shades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,247		
	% Included 100.00%	Total Cost/Study	\$50,247
Summary	Replacement Year 2029	Future Cost	\$56,850

This is to replace the window coverings. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, change remaining life from 2036 to 2030.

2021- \$43,000 was expended for Berger refresh (Shades). Berger Center received a partial rehab that included LVP flooring, AV system and cameras, Drapes and stage curtains, interior lighting, and partitions.

24500 - Audio / Visual

300 - PA System	Useful Life 8	Remaining Life 3	
Berger PA System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,557		
	% Included 100.00%	Total Cost/Study	\$50,557
Summary	Replacement Year 2027	Future Cost	\$54,444

This is to replace the public address system including the microphones, stands and miscellaneous equipment. Client did provide input and it is reflected in the costing.

2019- \$40,000 was expended, change useful life from 15 to 6 years. Per client 11/7/2019, change useful life from 6 to 8 years.



308 - Miscellaneous	Useful Life 5	Remaining Life 2	
Cameras	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,124		
	% Included 100.00%	Total Cost/Study	\$25,124
Summary	Replacement Year 2026	Future Cost	\$26,396

This is to replace the AV system cameras.

2021- \$21,500 expended. Component added to study per client information.

00020 - Berger Activities Center (BAC)

24500 - Audio / Visual

900 - Miscellaneous	Useful Life 8	Remaining Life 3
Berger AV Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$50,556	
	% Included 100.00%	Total Cost/Study \$50,556
Summary	Replacement Year 2027	Future Cost \$54,443

This is to replace miscellaneous audio visual equipment. Client did provide input and it is reflected in the costing.

2019- \$40,000 expended, change useful life from 15 to 6 years. Per client 11/7/2019, change useful life from 6 to 8 years.



902 - Miscellaneous	Useful Life 10	Remaining Life 0
Extron System Switcher	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,409	
	% Included 100.00%	Total Cost/Study \$7,409
Summary	Replacement Year 2024	Future Cost \$7,409

This is to replace the Extron system switcher.

2024- \$7,409 expended. Component added to reserve study, per client.

24600 - Safety / Access

134 - Fire Sprinklers	Useful Life 30	Remaining Life 1
Building Fire Sprinklers	Quantity 1	Unit of Measure Building
	Cost /Bldg \$140,000	
	% Included 100.00%	Total Cost/Study \$140,000
Summary	Replacement Year 2025	Future Cost \$143,500

This is to repair and replace the fire suppression sprinklers.

2024- Component added to study per client information.

00020 - Berger Activities Center (BAC)

25000 - Flooring

400 - Tile	Useful Life 20	Remaining Life 6
528 sf Restroom Floor Tile	Quantity 528	Unit of Measure Square Feet
	Cost /SqFt \$39.84	
	% Included 100.00%	Total Cost/Study \$21,036
Summary	Replacement Year 2030	Future Cost \$24,395

This is to replace the tile flooring. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.

2019- Per client 10/31,2019, move remaining life from 2021 to 2025.



600 - Miscellaneous	Useful Life 15	Remaining Life 6
197 Sq. Yds. Linoleum- Interior Floors	Quantity 197	Unit of Measure Square Yard
	Cost /SqYd \$53.38	
	% Included 100.00%	Total Cost/Study \$10,516
Summary	Replacement Year 2030	Future Cost \$12,195

This is to replace the linoleum flooring. Client did provide input and it is reflected in the costing.

- Women's Backstage Restroom- 64 sf
- Women's Backstage Dressing Room- 90 sf
- Stage- 720 sf
- Men's Backstage Restroom- 64 sf
- Men's Backstage Dressing Room- 90 sf

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.

2021- Square yardage per client.

2019- Per client 10/31,2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

25000 - Flooring

620 - Vinyl	Useful Life 20	Remaining Life 17	
2,700 sf Commercial LVP Flooring- Main Room	Quantity 2,700	Unit of Measure Square Feet	
	Cost /SqFt \$34.19		
	% Included 100.00%	Total Cost/Study \$92,313	
Summary	Replacement Year 2041	Future Cost \$140,465	

This is to replace the commercial luxury vinyl plank flooring. The linoleum flooring not installed in 2021 is provided for in another component.

2021- \$79,000 expended. Square footage per client. Per client, commercial luxury vinyl plank flooring installed in main room, D, G, and halls, replacing previous carpet and wood floors.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2020. Per client 11/7/2019, move remaining life from 2020 to 2021.



25500 - Wallcoverings

400 - Tile	Useful Life 20	Remaining Life 6	
630 sf Restroom Wall Tile	Quantity 630	Unit of Measure Square Feet	
	Cost /SqFt \$37.56		
	% Included 100.00%	Total Cost/Study \$23,663	
Summary	Replacement Year 2030	Future Cost \$27,442	

This is to replace the wall tile. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2025 to 2030.
 2019- Per client 10/31/2019, move remaining life from 2021 to 2025.



00020 - Berger Activities Center (BAC)

26000 - Outdoor Equipment

306 - Benches 8 Courtyard Benches	Useful Life 15 Quantity 8 Cost /Itm \$1,578 % Included 100.00%	Remaining Life 4 Unit of Measure Items Total Cost/Study \$12,620 Future Cost \$13,930
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Summary

Replacement Year 2028

This is to replace the benches.

2013- Installation date.



27000 - Appliances

110 - Holding/Proofing Cabinet Kitchen Warmer	Useful Life 10 Quantity 1 Cost /Itm \$6,000 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$6,000 Future Cost \$7,493
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Summary

Replacement Year 2033

This is to replace the holding / proofing cabinet. Hot Logix.

2024- Added to reserve study by BRG.



00020 - Berger Activities Center (BAC)

27000 - Appliances

200 - Refrigerator	Useful Life 10	Remaining Life 9
Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,773	
	% Included 100.00%	Total Cost/Study \$5,773
Summary	Replacement Year 2033	Future Cost \$7,210

This is to replace the refrigerator.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2033.

2022- \$5,138 expended.



240 - Freezer Large Commercial Model	Useful Life 10	Remaining Life 9
Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2033	Future Cost \$4,995

This is to replace the large freezer.



00020 - Berger Activities Center (BAC)

27000 - Appliances

248 - Ice Machine	Useful Life 10	Remaining Life 9	
Icemaker	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,629		
	% Included 100.00%	Total Cost/Study	\$6,629
Summary	Replacement Year 2033	Future Cost	\$8,279

This is to replace the icemaker assembly.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2033.

2022- \$5,900 expended.



260 - Stove	Useful Life 20	Remaining Life 9	
Kitchen Gas Range	Quantity 1	Unit of Measure	Items
	Cost /Itm \$17,079		
	% Included 100.00%	Total Cost/Study	\$17,079
Summary	Replacement Year 2033	Future Cost	\$21,329

This is to replace the commercial gas range.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2033.

2022- \$15,200 was expended, no specifics were provided.

2018- Per client, replacement anticipated in 2021.



00020 - Berger Activities Center (BAC)

27000 - Appliances

296 - Stove: Exhaust Hood w/ Fan	Useful Life 20	Remaining Life 9	
Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$28,921		
	% Included 100.00%	Total Cost/Study	\$28,921
Summary	Replacement Year 2033	Future Cost	\$36,119

This is to replace the exhaust hood.

- 2023- Per client 11/3/2023, increase remaining life from 2025 to 2033.
- 2023- Per client 11/3/2023, increase remaining life from 2022 to 2033.
- 2022- Per client 9/20/2022, increase remaining life from 2022 to 2025.
- 2018- Per client, replacement anticipated in 2021.



300 - Dishwasher	Useful Life 15	Remaining Life 9	
Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,573		
	% Included 100.00%	Total Cost/Study	\$6,573
Summary	Replacement Year 2033	Future Cost	\$8,209

This is to replace the Hobart automatic dishwasher.

- 2023- Per client 11/3/2023, increase remaining life from 2023 to 2033.
- 2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.



00020 - Berger Activities Center (BAC)

27000 - Appliances

940 - Drinking Fountain	Useful Life 20	Remaining Life 19
2 Main Room	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,155	
	% Included 100.00%	Total Cost/Study \$6,310
Summary	Replacement Year 2043	Future Cost \$10,088

This is to replace the drinking fountains.

2024- Per client completed in 2023.
 2023- \$5,174 expended. Per client 11/3/2023, increase remaining life from 2022 to 2033.
 2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.



00030 - Central Activities Center (CAC)

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
66,500 sf Parking Lot	Quantity 66,500	Unit of Measure Square Feet
	Cost /SqFt \$0.540	
	% Included 100.00%	Total Cost/Study \$35,910
Summary	Replacement Year 2027	Future Cost \$38,671

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

2023- Per client 11/3/2023, increase remaining life from 2024 to 2025.
 2022- Per client 9/20/2022, increase remaining life from 2022 to 2024.
 2020- Per client 10/19/2020, \$30,000 anticipated in 2021. Moved remaining life from 2023 to 2021.
 2018- \$28,000 expended.



00030 - Central Activities Center (CAC)

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 10	Remaining Life 3
66,500 sf Parking Lot (5%)	Quantity 66,500	Unit of Measure Square Feet
	Cost /SqFt \$4.28	Qty * \$/SqFt \$284,620
	% Included 5.00%	Total Cost/Study \$14,231
Summary	Replacement Year 2027	Future Cost \$15,325

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

2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.
 2018- Useful and remaining lives per client.



400 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 3
66,500 sf Parking Lot	Quantity 66,500	Unit of Measure Square Feet
	Cost /SqFt \$6.92	
	% Included 100.00%	Total Cost/Study \$460,180
Summary	Replacement Year 2027	Future Cost \$495,564

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



00030 - Central Activities Center (CAC)

01000 - Paving

800 - Striping	Useful Life 5	Remaining Life 3	
Parking Lot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,297	
	% Included	100.00%	Total Cost/Study \$8,297
Summary	Replacement Year	2027	Future Cost \$8,935

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

- 2023- Per client 11/3/2023, increase remaining life from 2022 to 2025.
- 2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.
- 2020- Per client 10/19/2020, \$7,000 anticipated in 2021. Moved remaining life from 2023 to 2021.
- 2018- Work anticipated at a yet to be determined cost.



02000 - Concrete

224 - Walkways	Useful Life 5	Remaining Life 3	
10,600 sf Center Recreation Concrete (6%)	Quantity 10,600	Unit of Measure	Square Feet
	Cost /SqFt	\$21.04	Qty * \$/SqFt \$223,024
	% Included	6.00%	Total Cost/Study \$13,381
Summary	Replacement Year	2027	Future Cost \$14,410

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2020- \$30,000 anticipated in 2020, as part of \$46,000 project.



00030 - Central Activities Center (CAC)

02000 - Concrete

228 - Walkways	Useful Life 5	Remaining Life 3	
2,500 sf Lawn Bowling Concrete Walks (11%)	Quantity 2,500	Unit of Measure Square Feet	
	Cost /SqFt \$21.04	Qty * \$/SqFt \$52,600	
	% Included 11.00%	Total Cost/Study \$5,786	
Summary	Replacement Year 2027	Future Cost \$6,231	

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2020- \$16,000 anticipated in 2020, as part of \$46,000 project.



400 - Pool Deck	Useful Life 30	Remaining Life 6	
7,600 sf Pool & Spa Decking- Rebuild	Quantity 7,600	Unit of Measure Square Feet	
	Cost /SqFt \$39.44		
	% Included 100.00%	Total Cost/Study \$299,744	
Summary	Replacement Year 2030	Future Cost \$347,611	

This is to remove and replace the pool and spa concrete decking.

2019- Per client 10/31/2019, move remaining life from 2020 to 2030.



00030 - Central Activities Center (CAC)

02000 - Concrete

900 - Miscellaneous	Useful Life 30	Remaining Life 3	
4,400 sf Shuffleboard Courts	Quantity 4,400	Unit of Measure Square Feet	
	Cost /SqFt \$13.15		
	% Included 100.00%	Total Cost/Study \$57,860	
Summary	Replacement Year 2027	Future Cost \$62,309	

This is to remove and re-grade the shuffleboard court concrete.

2019- Per client 10/31/2019, move remaining life from 2020 to 2025.

2018- \$44,000 anticipated in 2020, per client.



03000 - Painting: Exterior

124 - Surface Restoration	Useful Life 8	Remaining Life 3	
9,228 sf Activity Center	Quantity 9,228	Unit of Measure Square Feet	
	Cost /SqFt \$4.62		
	% Included 100.00%	Total Cost/Study \$42,633	
Summary	Replacement Year 2027	Future Cost \$45,911	

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

2023- Per client 11/3/2023, increase remaining life from 2023 to 2026.

2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



00030 - Central Activities Center (CAC)

03000 - Painting: Exterior

128 - Surface Restoration	Useful Life 7	Remaining Life 5
Pool Cabana	Quantity 1	Unit of Measure Building
	Cost /Bldg \$8,427	
	% Included 100.00%	Total Cost/Study \$8,427
Summary	Replacement Year 2029	Future Cost \$9,534

This is to prepare, power wash, sand, scrape, caulk and paint the pool cabana with a 100% premium acrylic paint.

2022- \$7,500 was expended.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



400 - Wrought Iron	Useful Life 10	Remaining Life 3
260 lf Pool Perimeter Fence	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$23.66	
	% Included 100.00%	Total Cost/Study \$6,152
Summary	Replacement Year 2027	Future Cost \$6,625

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2020- Per client 10/19/2020, move remaining life from 2020 to 2025, change useful life from 4 to 10 years.



00030 - Central Activities Center (CAC)

03500 - Painting: Interior

104 - Building	Useful Life 8	Remaining Life 3	
27,279 sf Activity Center	Quantity 27,279	Unit of Measure Square Feet	
	Cost /SqFt \$1.64		
	% Included 100.00%	Total Cost/Study \$44,738	
Summary	Replacement Year 2027	Future Cost \$48,177	

This is to prepare and paint all building interior spaces.

2020- Per client 10/19/2020, move remaining life from 2020 to 2025. Board may consider moving to Operating budget using staff.



04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 8	Remaining Life 3	
9,228 sf Activity Center (13%)	Quantity 9,228	Unit of Measure Square Feet	
	Cost /SqFt \$26.29	Qty * \$/SqFt \$242,604	
	% Included 12.50%	Total Cost/Study \$30,326	
Summary	Replacement Year 2027	Future Cost \$32,657	

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.

2024- Per client, all structural repair components for the Central Activities Center set remaining life to 2027.
 2019- Per client 10/31,2019, move remaining life from 2020 to 2025.



00030 - Central Activities Center (CAC)

04000 - Structural Repairs

208 - Wood: Siding & Trim	Useful Life 7	Remaining Life 1	
2,400 sf Pool Cabana (20%)	Quantity 2,400	Unit of Measure Square Feet	
	Cost /SqFt \$27.34	Qty * \$/SqFt \$65,616	
	% Included 20.00%	Total Cost/Study \$13,123	
Summary	Replacement Year 2025	Future Cost \$13,451	

This is to repair and replace wood siding and perform as needed door repairs in conjunction with the painting cycle.

2024- Per client, \$14,132 anticipated in 2025.
 2019- Per client 10/31,2019, move remaining life from 2020 to 2025.



216 - Siding	Useful Life 40	Remaining Life 3	
2,400 sf Pool Cabana- Siding Replacement	Quantity 2,400	Unit of Measure Square Feet	
	Cost /SqFt \$27.34		
	% Included 100.00%	Total Cost/Study \$65,616	
Summary	Replacement Year 2027	Future Cost \$70,661	

This is to replace the pool cabana wood siding. Ongoing siding repairs in conjunction with the painting cycle is provided for in another component.

2019- Per client 10/31,2019, move remaining life from 2020 to 2025.



00030 - Central Activities Center (CAC)

04000 - Structural Repairs

280 - Window Sealing	Useful Life 10	Remaining Life 3	
UV Window Film	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,851		
	% Included 100.00%	Total Cost/Study \$9,851	
Summary	Replacement Year 2027	Future Cost \$10,608	

This is for the UV window film.

2024- Per client, remaining life extended to 2026.



294 - Ceilings	Useful Life 30	Remaining Life 15	
3,343 sf Activity Center	Quantity 3,343	Unit of Measure Square Feet	
	Cost /SqFt \$21.03		
	% Included 100.00%	Total Cost/Study \$70,303	
Summary	Replacement Year 2039	Future Cost \$101,820	

This is to replace the ceiling.



00030 - Central Activities Center (CAC)

04000 - Structural Repairs

550 - Bridge Maintenance 240 sf Steel Bridge & Decking	Useful Life 20 Quantity 240 Cost /SqFt \$124 % Included 100.00%	Remaining Life 11 Unit of Measure Square Feet Total Cost/Study \$29,729 Future Cost \$39,007
Summary	Replacement Year 2035	

This is replace the bridge decking and perform as needed repairs to the bridge structure. Client did provide input and it is reflected in the costing.



910 - Building Maintenance Lawn Bowling Shed	Useful Life 20 Quantity 1 Cost /Bldg \$10,938 % Included 100.00%	Remaining Life 11 Unit of Measure Building Total Cost/Study \$10,938 Future Cost \$14,351
Summary	Replacement Year 2035	

This is for general building repairs.



00030 - Central Activities Center (CAC)

04000 - Structural Repairs

922 - Doors	Useful Life 20	Remaining Life 5
17 Exterior Doors	Quantity 17	Unit of Measure Items
	Cost /Itm \$3,885	
	% Included 100.00%	Total Cost/Study \$66,037
Summary	Replacement Year 2029	Future Cost \$74,714

This is to repair, replace and maintain the doors. Includes wood and glass and storefront doors.

2019- \$11,065 expended for unspecified scope of work.



926 - Doors	Useful Life 30	Remaining Life 15
47 Interior Doors	Quantity 47	Unit of Measure Items
	Cost /Itm \$2,302	
	% Included 100.00%	Total Cost/Study \$108,195
Summary	Replacement Year 2039	Future Cost \$156,699

This is to repair, replace and maintain the doors.

2019- \$11,282 expended for interior sauna doors.



00030 - Central Activities Center (CAC)

04000 - Structural Repairs

930 - Doors	Useful Life 15	Remaining Life 10
2 Pool Cabana Metal Doors	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,090	
	% Included 100.00%	Total Cost/Study \$14,181
Summary	Replacement Year 2034	Future Cost \$18,153

This is to repair, replace and maintain the doors. Client did provide input and it is reflected in the costing.

2019- \$11,220 expended.

2018- Per client, replacement anticipated in 2019.



996 - Miscellaneous	Useful Life 10	Remaining Life 1
Mechanical Room Repairs	Quantity 1	Unit of Measure Room
	Cost /Rm \$17,000	
	% Included 100.00%	Total Cost/Study \$17,000
Summary	Replacement Year 2025	Future Cost \$17,425

This is for miscellaneous repairs.

2024- Per client, \$17,000 anticipated in 2025.

05000 - Roofing

330 - Low Slope: Vinyl	Useful Life 20	Remaining Life 3
20 Squares- Pool Cabana Roof	Quantity 20	Unit of Measure Squares
	Cost /Sqrs \$1,025	
	% Included 100.00%	Total Cost/Study \$20,506
Summary	Replacement Year 2027	Future Cost \$22,082

This is to replace the low slope single-ply vinyl roofing system. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2020- Per client 10/19/2020, move remaining life from 2020 to 2025.

00030 - Central Activities Center (CAC)

05000 - Roofing

444 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 15
173 Squares- Activity Center	Quantity 173	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$173,000
Summary	Replacement Year 2039	Future Cost \$250,556

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

2024- BRG increased cost to \$1,000/square. Client input may further define this and other roofing components.



704 - Gutters / Downspouts	Useful Life 30	Remaining Life 15
1,009 lf Activity Center	Quantity 1,009	Unit of Measure Linear Feet
	Cost /l.f. \$30.62	
	% Included 100.00%	Total Cost/Study \$30,896
Summary	Replacement Year 2039	Future Cost \$44,746

This is to replace the gutters and downspouts. Client did provide input and it is reflected in the costing.



08000 - Rehab

108 - General	Useful Life 20	Remaining Life 5
Activity Center	Quantity 1	Unit of Measure Building
	Cost /Bldg \$65,725	
	% Included 100.00%	Total Cost/Study \$65,725
Summary	Replacement Year 2029	Future Cost \$74,362

This is for a general rehab of the interiors.

00030 - Central Activities Center (CAC)

08000 - Rehab

220 - Bathrooms 4 Restrooms & Locker Rooms	Useful Life 20 Quantity 4 Cost /Itm \$13,146 % Included 100.00%	Remaining Life 5 Unit of Measure Items Total Cost/Study \$52,584
Summary	Replacement Year 2029	Future Cost \$59,495

This is to rehab and redecorate the bathrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

252 - Kitchen Activity Center Kitchen	Useful Life 20 Quantity 1 Cost /Rm \$19,719 % Included 100.00%	Remaining Life 5 Unit of Measure Room Total Cost/Study \$19,719
Summary	Replacement Year 2029	Future Cost \$22,310

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

354 - Cabinets 242 lf Cabinets & Countertops	Useful Life 30 Quantity 242 Cost /l.f. \$131 % Included 100.00%	Remaining Life 15 Unit of Measure Linear Feet Total Cost/Study \$31,813
Summary	Replacement Year 2039	Future Cost \$46,075

This is for replacing the cabinets per existing. Replacement costs will depend on the scope of work at replacement.



00030 - Central Activities Center (CAC)

11000 - Gate Equipment

780 - Pedestrian Gate	Useful Life 8	Remaining Life 2
2 Pool Area Gates	Quantity 2	Unit of Measure Items
	Cost /Itm \$7,272	
	% Included 100.00%	Total Cost/Study \$14,544
Summary	Replacement Year 2026	Future Cost \$15,280

This is to repair the pedestrian gates. Client did provide input and it is reflected in the costing.

2024- Per client, remaining life extended to 2026.
 2021- Per client \$14,000 anticipated in 2024.
 2018- Quantity adjusted from 3 to 2 pool gates per client.



12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 5
235 lf Pool	Quantity 235	Unit of Measure Linear Feet
	Cost /l.f. \$338	
	% Included 100.00%	Total Cost/Study \$79,430
Summary	Replacement Year 2029	Future Cost \$89,868

This is to resurface the pool including start-up costs. Includes tile, coping, skimmers, and upgrades to the rails and ladders.

2019- \$62,850 expended.



00030 - Central Activities Center (CAC)

12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 10	Remaining Life 5	
235 lf Pool	Quantity 235	Unit of Measure Linear Feet	
	Cost /l.f. \$175		
	% Included 100.00%	Total Cost/Study \$41,055	
Summary	Replacement Year 2029	Future Cost \$46,449	

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

2019- \$15,000 expended for mastic on deck.



212 - Edge: Tile, Coping, Mastic	Useful Life 5	Remaining Life 0	
Vertical Mastic Replacement	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,300		
	% Included 100.00%	Total Cost/Study \$6,300	
Summary	Replacement Year 2024	Future Cost \$6,300	

This is to replace the vertical mastic.

2024- \$6,300 expended. Component added to reserve study per client direction.

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Automatic Chlorinator	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,222		
	% Included 100.00%	Total Cost/Study \$20,222	
Summary	Replacement Year 2026	Future Cost \$21,246	

This is to replace the pool Pentair Intellichlor automatic chlorinator equipment.

2024- Per client, \$9,000 expended, to distribute among each facility
 2019- \$16,000 expended.

701 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2024 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study \$3,000	
Summary	Replacement Year 2024	Future Cost \$3,000	

This is for a total 2024 expenditure of \$9,000 distributed among the three pool facilities.

00030 - Central Activities Center (CAC)

12000 - Pool

716 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Automatic Pool Sweep	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,322		
	% Included 100.00%	Total Cost/Study \$6,322	
Summary	Replacement Year 2026	Future Cost \$6,642	

This is to replace the Dolphin automatic pool sweep.

2020- \$5,202 expended.

2018- Per client, replacement anticipated for 2019.



720 - Heater	Useful Life 4	Remaining Life 0	
2 Pool Heaters	Quantity 2	Unit of Measure Items	
	Cost /Itm \$8,625		
	% Included 100.00%	Total Cost/Study \$17,249	
Summary	Replacement Year 2024	Future Cost \$17,249	

This is to replace the Raypak Professional pool water heaters.

2024- \$17,249 expended for July heater replacement.

2023- \$27,225 expended.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021, change useful life from 5 to 4 years.

2018- Per client, replacement anticipated for 2019.



00030 - Central Activities Center (CAC)

12000 - Pool

732 - Filter	Useful Life 10	Remaining Life 2
2 Pentair Glass Filters	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,427	
	% Included 100.00%	Total Cost/Study \$12,854
Summary	Replacement Year 2026	Future Cost \$13,505

This is to replace the Triton II pool filters.

2021- Updated cost of \$5,500 per filter, per client.



740 - Chemical System	Useful Life 10	Remaining Life 9
Rola-Chem System	Quantity 1	Unit of Measure System
	Cost /Sys \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2033	Future Cost \$6,619

This replace the Rola-Chem system.

2023- \$15,000 expended to install Rola-Chem at all pool sites. Added per client and this should be moved to the pools level at next site visit.



00030 - Central Activities Center (CAC)

12000 - Pool

744 - Pumps	Useful Life 6	Remaining Life 0
2 Variable Speed Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,556	
	% Included 100.00%	Total Cost/Study \$7,111
Summary	Replacement Year 2024	Future Cost \$7,111

This is to replace the Pentair Intelliflo variable speed (VS) pump.

2024- \$7,111 expended for pool pump replacement.
 2023- \$9,958 expended.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2022.



756 - Cover	Useful Life 5	Remaining Life 0
Pool Cover	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,797	
	% Included 100.00%	Total Cost/Study \$9,797
Summary	Replacement Year 2024	Future Cost \$9,797

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2024- Per client, ordered in 2023, completed/paid 2024- \$9,797.36.
 2023- \$7,600 expended.
 2022- Per client 9/20/2022, increase remaining life from 2022 to 2023.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



00030 - Central Activities Center (CAC)

12000 - Pool

760 - Equipment: Replacement	Useful Life 7	Remaining Life 0
Pool Chemical Controller Board	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,038	
	% Included 100.00%	Total Cost/Study \$4,038
Summary	Replacement Year 2024	Future Cost \$4,038

This is to replace the pool chemical controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

768 - Cover	Useful Life 20	Remaining Life 6
Pool Cover- Roller	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,573	
	% Included 100.00%	Total Cost/Study \$6,573
Summary	Replacement Year 2030	Future Cost \$7,623

This is to replace the pool cover roller.

2020- Per client 10/19/2020, move remaining life from 2020 to 2030.



776 - Lighting	Useful Life 20	Remaining Life 11
3 Pool Area Deck Lighting	Quantity 3	Unit of Measure Items
	Cost /Itm \$3,739	
	% Included 100.00%	Total Cost/Study \$11,218
Summary	Replacement Year 2035	Future Cost \$14,719

This is to replace the pool area deck lighting.



00030 - Central Activities Center (CAC)

12000 - Pool

960 - Furniture: Misc	Useful Life 7	Remaining Life 1	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,435		
	% Included 100.00%	Total Cost/Study	\$14,435
Summary	Replacement Year 2025	Future Cost	\$14,796

This is to replace miscellaneous pool furniture. Client did provide input and it is reflected in the costing.

2024- Per client, \$14,435 anticipated in 2025.
 2023- Per client 11/3/2023, increase remaining life from 2023 to 2026.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2022, change useful life from 4 to 7 years.



990 - Miscellaneous	Useful Life 3	Remaining Life 2	
Drain Inspection and Repair	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,203		
	% Included 100.00%	Total Cost/Study	\$8,203
Summary	Replacement Year 2026	Future Cost	\$8,618

This is for SVRS drain inspection and repair.

2020- Per client 10/19/2020, move remaining life from 2020 to 2023. Per client, completed in 2019.



00030 - Central Activities Center (CAC)

13000 - Spa

100 - Re-Plaster	Useful Life 5	Remaining Life 2	
Re-Plaster and Tile	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$15,900	
	% Included	100.00%	Total Cost/Study \$15,900
Summary	Replacement Year	2026	Future Cost \$16,705

This is to resurface the spa including start-up costs.

- 2024- Per client, useful life = 5 years.
- 2023- Per client 11/3/2023, increase current cost from \$10,804 to \$15,000.
- 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



704 - Equipment	Useful Life 5	Remaining Life 0	
Automatic Chlorinator	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,191	
	% Included	100.00%	Total Cost/Study \$15,191
Summary	Replacement Year	2024	Future Cost \$15,191

This is to replace the automatic chlorinator equipment.

- 2024- Work scheduled. No cost yet provided.
- 2019- \$12,000 expended.



00030 - Central Activities Center (CAC)

13000 - Spa

744 - Equipment	Useful Life 7	Remaining Life 0	
Spa Controller Board	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,038	
	% Included	100.00%	Total Cost/Study \$4,038
Summary	Replacement Year	2024	Future Cost \$4,038

This is to replace the spa controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

752 - Pumps	Useful Life 5	Remaining Life 1	
3 Spa Pumps	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$7,424	
	% Included	100.00%	Total Cost/Study \$22,273
Summary	Replacement Year	2025	Future Cost \$22,830

This is to replace the variable speed (VS) pumps.

2024- Per client, \$22,273 anticipated in 2025.

2023- Per client 11/3/2023, increase current cost from \$11,906 to \$20,000.



00030 - Central Activities Center (CAC)

13000 - Spa

780 - Heater	Useful Life 5	Remaining Life 0	
Spa Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$14,103		
	% Included 100.00%	Total Cost/Study	\$14,103
Summary	Replacement Year 2024	Future Cost	\$14,103

This is to replace the Raypak Professional spa water heater.

2024- \$14,103 expended.

2022- Per client 9/20/2022, change remaining life from 2022 to 2023.



14000 - Recreation

100 - Sauna: Heaters	Useful Life 10	Remaining Life 4	
2 Locker Room Saunas	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,535		
	% Included 100.00%	Total Cost/Study	\$7,070
Summary	Replacement Year 2028	Future Cost	\$7,804

This is to replace the sauna heater.

2018- \$5,376 expended, useful life per client.



00030 - Central Activities Center (CAC)

14000 - Recreation

140 - Sauna: Wood Kit	Useful Life 5	Remaining Life 4	
2 Locker Room Saunas	Quantity 2	Unit of Measure Room	
	Cost /Rm \$24,539		
	% Included 100.00%	Total Cost/Study \$49,079	
Summary	Replacement Year 2028	Future Cost \$54,174	

This is to recover and replace the sauna room wood kit.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2024, see 14000/141 Client to confirm repair work was not completed in 2022 as reported in 2022. Per client 11/13/2023, change useful life from 10 to 5 years.

2022- \$22,100 expended for dry rot repair for leak damage.

2021- \$42,000 expended. Useful life of 10 per client.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021. Increase cost from \$42,000 to \$80,000.



720 - Game Table	Useful Life 5	Remaining Life 3	
2 Outdoor Table Tennis	Quantity 2	Unit of Measure Items	
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study \$18,000	
Summary	Replacement Year 2027	Future Cost \$19,384	

This is to replace the ping pong tables.

2024- Costing updated to \$18,000, useful and remaining lives per client.



00030 - Central Activities Center (CAC)

18000 - Landscaping

340 - Irrigation: Pumps	Useful Life 10	Remaining Life 6	
Irrigation Booster Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$20,508		
	% Included 100.00%	Total Cost/Study	\$20,508
Summary	Replacement Year 2030	Future Cost	\$23,783

This is to replace the irrigation system pump.

2020- Per client 10/19/2020, move remaining life from 2020 to 2030.

424 - General Repairs/Upgrades	Useful Life 5	Remaining Life 3	
CAC Landscape Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$100,000		
	% Included 100.00%	Total Cost/Study	\$100,000
Summary	Replacement Year 2027	Future Cost	\$107,689

This is for Central Activities Center landscape replacement. Includes consulting and architectural fees.

2024- Per client, remaining life extended to 2026, anticipated cost increased to \$100,000.

2020- Per client 10/19/2020, combine CAC Landscape and Greensward, change cost from \$71,000 to \$60,000, change useful life from 10 to 5 years, keep remaining life in 2024.

2019- \$30,000 expended for unspecified scope of work.



00030 - Central Activities Center (CAC)

19000 - Fencing

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 17
260 lf Pool Perimeter	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$187	
	% Included 100.00%	Total Cost/Study \$48,612
Summary	Replacement Year 2041	Future Cost \$73,969

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component. Client did provide input and it is reflected in the costing.



19500 - Retaining Wall

990 - Miscellaneous	Useful Life 15	Remaining Life 10
488 lf Lawn Bowling Retaining Wall	Quantity 488	Unit of Measure Linear Feet
	Cost /l.f. \$37.10	
	% Included 100.00%	Total Cost/Study \$18,105
Summary	Replacement Year 2034	Future Cost \$23,176

This is for the lawn bowling retaining wall.

2019- \$14,320 was expended.



00030 - Central Activities Center (CAC)

20000 - Lighting

264 - Bollard Lights	Useful Life 15	Remaining Life 5	
30 Walkway Bollard Lights & Fixtures	Quantity 30	Unit of Measure Items	
	Cost /Itm \$1,916		
	% Included 100.00%	Total Cost/Study \$57,492	
Summary	Replacement Year 2029	Future Cost \$65,047	

This is to replace the bollard lights reusing the existing wiring and conduits.



280 - Parking Lot	Useful Life 30	Remaining Life 15	
5 Parking Lot Light Poles	Quantity 5	Unit of Measure Items	
	Cost /Itm \$2,734		
	% Included 100.00%	Total Cost/Study \$13,672	
Summary	Replacement Year 2039	Future Cost \$19,801	

This is to replace the light poles.

284 - Pole Lights	Useful Life 30	Remaining Life 15	
5 Common Area Light Poles	Quantity 5	Unit of Measure Items	
	Cost /Itm \$2,734		
	% Included 100.00%	Total Cost/Study \$13,672	
Summary	Replacement Year 2039	Future Cost \$19,801	

This is to replace the pole lights reusing the existing wiring and conduits.



00030 - Central Activities Center (CAC)

20000 - Lighting

312 - Pole Lights	Useful Life 15	Remaining Life 7
10 Common Area Light LED Fixtures	Quantity 10	Unit of Measure Items
	Cost /Itm \$684	
	% Included 100.00%	Total Cost/Study \$6,836
Summary	Replacement Year 2031	Future Cost \$8,126

This is to replace the pole light LED fixtures.

316 - Pole Lights	Useful Life 30	Remaining Life 20
14 Common Area Light Poles	Quantity 14	Unit of Measure Items
	Cost /Itm \$2,150	
	% Included 100.00%	Total Cost/Study \$30,102
Summary	Replacement Year 2044	Future Cost \$49,325

This is to replace the pole lights reusing the existing wiring and conduits.



320 - Pole Lights	Useful Life 15	Remaining Life 5
14 Common Area Light LED Fixtures	Quantity 14	Unit of Measure Items
	Cost /Itm \$684	
	% Included 100.00%	Total Cost/Study \$9,570
Summary	Replacement Year 2029	Future Cost \$10,828

This is to replace the pole light LED fixtures.

00030 - Central Activities Center (CAC)

20000 - Lighting

544 - Parking Lot	Useful Life 15	Remaining Life 0
10 Parking Lot Light Fixtures	Quantity 10	Unit of Measure Items
	Cost /Itm \$547	
	% Included 100.00%	Total Cost/Study \$5,470
Summary	Replacement Year 2024	Future Cost \$5,470

This is to replace the parking lot light LED fixtures.

2024- \$5,470 expended.



21000 - Signage

800 - Monument	Useful Life 30	Remaining Life 6
Entrance Signs	Quantity 1	Unit of Measure Items
	Cost /Itm \$34,180	
	% Included 100.00%	Total Cost/Study \$34,180
Summary	Replacement Year 2030	Future Cost \$39,638

This is to replace the custom identity monument sign.

2018- Quantity, useful and remaining life per client.



00030 - Central Activities Center (CAC)

22000 - Office Equipment

208 - Computers, Misc.	Useful Life 7	Remaining Life 4	
12 Computer Center Computers	Quantity 12	Unit of Measure	Items
	Cost /Itm \$2,921		
	% Included 100.00%	Total Cost/Study	\$35,056
Summary	Replacement Year 2028	Future Cost	\$38,696

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

2021- Per client, computer center rehab took place. Including computers and desks.



212 - Computers, Misc.	Useful Life 10	Remaining Life 3	
Computer Center Server	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,778		
	% Included 100.00%	Total Cost/Study	\$7,778
Summary	Replacement Year 2027	Future Cost	\$8,376

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

2024- Per client, remaining life extended to 2027.

220 - Computers, Misc.	Useful Life 5	Remaining Life 3	
Computer Center Software	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,109		
	% Included 100.00%	Total Cost/Study	\$6,109
Summary	Replacement Year 2027	Future Cost	\$6,579

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

2024- Per client, remaining life extended to 2027.

2022- Per client 9/20/2022, change remaining life from 2022 to 2024.

2020- Per client 10/19/2020, move remaining life from 2020 to 2022.

00030 - Central Activities Center (CAC)

23000 - Mechanical Equipment

200 - HVAC	Useful Life 20	Remaining Life 5
16 Activity Center Units	Quantity 16	Unit of Measure Items
	Cost /Itm \$10,236	
	% Included 100.00%	Total Cost/Study \$163,776
Summary	Replacement Year 2029	Future Cost \$185,297

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.



204 - HVAC	Useful Life 15	Remaining Life 3
HVAC Control System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,000	
	% Included 100.00%	Total Cost/Study \$18,000
Summary	Replacement Year 2027	Future Cost \$19,384

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2024- \$15,000 expended, per client \$57,169 expended for all facilities. Later, client directed remaining life extended to 2027 and cost updated to \$18,000.

206 - HVAC	Useful Life 10	Remaining Life 6
Ion Block Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$14,017	
	% Included 100.00%	Total Cost/Study \$14,017
Summary	Replacement Year 2030	Future Cost \$16,255

This is for the Ion Block equipment.

2023- Per client 11/3/2023, change useful life from 4 to 10 years, increase remaining life from 2025 to 2030.
 2021- Component added to reserve study, information per client.

00030 - Central Activities Center (CAC)

23000 - Mechanical Equipment

236 - Water Heater	Useful Life 10	Remaining Life 9	
2 Activity Center, Laundry Room	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,113		
	% Included 100.00%	Total Cost/Study	\$20,226
Summary	Replacement Year 2033	Future Cost	\$25,260

This is to replace the water heaters including discarded unit disposal.

2024- Given similar costing, and same replacement date, BRG combined 2 heaters into a single component.
 2023- \$9,184 expended- activity center, \$9,985 expended- laundry room.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



24000 - Furnishings

330 - Tables	Useful Life 25	Remaining Life 22	
18 Computer Center Computer Desks	Quantity 18	Unit of Measure	Items
	Cost /Itm \$779		
	% Included 100.00%	Total Cost/Study	\$14,023
Summary	Replacement Year 2046	Future Cost	\$24,141

This is to replace miscellaneous tables.

2021- Per client, computer center rehab took place. Including computers and desks.



00030 - Central Activities Center (CAC)

24000 - Furnishings

680 - Lockers	Useful Life 30	Remaining Life 15	
110 Men's & Women's Lockers	Quantity 110	Unit of Measure Items	
	Cost /Itm \$304		
	% Included 100.00%	Total Cost/Study \$33,420	
Summary	Replacement Year 2039	Future Cost \$48,402	

This is to replace the lockers.



912 - Miscellaneous	Useful Life 15	Remaining Life 3	
Activity Center Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$220,621		
	% Included 100.00%	Total Cost/Study \$220,621	
Summary	Replacement Year 2027	Future Cost \$237,585	

This is to replace miscellaneous furnishings.

2024- Per client, remaining life extended to 2027.



00030 - Central Activities Center (CAC)

24000 - Furnishings

916 - Miscellaneous	Useful Life 15	Remaining Life 3
14 Computer Center Chairs	Quantity 14	Unit of Measure Items
	Cost /Itm \$555	
	% Included 100.00%	Total Cost/Study \$7,771
Summary	Replacement Year 2027	Future Cost \$8,368

This is to replace miscellaneous furnishings.

2023- Per client 11/3/2023, increase remaining life from 2024 to 2027.



24500 - Audio / Visual

904 - Miscellaneous	Useful Life 5	Remaining Life 4
Room B AV Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,820	
	% Included 100.00%	Total Cost/Study \$6,820
Summary	Replacement Year 2028	Future Cost \$7,528

This is to replace miscellaneous equipment.

2023- \$6,434 expended for unspecified scope of work/equipment.



00030 - Central Activities Center (CAC)

24600 - Safety / Access

120 - Fire Control Misc	Useful Life 20	Remaining Life 5	
Fire Protection System Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$136,708	
	% Included	100.00%	Total Cost/Study \$136,708
Summary	Replacement Year	2029	Future Cost \$154,672

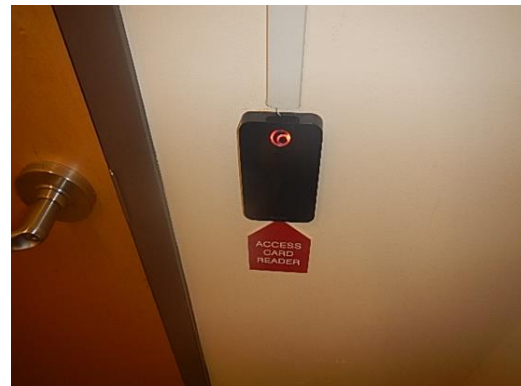
This is to replace miscellaneous fire control items such as fire risers, sprinkler heads, pumps, etc.



490 - Access Control System	Useful Life 10	Remaining Life 9	
CAC & Pool Access Card Entry System/All Facilities	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$38,495	
	% Included	100.00%	Total Cost/Study \$38,495
Summary	Replacement Year	2033	Future Cost \$48,075

This is to repair and replace the access control system for all facilities.

2023- \$36,316 expended to replace access control system for all facilities, per client 11/3/2023.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2022.



00030 - Central Activities Center (CAC)

25000 - Flooring

208 - Carpeting	Useful Life 10	Remaining Life 8
610 Sq. Yds. Activity Center	Quantity 610	Unit of Measure Square Yard
	Cost /SqYd \$92.10	
	% Included 100.00%	Total Cost/Study \$56,181
Summary	Replacement Year 2032	Future Cost \$68,451

This is to replace the carpeting.

2022- \$50,000 estimated, pending invoice.

2019- Per client 10/31,2019, move remaining life from 2020 to 2022. Per client, move remaining life from 2019 to 2020.



404 - Tile	Useful Life 20	Remaining Life 5
1,360 sf Restrooms	Quantity 1,360	Unit of Measure Square Feet
	Cost /SqFt \$54.13	
	% Included 100.00%	Total Cost/Study \$73,617
Summary	Replacement Year 2029	Future Cost \$83,291

This is to replace the tile flooring. Client did provide input and it is reflected in the costing.



00030 - Central Activities Center (CAC)

25000 - Flooring

604 - Vinyl	Useful Life 10	Remaining Life 3
109 Sq. Yds. Activity Center	Quantity 109	Unit of Measure Square Yard
	Cost /SqYd \$84.43	
	% Included 100.00%	Total Cost/Study \$9,203
Summary	Replacement Year 2027	Future Cost \$9,910

This is to replace the vinyl flooring. Client did provide input and it is reflected in the costing.

2023- Per client 11/3/2023, increase remaining life from 2023 to 2025.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2019- Per client 10/31,2019, move remaining life from 2020 to 2022. Per client, move remaining life from 2019 to 2020.



640 - Rubber	Useful Life 10	Remaining Life 3
3,250 sf Fitness Center	Quantity 3,250	Unit of Measure Square Feet
	Cost /SqFt \$13.15	
	% Included 100.00%	Total Cost/Study \$42,738
Summary	Replacement Year 2027	Future Cost \$46,024

This is to replace the gym rubber flooring.

2023- Per client 11/3/2023, increase remaining life from 2023 to 2025.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2019- Per client 10/31,2019, move remaining life from 2020 to 2022.



00030 - Central Activities Center (CAC)

25500 - Wallcoverings

404 - Tile	Useful Life 20	Remaining Life 5	
1,120 sf Restrooms	Quantity 1,120	Unit of Measure Square Feet	
	Cost /SqFt \$27.34		
	% Included 100.00%	Total Cost/Study \$30,621	
Summary	Replacement Year 2029	Future Cost \$34,645	

This is to replace the wall tile.



26000 - Outdoor Equipment

310 - Benches	Useful Life 15	Remaining Life 3	
26 Lawn Bowling Benches	Quantity 26	Unit of Measure Items	
	Cost /Itm \$321		
	% Included 100.00%	Total Cost/Study \$8,355	
Summary	Replacement Year 2027	Future Cost \$8,998	

This is to replace the composite benches.

2018- Quantity, useful and remaining life per client.



00030 - Central Activities Center (CAC)

26000 - Outdoor Equipment

330 - Benches	Useful Life 20	Remaining Life 5	
4 Activities Center Benches	Quantity 4	Unit of Measure Items	
	Cost /Itm \$1,542		
	% Included 100.00%	Total Cost/Study \$6,170	
Summary	Replacement Year 2029	Future Cost \$6,981	

This is to replace the teak wood benches.



900 - Miscellaneous	Useful Life 15	Remaining Life 6	
Lawn Bowling Equipment	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$22,354		
	% Included 100.00%	Total Cost/Study \$22,354	
Summary	Replacement Year 2030	Future Cost \$25,924	

This is to replace miscellaneous lawn bowling outdoor equipment.

- 19- umbrellas
- 60- lockers
- miscellaneous other equipment

904 - Miscellaneous	Useful Life 25	Remaining Life 7	
14,400 sf Lawn Bowling- Green	Quantity 14,400	Unit of Measure Square Feet	
	Cost /SqFt \$11.92		
	% Included 100.00%	Total Cost/Study \$171,648	
Summary	Replacement Year 2031	Future Cost \$204,036	

This is to replace the lawn bowling green.



00030 - Central Activities Center (CAC)

26000 - Outdoor Equipment

27000 - Appliances

420 - Dryer	Useful Life 5	Remaining Life 3
2 Swimsuit Dryers	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,791	
	% Included 100.00%	Total Cost/Study \$9,582
Summary	Replacement Year 2027	Future Cost \$10,319

This is to replace the locker room swimsuit dryers.

2022- Per client 9/20/2022, change remaining life from 2022 to 2023.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



428 - Washer & Dryer	Useful Life 10	Remaining Life 3
Laundry Room	Quantity 1	Unit of Measure Set
	Cost /Set \$6,573	
	% Included 100.00%	Total Cost/Study \$6,573
Summary	Replacement Year 2027	Future Cost \$7,078

This is to replace the washer and dryer.

944 - Drinking Fountain	Useful Life 20	Remaining Life 20
Water Fountain Bottle Filler	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,588	
	% Included 100.00%	Total Cost/Study \$6,588
Summary	Replacement Year 2044	Future Cost \$10,795

This is to replace the water fountain bottle filler.

2024- Component added to study per client specifications.

29000 - Infrastructure

400 - Electric	Useful Life 30	Remaining Life 21
Pool Cabana Electrical Sub Panel	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$19,141	
	% Included 100.00%	Total Cost/Study \$19,141
Summary	Replacement Year 2045	Future Cost \$32,148

This is to replace the pool cabana electrical sub panel.

00030 - Central Activities Center (CAC)

29000 - Infrastructure

404 - Electric	Useful Life 15	Remaining Life 7	
Rewire Pump Room	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$34,180		
	% Included 100.00%	Total Cost/Study \$34,180	
Summary	Replacement Year 2031	Future Cost \$40,629	

This is to rewire the pool pump room.

408 - Electric	Useful Life 50	Remaining Life 41	
Transformer Replacement	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$314,420		
	% Included 100.00%	Total Cost/Study \$314,420	
Summary	Replacement Year 2065	Future Cost \$865,344	

This is to replace electrical transformer replacement.

428 - Electric	Useful Life 35	Remaining Life 26	
Central Power Project	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$126,296		
	% Included 100.00%	Total Cost/Study \$126,296	
Summary	Replacement Year 2050	Future Cost \$240,000	

This is for the Central Power Project.



30000 - Miscellaneous

814 - Maintenance Equipment	Useful Life 10	Remaining Life 3	
Lawn Bowling Toro Mower	Quantity 1	Unit of Measure Items	
	Cost /Itm \$15,542		
	% Included 100.00%	Total Cost/Study \$15,542	
Summary	Replacement Year 2027	Future Cost \$16,737	

This is to replace the Toro Mower.

00030 - Central Activities Center (CAC)

30000 - Miscellaneous

912 - Miscellaneous	Useful Life 20	Remaining Life 15	
Universal Access Upgrade	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$102,528		
	% Included 100.00%	Total Cost/Study \$102,528	
Summary	Replacement Year 2039	Future Cost \$148,491	

This is for a Universal Access Upgrade.

2019- Per client 10/31,2019, change useful life from 10 to 20 years.

914 - Generator	Useful Life 20	Remaining Life 16	
Diesel Generator & Transfer Switch Hardware	Quantity 1	Unit of Measure Items	
	Cost /Itm \$211,296		
	% Included 100.00%	Total Cost/Study \$211,296	
Summary	Replacement Year 2040	Future Cost \$313,670	

This is to replace the diesel generator and transfer switch hardware (plus installation).

2021- Component added to reserve study, information per client.



00040 - East Rec Center (ERC)

01000 - Paving

104 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
37,680 sf Paths & Parking	Quantity 37,680	Unit of Measure	Square Feet
	Cost /SqFt \$0.330		
	% Included 100.00%	Total Cost/Study	\$12,434
Summary	Replacement Year 2025	Future Cost	\$12,745

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher. Includes striping, per client 11/3/2023.

- 2024- Per client, remaining life extended to 2025.
- 2023- Per client 11/3/2023, add \$1,900 to cost, add to include striping, increase remaining life from 2022 to 2024. Increased cost from \$9,672 to \$11,572.
- 2022- \$9,125 expended.
- 2020- Per client 10/19/2020, \$8,000 anticipated in 2021, move remaining life from 2024 to 2021.
- 2019- Per client, no work indicated, moved from 2019 to 2024.



204 - Asphalt: Ongoing Repairs	Useful Life 7	Remaining Life 5	
37,680 sf Paths & Parking (5%)	Quantity 37,680	Unit of Measure	Square Feet
	Cost /SqFt \$4.09	Qty * \$/SqFt	\$154,111
	% Included 5.00%	Total Cost/Study	\$7,706
Summary	Replacement Year 2029	Future Cost	\$8,718

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

- 2022- Increased remaining life from 2024 to 2027 to sync with sealing in 2022.
- 2019- Per client 10/31/2019 , change useful life from 5 to 7 years and remaining life from 2021 to 2024. Per client, no work indicated, moved from 2019 to 2021.



00040 - East Rec Center (ERC)

01000 - Paving

404 - Asphalt: Major Repairs	Useful Life 20	Remaining Life 15	
25,419 sf Parking Lot	Quantity 25,419	Unit of Measure Square Feet	
	Cost /SqFt \$13.03		
	% Included 100.00%	Total Cost/Study \$331,210	
Summary	Replacement Year 2039	Future Cost \$479,690	

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

2019- \$262,100 expended. Per client, no work change useful life from 25 to 20 years.

2018- \$200,000 anticipated in 2019, per client.



408 - Asphalt: Major Repairs	Useful Life 20	Remaining Life 15	
12,261 sf Paths	Quantity 12,261	Unit of Measure Square Feet	
	Cost /SqFt \$10.81		
	% Included 100.00%	Total Cost/Study \$132,541	
Summary	Replacement Year 2039	Future Cost \$191,959	

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

2019- Per client 10/31/2019, change useful life from 25 to 20, move remaining life from 2021 to 2039. Per client, no work indicated, moved from 2019 to 2021.

2018- Work anticipated for 2019, per client.



00040 - East Rec Center (ERC)

02000 - Concrete

900 - Miscellaneous	Useful Life 30	Remaining Life 25	
Concrete Work- 2019	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$126,390		
	% Included 100.00%	Total Cost/Study \$126,390	
Summary	Replacement Year 2049	Future Cost \$234,319	

This is for concrete work.

2019- \$100,000 anticipated for unspecified concrete work in 2019. Added as a reserve study component, cost and schedule per client direction.

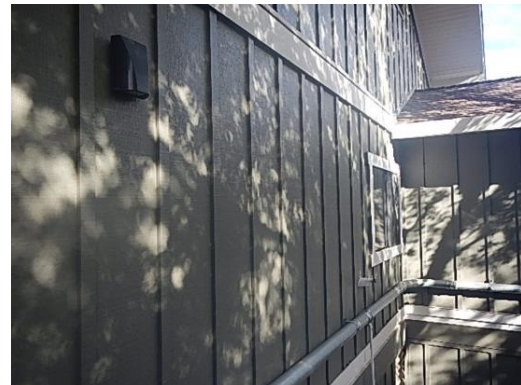


03000 - Painting: Exterior

132 - Surface Restoration	Useful Life 10	Remaining Life 3	
5,800 sf Recreation Center	Quantity 5,800	Unit of Measure Square Feet	
	Cost /SqFt \$3.21		
	% Included 100.00%	Total Cost/Study \$18,618	
Summary	Replacement Year 2027	Future Cost \$20,050	

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

2023- Per client 11/3/2023, increase remaining life from 2024 to 2027.
 2019- \$5,200 expended for unspecified scope of work.



00040 - East Rec Center (ERC)

03000 - Painting: Exterior

430 - Chain Link Fencing	Useful Life 5	Remaining Life 0
920 lf Tennis Court Fencing	Quantity 920	Unit of Measure Linear Feet
	Cost /l.f. \$10.33	
	% Included 100.00%	Total Cost/Study \$9,500
Summary	Replacement Year 2024	Future Cost \$9,500

This is to prepare and paint the chain link fencing.

2024- \$9,500 expended.



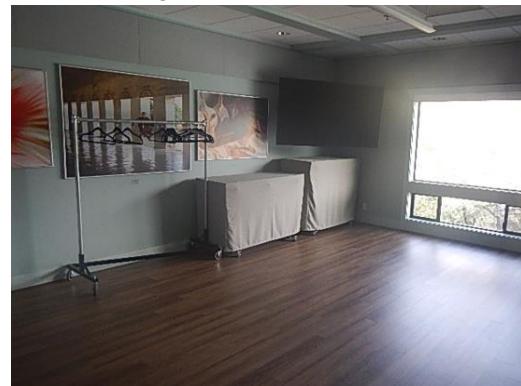
03500 - Painting: Interior

108 - Building	Useful Life 10	Remaining Life 5
Recreation Building	Quantity 1	Unit of Measure Building
	Cost /Bldg \$18,960	
	% Included 100.00%	Total Cost/Study \$18,960
Summary	Replacement Year 2029	Future Cost \$21,451

This is to prepare and paint all building interior spaces.

2019- \$15,000 expended.

2018- Work completed as part of the \$2,000,000 East Recreation Building renovation.



00040 - East Rec Center (ERC)

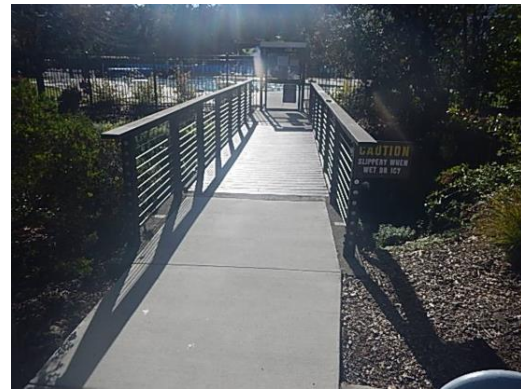
04000 - Structural Repairs

554 - Bridge Maintenance	Useful Life 10	Remaining Life 5
132 sf Bridge- Structure & Decking	Quantity 132	Unit of Measure Square Feet
	Cost /SqFt \$228	
	% Included 100.00%	Total Cost/Study \$30,079
Summary	Replacement Year 2029	Future Cost \$34,031

This is to maintain the bridge. Client did provide input and it is reflected in the costing.

2019- \$23,800 expended to rebuild the bridge per client.

2018- Work anticipated for 2019, per client



670 - Metal Railings	Useful Life 30	Remaining Life 7
270 lf Walkway Railings	Quantity 270	Unit of Measure Linear Feet
	Cost /l.f. \$54.69	
	% Included 100.00%	Total Cost/Study \$14,766
Summary	Replacement Year 2031	Future Cost \$17,552

This is to replace the metal railings.

2019- Per client 10/31,2019, move remaining life from 2020 to 2031.



00040 - East Rec Center (ERC)

04000 - Structural Repairs

824 - Dock	Useful Life 20	Remaining Life 1
225 sf Wood Dock @ Pond	Quantity 225	Unit of Measure Square Feet
	Cost /SqFt \$62.22	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2025	Future Cost \$14,350

This is to repair, replace and maintain the dock.

2024- \$14,000 anticipated, work not complete, plan to complete before end of year. Later, client directed, \$22,000 anticipated in 2025 to replace dock and add hand rail.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2019- Per client 10/31,2019, move remaining life from 2020 to 2021.



934 - Doors	Useful Life 30	Remaining Life 25
17 Exterior Doors	Quantity 17	Unit of Measure Items
	Cost /Itm \$3,570	
	% Included 100.00%	Total Cost/Study \$60,688
Summary	Replacement Year 2049	Future Cost \$112,513

This is to repair, replace and maintain the doors.

2019- \$48,000 expended.
 2018- Work completed as part of the \$2,000,000 East Recreation Building renovation.



00040 - East Rec Center (ERC)

04000 - Structural Repairs

938 - Doors	Useful Life 30	Remaining Life 25	
18 Interior Doors	Quantity 18	Unit of Measure	Items
	Cost /Itm \$1,472		
	% Included 100.00%	Total Cost/Study	\$26,503
Summary	Replacement Year 2049	Future Cost	\$49,134

This is to repair, replace and maintain the doors.

2019- \$21,000 expended.

2018- Work completed as part of the \$2,000,000 East Recreation Building renovation



04500 - Decking/Balconies

100 - Railing: Metal	Useful Life 40	Remaining Life 35	
Balcony & Railing (Metal & Composite)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$97,825		
	% Included 100.00%	Total Cost/Study	\$97,825
Summary	Replacement Year 2059	Future Cost	\$232,158

This is to replace the metal and composite balcony and railing.

2019- \$77,400 expended. Per client change description from wood to metal and composite.

2018- \$156,000 anticipated replacement cost, remaining life per client. Client advised this was paid in 2018.



00040 - East Rec Center (ERC)

05000 - Roofing

101 - Miscellaneous	Useful Life 30	Remaining Life 25
6 Squares- Storage/Pump Room Addition	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$1,811	
	% Included 100.00%	Total Cost/Study \$10,867
Summary	Replacement Year 2049	Future Cost \$20,148

This is for roofing for addition.

2019- \$8,600 was expended for roof on addition on the East Rec Center Building per client. Added as a reserve study component, cost and schedule per client direction.

448 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18
59 Squares- Recreation Building	Quantity 59	Unit of Measure Squares
	Cost /Sqrs \$1,000	
	% Included 100.00%	Total Cost/Study \$59,000
Summary	Replacement Year 2042	Future Cost \$92,020

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

2024- BRG increased cost to \$1,000/square. Client input may further define this and other roofing components.



00040 - East Rec Center (ERC)

05000 - Roofing

708 - Gutters / Downspouts	Useful Life 30	Remaining Life 5
250 lf Recreation Building	Quantity 250	Unit of Measure Linear Feet
	Cost /l.f. \$32.84	
	% Included 100.00%	Total Cost/Study \$8,210
Summary	Replacement Year 2029	Future Cost \$9,289

This is to replace the gutters and downspouts.

2018- Anticipated replacement year of 2029 per client.



08000 - Rehab

112 - General	Useful Life 25	Remaining Life 8
OEPC Storage Room	Quantity 1	Unit of Measure Room
	Cost /Rm \$8,472	
	% Included 100.00%	Total Cost/Study \$8,472
Summary	Replacement Year 2032	Future Cost \$10,322

This is for a general rehab of the OEPC Storage room.

116 - General	Useful Life 30	Remaining Life 25
Acoustical Panels	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$63,195	
	% Included 100.00%	Total Cost/Study \$63,195
Summary	Replacement Year 2049	Future Cost \$117,160

This is for the acoustical panels.

2019- \$50,000 expended for acoustical panels. Added as a reserve study component, cost and schedule per client direction.

00040 - East Rec Center (ERC)

08000 - Rehab

224 - Locker Rooms	Useful Life 20	Remaining Life	15
2 Downstairs Locker Rooms	Quantity 2	Unit of Measure	Room
	Cost /Rm		\$43,820
	% Included	100.00%	Total Cost/Study \$87,641
Summary	Replacement Year	2039	Future Cost \$126,930

This is to rehab and redecorate the bathrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2022- Per client, raise cost from \$65,582 to \$78,000. Also, \$13,500 expended in 2022.
 2019- \$58,300 expended. Per client, change useful life from 15 to 20 years.
 2018- Work completed as part of the \$2,000,000 East Recreation Building renovation.



240 - Restrooms	Useful Life 20	Remaining Life	15
2 Recreation Building Restrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm		\$18,580
	% Included	100.00%	Total Cost/Study \$37,160
Summary	Replacement Year	2039	Future Cost \$53,818

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2019- \$29,400 expended. Per client, change useful life from 30 to 20 years.
 2018- work completed as part of the \$2,000,000 East Recreation building rehab.



00040 - East Rec Center (ERC)

08000 - Rehab

256 - Kitchen	Useful Life 20	Remaining Life 5
Recreation Building Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$43,750	
	% Included 100.00%	Total Cost/Study \$43,750
Summary	Replacement Year 2029	Future Cost \$49,499

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

2019- Per client 10/31,2019, move remaining life from 2020 to 2029.



594 - Operable Wall/Partition	Useful Life 15	Remaining Life 10
Accordion Room Divider	Quantity 1	Unit of Measure Items
	Cost /Itm \$30,084	
	% Included 100.00%	Total Cost/Study \$30,084
Summary	Replacement Year 2034	Future Cost \$38,510

This is to replace the operable wall/partition.

2019- \$23,800 expended for a new accordion room divider. Added as a reserve study component, cost and schedule per client direction.



00040 - East Rec Center (ERC)

11000 - Gate Equipment

784 - Pedestrian Gate	Useful Life 15	Remaining Life 7	
4 Pool Gates & Card Readers	Quantity 4	Unit of Measure	Items
	Cost /Itm \$7,596		
	% Included 100.00%	Total Cost/Study	\$30,382
Summary	Replacement Year 2031	Future Cost	\$36,115

This is to repair the pedestrian gates.

12000 - Pool

114 - Resurface	Useful Life 10	Remaining Life 5	
215 lf Pool	Quantity 215	Unit of Measure	Linear Feet
	Cost /l.f. \$353		
	% Included 100.00%	Total Cost/Study	\$75,874
Summary	Replacement Year 2029	Future Cost	\$85,844

This is to resurface the pool including start-up costs.

2019- \$60,000 expended.

2018- Work completed as part of a \$1.7 million building addition project.



00040 - East Rec Center (ERC)

12000 - Pool

204 - Edge: Tile, Coping, Mastic	Useful Life 30	Remaining Life 25
215 lf Pool	Quantity 215	Unit of Measure Linear Feet
	Cost /l.f. \$147	
	% Included 100.00%	Total Cost/Study \$31,592
Summary	Replacement Year 2049	Future Cost \$58,570

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

2019- \$25,000 expended.

2018- Work completed as part of a \$1.7 million building addition project.



230 - Drain Covers	Useful Life 5	Remaining Life 0
Pool Deck Drain Covers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$12,000	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2024	Future Cost \$12,000

This is to replace pool deck drain covers.

2024- Component added to study per client.

00040 - East Rec Center (ERC)

12000 - Pool

400 - ADA Chair Lift	Useful Life 5	Remaining Life 2	
HCAP Chair	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,605		
	% Included 100.00%	Total Cost/Study	\$9,605
Summary	Replacement Year 2026	Future Cost	\$10,092

This is to replace the pool's ADA compliant chair lift.

2024- Per client, remaining life extended to 2026.
 2019- \$7,600 expended. Change useful life from 10 to 5 years.



640 - Deck: Replace	Useful Life 30	Remaining Life 25	
6,100 sf Concrete Pool Deck	Quantity 6,100	Unit of Measure	Square Feet
	Cost /SqFt \$26.29		
	% Included 100.00%	Total Cost/Study	\$160,369
Summary	Replacement Year 2049	Future Cost	\$297,315

This is to remove and replace the pool area decking.

2019- \$32,200 was expended in 2019 only, remaining life 2049 per client direction.
 2018- Work completed as part of a \$1.7 million building addition project.



00040 - East Rec Center (ERC)

12000 - Pool

704 - Equipment: Replacement	Useful Life 6	Remaining Life 0	
Automatic Saline	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,825		
	% Included 100.00%	Total Cost/Study	\$15,825
Summary	Replacement Year 2024	Future Cost	\$15,825

This is to replace the pool equipment.

2024- \$15,825 expended.

2019- \$20,000 expended. Change useful life from 10 to 6 years.



705 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2024 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2024	Future Cost	\$3,000

This is for a total 2024 expenditure of \$9,000 distributed among the three pool facilities.

00040 - East Rec Center (ERC)

12000 - Pool

712 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Pool Sweep	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2024	Future Cost \$7,500

This is to replace the pool sweep.

2024- \$7,500 expended.

2019- \$7,788 expended. Added as a reserve study component, cost and schedule per client direction.



720 - Equipment: Replacement	Useful Life 10	Remaining Life 8	
Filter Media- Glass	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,600	
	% Included	100.00%	Total Cost/Study \$10,600
Summary	Replacement Year	2032	Future Cost \$12,915

This is for the filter media- glass.

2023- Added as a reserve study component, cost and schedule per client direction.

00040 - East Rec Center (ERC)

12000 - Pool

724 - Heater	Useful Life 5	Remaining Life 1	
Pool Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$13,194	
	% Included	100.00%	Total Cost/Study \$13,194
Summary	Replacement Year	2025	Future Cost \$13,524

This is to replace the pool water heaters.

2024- Per client, remaining life extended to 2025.
 2023- Changed quantity from 2 to 1. See component 12000/726- \$12,447 expended to replace one heater.
 2019- \$32,000 expended, change quantity from to 2 per client direction.



726 - Heater	Useful Life 5	Remaining Life 4	
Pool Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$13,194	
	% Included	100.00%	Total Cost/Study \$13,194
Summary	Replacement Year	2028	Future Cost \$14,564

This is to replace the pool water heaters.

2023- \$12,447 expended to replace one heater.



00040 - East Rec Center (ERC)

12000 - Pool

736 - Filter	Useful Life 12	Remaining Life 7
3 Pool Filters	Quantity 3	Unit of Measure Items
	Cost /Itm \$6,322	
	% Included 100.00%	Total Cost/Study \$18,965
Summary	Replacement Year 2031	Future Cost \$22,544

This is to replace the pool filter.

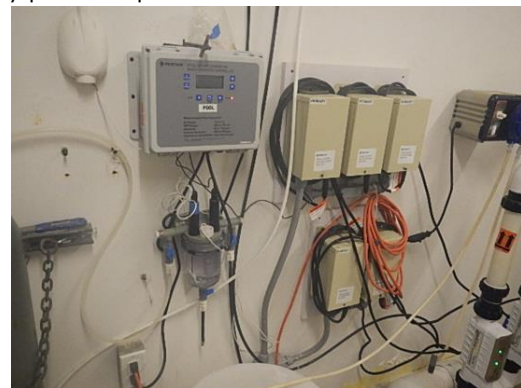
2019- \$15,000 expended.



738 - Chemical System	Useful Life 6	Remaining Life 0
Pool Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2024	Future Cost \$8,000

This is to repair and replace the pool water chemical system controller.

2024- \$8,000 expended, component added to reserve study per client provided information.



00040 - East Rec Center (ERC)

12000 - Pool

748 - Chemical System	Useful Life 10	Remaining Life 9
Rola-Chem System	Quantity 1	Unit of Measure System
	Cost /Sys \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2033	Future Cost \$6,619

This replace the Rola-Chem system.

2023- \$15,000 expended to install Rola-Chem at all pool sites. Added per client.

752 - Pumps	Useful Life 10	Remaining Life 9
5 HP Filter Pump	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,537	
	% Included 100.00%	Total Cost/Study \$5,537
Summary	Replacement Year 2033	Future Cost \$6,914

This is to rebuild the 5 HP filter pump.

2023- \$5,226 expended to replace one pump.
 2019- \$10,000 expended.



764 - Equipment: Replacement	Useful Life 7	Remaining Life 0
Pool Controller Board	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,038	
	% Included 100.00%	Total Cost/Study \$4,038
Summary	Replacement Year 2024	Future Cost \$4,038

This is to replace the pool controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

00040 - East Rec Center (ERC)

12000 - Pool

772 - Cover	Useful Life 20	Remaining Life 1	
Pool Cover- Roller	Quantity 1	Unit of Measure	Items
	Cost /Itm \$8,203		
	% Included 100.00%	Total Cost/Study	\$8,203
Summary	Replacement Year 2025	Future Cost	\$8,408

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2024- Per client, remaining life extended to 2025.

2019- Per client, work not completed in 2018, move remaining life from 2018 to 2024.



964 - Furniture: Misc	Useful Life 10	Remaining Life 1	
Pool Area Furnishings	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$55,000		
	% Included 100.00%	Total Cost/Study	\$55,000
Summary	Replacement Year 2025	Future Cost	\$56,375

This is to replace miscellaneous pool furniture.

2024- \$55,000 anticipate for work not yet completed but, expected prior to year-end. Client later extended remaining life to 2025 and set useful life to 10-years.

2023- Per client 11/3/2023, increase current cost from \$16,123 to \$51,000.

2022- Per client 9/20/2022, change remaining life from 2022 to 2023.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021.

2019- Per client, no expenses in 2018 or 2019, move remaining life to 2020.



00040 - East Rec Center (ERC)

12000 - Pool

994 - Miscellaneous	Useful Life 25	Remaining Life 6	
Outside Shower	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,836	
	% Included	100.00%	Total Cost/Study \$6,836
Summary	Replacement Year	2030	Future Cost \$7,928

This is for miscellaneous pool expenses.

2019- Per client 10/31,2019, move remaining life from 2020 to 2030.

13000 - Spa

114 - Resurface	Useful Life 20	Remaining Life 15	
Spa	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$18,960	
	% Included	100.00%	Total Cost/Study \$18,960
Summary	Replacement Year	2039	Future Cost \$27,459

This is to resurface the spa including start-up costs.

2019- \$15,000 expended.



00040 - East Rec Center (ERC)

13000 - Spa

118 - Edge: Tile, Coping, Mastic Spa	Useful Life 20 Quantity 1 Cost /Itm \$18,960 % Included 100.00%	Remaining Life 15 Unit of Measure Items Total Cost/Study \$18,960
Summary	Replacement Year 2039	Future Cost \$27,459

This is to replace the tile, coping and mastic.

2019- \$15,000 expended for coping and mastic. Added as a reserve study component, cost and schedule per client direction.



400 - ADA Chair Lift HCAP Chair	Useful Life 5 Quantity 1 Cost /Itm \$9,200 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$9,200
Summary	Replacement Year 2024	Future Cost \$9,200

This is to replace the spa's ADA compliant chair lift.

2024- \$9,200 expended.

2019- \$7,600 expended. Per client 11/7/2019, change useful life from 10 to 5 years.



00040 - East Rec Center (ERC)

13000 - Spa

700 - Equipment	Useful Life 6	Remaining Life 1	
Automatic Saline	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,281		
	% Included 100.00%	Total Cost/Study	\$25,281
Summary	Replacement Year 2025	Future Cost	\$25,913

This is to replace the spa automatic saline equipment.

2024- \$6,570 expended.

2019- \$20,000 expended. Per client 11/7/2019, change useful life from 10 to 5 years.



701 - Equipment	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2024 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,570		
	% Included 100.00%	Total Cost/Study	\$6,570
Summary	Replacement Year 2024	Future Cost	\$6,570

This is for the \$6,570 expended in 2024.

708 - Equipment	Useful Life 7	Remaining Life 0	
Spa Controller Board	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,038		
	% Included 100.00%	Total Cost/Study	\$4,038
Summary	Replacement Year 2024	Future Cost	\$4,038

This is to replace the spa controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

720 - Equipment	Useful Life 10	Remaining Life 8	
Filter Media- Glass	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,144		
	% Included 100.00%	Total Cost/Study	\$10,144
Summary	Replacement Year 2032	Future Cost	\$12,360

This is for the filter media- glass.

2023- Added as a reserve study component, cost and schedule per client direction.

00040 - East Rec Center (ERC)

13000 - Spa

740 - Pumps	Useful Life 3	Remaining Life 2	
2 Spa Pumps	Quantity 2	Unit of Measure	Items
	Cost /Itm \$9,479		
	% Included 100.00%	Total Cost/Study	\$18,958
Summary	Replacement Year 2026	Future Cost	\$19,918

This is to replace the variable speed (VS) pumps.

2024- Remaining life extended to 2026, per client.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2019- \$15,000 expended.



748 - Pumps	Useful Life 12	Remaining Life 11	
Filter Pump & Motor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,310		
	% Included 100.00%	Total Cost/Study	\$10,310
Summary	Replacement Year 2035	Future Cost	\$13,527

This is to replace the spa filter pump and motor.

2023- \$9,726 expended.
 2019- \$5,000 expended.

00040 - East Rec Center (ERC)

13000 - Spa

784 - Heater	Useful Life 5	Remaining Life 1	
Spa Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$20,223		
	% Included 100.00%	Total Cost/Study	\$20,223
Summary	Replacement Year 2025	Future Cost	\$20,728

This is to replace the spa water heater.

2024- Per client, replaced in 2023, set remaining life to 2025.

2019- \$16,000 expended.



14000 - Recreation

700 - Billiard Table	Useful Life 30	Remaining Life 14	
4 Billiards Room	Quantity 4	Unit of Measure	Items
	Cost /Itm \$5,919		
	% Included 100.00%	Total Cost/Study	\$23,675
Summary	Replacement Year 2038	Future Cost	\$33,452

This is to replace the billiard tables.



00040 - East Rec Center (ERC)

17000 - Tennis Court

100 - Reseal	Useful Life 2	Remaining Life 0	
13,225 sf Tennis Courts	Quantity 13,225	Unit of Measure Square Feet	
	Cost /SqFt \$2.12		
	% Included 100.00%	Total Cost/Study \$28,000	
Summary	Replacement Year 2024	Future Cost \$28,000	

This is to crack fill, seal and stripe the tennis courts.

2024- \$28,000 expended. Per client, anticipate \$28,000 every other year for pickleball and tennis court sealing.
 2022- \$19,800 expended to seal tennis courts only.



120 - Pickleball Reseal	Useful Life 2	Remaining Life 1	
13,225 sf Pickleball Courts	Quantity 13,225	Unit of Measure Square Feet	
	Cost /SqFt \$2.12		
	% Included 100.00%	Total Cost/Study \$28,000	
Summary	Replacement Year 2025	Future Cost \$28,700	

This is to crack fill, seal and stripe the pickleball courts.

2024- \$28,000 expended. Per client, anticipate \$28,000 every other year for pickleball and tennis court sealing.



00040 - East Rec Center (ERC)

17000 - Tennis Court

500 - Resurface	Useful Life 30	Remaining Life 4
13,225 sf Tennis Courts	Quantity 13,225	Unit of Measure Square Feet
	Cost /SqFt \$4.09	
	% Included 100.00%	Total Cost/Study \$54,090
Summary	Replacement Year 2028	Future Cost \$59,706

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2022- Increased remaining life from 2024 to 2028 to sync with reseal in 2022.



520 - Pickleball Resurface	Useful Life 30	Remaining Life 24
13,225 sf Pickleball Courts	Quantity 13,225	Unit of Measure Square Feet
	Cost /SqFt \$4.09	
	% Included 100.00%	Total Cost/Study \$54,090
Summary	Replacement Year 2048	Future Cost \$97,834

This is to resurface the pickleball courts utilizing an overlay, color coat and striping.

2018- Previous tennis courts converted to pickleball courts.



00040 - East Rec Center (ERC)

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 25	Remaining Life 20	
Irrigation Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,852	
	% Included	100.00%	Total Cost/Study \$8,852
Summary	Replacement Year	2044	Future Cost \$14,505

This is for major irrigation system repair in excess of the operating budget.

2019- \$7,000 expended.



428 - General Repairs/Upgrades	Useful Life 15	Remaining Life 10	
Landscape Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$67,619	
	% Included	100.00%	Total Cost/Study \$67,619
Summary	Replacement Year	2034	Future Cost \$86,558

This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the client.

2019- \$53,500 expended.



00040 - East Rec Center (ERC)

18500 - Lakes / Ponds

240 - Fountain	Useful Life 10	Remaining Life 0
Fountain System	Quantity 1	Unit of Measure System
	Cost /Sys \$12,456	
	% Included 100.00%	Total Cost/Study \$12,456
Summary	Replacement Year 2024	Future Cost \$12,456

This is to repair or replace fountain system components.

2024- \$12,456 expended, client input may further define this component.



600 - Pump / Motor	Useful Life 10	Remaining Life 7
Well Pump & Controls	Quantity 1	Unit of Measure Items
	Cost /Itm \$19,138	
	% Included 100.00%	Total Cost/Study \$19,138
Summary	Replacement Year 2031	Future Cost \$22,750

This is to replace the 15 HP pump/motor and associated controls.

2024- \$12,456 expended for fountain system.
 2021- \$16,378 expended.
 2019- Per client, move remaining life from 2019 to 2021.
 2018- Replacement anticipated in 2019, per client.

00040 - East Rec Center (ERC)

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 20	Remaining Life 1	
Surge Pond Reclamation	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$34,180		
	% Included 100.00%	Total Cost/Study \$34,180	
Summary	Replacement Year 2025	Future Cost \$35,034	

This is for surge pond reclamation work.

2023- Per client 11/3/2023, increase remaining life from 2023 to 2025.

2019- Per client, move remaining life from 2019 to 2021.



19000 - Fencing

130 - Chain Link: 10'	Useful Life 35	Remaining Life 5	
920 lf Tennis & Pickle Ball Courts	Quantity 920	Unit of Measure Linear Feet	
	Cost /l.f. \$27.34		
	% Included 100.00%	Total Cost/Study \$25,156	
Summary	Replacement Year 2029	Future Cost \$28,462	

This is to replace the 10' chain link fencing.

2024- \$7,200 expended to add gates. Fence painted for \$9,500.

2018- Useful and remaining life per client.



00040 - East Rec Center (ERC)

19000 - Fencing

132 - Gates	Useful Life 20	Remaining Life 0	
Tennis Court Gates	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,200		
	% Included 100.00%	Total Cost/Study \$7,200	
Summary	Replacement Year 2024	Future Cost \$7,200	

This is to maintain, repair and replace the gates and gate hardware.

2024- \$7,200 expended.



200 - Wrought Iron	Useful Life 30	Remaining Life 22	
320 If Pool Fencing	Quantity 320	Unit of Measure Linear Feet	
	Cost /l.f. \$141		
	% Included 100.00%	Total Cost/Study \$45,059	
Summary	Replacement Year 2046	Future Cost \$77,573	

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.



00040 - East Rec Center (ERC)

19000 - Fencing

210 - Wrought Iron	Useful Life 30	Remaining Life 9	
Fencing	Quantity 1	Unit of Measure	Linear Feet
	Cost /l.f. \$8,315		
	% Included 100.00%	Total Cost/Study	\$8,315
Summary	Replacement Year 2033	Future Cost	\$10,384

This is to replace the fencing.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2033.
 2022- \$7,400 expended for unspecified new fencing. Added as a reserve study component per client direction.
 Association input regarding a scope of work is needed to further define this component.



19500 - Retaining Wall

360 - Masonry Wall	Useful Life 30	Remaining Life 6	
Concrete Retaining Walls	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,254		
	% Included 100.00%	Total Cost/Study	\$10,254
Summary	Replacement Year 2030	Future Cost	\$11,891

This is to install a masonry retaining wall.

2024- Per client, remaining life extended to 2030.
 2019- Per client, move remaining life from 2019 to 2024.



00040 - East Rec Center (ERC)

20000 - Lighting

104 - Exterior: Misc. Fixtures	Useful Life 30	Remaining Life 25	
30 Recreation Center Building Lights	Quantity 30	Unit of Measure Items	
	Cost /Itm \$753		
	% Included 100.00%	Total Cost/Study \$22,576	
Summary	Replacement Year 2049	Future Cost \$41,855	

This is to replace miscellaneous exterior building lights.

2023- Per client 11/3/2023, increase quantity from 21 to 30.

2019- \$12,500 was expended. Per client, change quantity from 15 to 21.



268 - Bollard Lights	Useful Life 20	Remaining Life 15	
21 Bollard Lighting	Quantity 21	Unit of Measure Items	
	Cost /Itm \$1,264		
	% Included 100.00%	Total Cost/Study \$26,542	
Summary	Replacement Year 2039	Future Cost \$38,441	

This is to replace the bollard lights reusing the existing wiring and conduits.

2019- \$21,000 expended. Per client, 21 bollards (quantity).



00040 - East Rec Center (ERC)

20000 - Lighting

288 - Pole Lights	Useful Life 30	Remaining Life 25	
4 20' Light Poles	Quantity 4	Unit of Measure Items	
	Cost /Itm \$2,781		
	% Included 100.00%	Total Cost/Study \$11,125	
Summary	Replacement Year 2049	Future Cost \$20,624	

This is to replace the pole lights reusing the existing wiring and conduits.

2019- \$12,500 expended. Per client, change quantity from 8 to 4.



296 - Pole Lights	Useful Life 15	Remaining Life 10	
8 20' Light Poles- Fixtures	Quantity 8	Unit of Measure Items	
	Cost /Itm \$1,264		
	% Included 100.00%	Total Cost/Study \$10,111	
Summary	Replacement Year 2034	Future Cost \$12,943	

This is to replace the pole light fixtures.

2019- \$8,000 expended. Per client, change quantity from 16 to 8.

00040 - East Rec Center (ERC)

20000 - Lighting

304 - Pole Lights	Useful Life 15	Remaining Life 10	
10 10' Light Poles- Fixtures	Quantity 10	Unit of Measure Items	
	Cost /Itm \$824		
	% Included 100.00%	Total Cost/Study \$8,238	
Summary	Replacement Year 2034	Future Cost \$10,546	

This is to replace the pole light fixtures.

2019- \$6,500 expended. Per client, change quantity from 4 to 10.



308 - Pole Lights	Useful Life 30	Remaining Life 25	
10 10' Light Poles	Quantity 10	Unit of Measure Lump Sum	
	Cost /LS \$1,896		
	% Included 100.00%	Total Cost/Study \$18,960	
Summary	Replacement Year 2049	Future Cost \$35,150	

This is to replace the pole lights.

2019- \$15,000 was expended. Per client, change quantity from 4 to 10.



00040 - East Rec Center (ERC)

20000 - Lighting

408 - Interior	Useful Life 30	Remaining Life 25	
Recreation Center	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$88,476		
	% Included 100.00%	Total Cost/Study \$88,476	
Summary	Replacement Year 2049	Future Cost \$164,030	

This is to replace interior lighting.

2019- \$70,000 expended.



21000 - Signage

804 - Monument	Useful Life 25	Remaining Life 18	
Monument Sign	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,836		
	% Included 100.00%	Total Cost/Study \$6,836	
Summary	Replacement Year 2042	Future Cost \$10,662	

This is to replace the custom identity monument signs.

2019- \$6,100 expended for unspecified scope of work.



00040 - East Rec Center (ERC)

23000 - Mechanical Equipment

205 - HVAC	Useful Life 10	Remaining Life 6	
Ion Block Equipment	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,901		
	% Included 100.00%	Total Cost/Study \$7,901	
Summary	Replacement Year 2030	Future Cost \$9,162	

This is for the Ion Block equipment.

2023- Per client 11/3/2023, change useful life from 4 to 10 years, increase remaining life from 2025 to 2030.
 2021- Component added to reserve study, information per client.

208 - HVAC	Useful Life 20	Remaining Life 2	
Conference Room	Quantity 1	Unit of Measure Items	
	Cost /Itm \$13,672		
	% Included 100.00%	Total Cost/Study \$13,672	
Summary	Replacement Year 2026	Future Cost \$14,364	

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2024- Per client, extended remaining life to 2026.
 2019- Per client, change remaining life from 2018 (work was not done) to 2024.



00040 - East Rec Center (ERC)

23000 - Mechanical Equipment

210 - HVAC	Useful Life 20	Remaining Life 15
Billiards Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$18,960	
	% Included 100.00%	Total Cost/Study \$18,960
Summary	Replacement Year 2039	Future Cost \$27,459

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2019- \$15,000 expended. Added as a reserve study component, cost and schedule per client direction.



212 - HVAC	Useful Life 15	Remaining Life 6
HVAC System	Quantity 1	Unit of Measure System
	Cost /Sys \$94,103	
	% Included 100.00%	Total Cost/Study \$94,103
Summary	Replacement Year 2030	Future Cost \$109,130

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2023- Per client 11/3/2023, increase remaining life from 2028 to 2030.

2019- \$22,500 was expended for unspecified scope of work.



00040 - East Rec Center (ERC)

23000 - Mechanical Equipment

228 - HVAC	Useful Life 15	Remaining Life 6	
HVAC System- External	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$20,642	
	% Included	100.00%	Total Cost/Study \$20,642
Summary	Replacement Year	2030	Future Cost \$23,939

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2023- Per client 11/3/2023, increase remaining life from 2023 to 2030.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2023.



604 - Water Heater	Useful Life 6	Remaining Life 1	
Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$11,405	
	% Included	100.00%	Total Cost/Study \$11,405
Summary	Replacement Year	2025	Future Cost \$11,690

This is to replace the water heater including discarded unit disposal.

2019- \$9,020 was expended, failed prematurely per client.



00040 - East Rec Center (ERC)

24000 - Furnishings

200 - Chairs	Useful Life 15	Remaining Life 10	
185 Arm Chairs	Quantity 185	Unit of Measure	Items
	Cost /Itm \$123		
	% Included 100.00%	Total Cost/Study	\$22,700
Summary	Replacement Year 2034	Future Cost	\$29,057

This is to replace the arm chairs.

2019- \$17,800 expended for arm chairs. Change quantity from 49 to 185, and description from metal folding chairs to arm chairs.



334 - Tables	Useful Life 15	Remaining Life 7	
31 Tables- [15] Card & [16] 8' Rectangular	Quantity 31	Unit of Measure	Items
	Cost /Itm \$351		
	% Included 100.00%	Total Cost/Study	\$10,867
Summary	Replacement Year 2031	Future Cost	\$12,918

This is to replace the card and banquet tables.

- 15- card tables
- 16- 8' rectangular



00040 - East Rec Center (ERC)

24000 - Furnishings

684 - Lockers	Useful Life 15	Remaining Life 10	
98 Locker Room Lockers	Quantity 98	Unit of Measure	Items
	Cost /Itm \$263		
	% Included 100.00%	Total Cost/Study	\$25,766
Summary	Replacement Year 2034	Future Cost	\$32,983

This is to replace the lockers.

2019- Per client, change quantity from 96 to 98, move remaining life to 2034.

2018- Remaining life per client.



860 - Ceiling Fans	Useful Life 20	Remaining Life 15	
2 Ceiling Fans	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,060		
	% Included 100.00%	Total Cost/Study	\$10,120
Summary	Replacement Year 2039	Future Cost	\$14,656

This is to replace the ceiling fans.

2019- \$8,000 was expended. Per client change quantity from 4 to 2.



00040 - East Rec Center (ERC)

24000 - Furnishings

920 - Miscellaneous	Useful Life 10	Remaining Life 4	
16 Recreation Building Tables	Quantity 16	Unit of Measure	Items
	Cost /Itm \$632		
	% Included 100.00%	Total Cost/Study	\$10,115
Summary	Replacement Year 2028	Future Cost	\$11,165

This is to replace miscellaneous furnishings.

16- round tables

2023- Per client 11/3/2023, change useful life from 15 to 10, increase remaining life from 2025 to 2028, remove chairs from location.

2019- Per client 10/31,2019, move remaining life from 2019 to 2025, no expenses in 2019.



936 - Window Coverings	Useful Life 15	Remaining Life 10	
Window Treatments & Blackout Shades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,699		
	% Included 100.00%	Total Cost/Study	\$15,699
Summary	Replacement Year 2034	Future Cost	\$20,097

This is to replace the window coverings.

2019- \$12,421 expended.

24500 - Audio / Visual

312 - Miscellaneous	Useful Life 5	Remaining Life 2	
ERC AV System Cameras	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,124		
	% Included 100.00%	Total Cost/Study	\$25,124
Summary	Replacement Year 2026	Future Cost	\$26,396

This is to replace the AV system cameras.

2021- Component added to reserve study, information per client.

00040 - East Rec Center (ERC)

24500 - Audio / Visual

700 - Music Instruments	Useful Life 30	Remaining Life 3	
Musical Equipment/Piano	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,938		
	% Included 100.00%	Total Cost/Study	\$10,938
Summary	Replacement Year 2027	Future Cost	\$11,779

This is to replace the music equipment.

2024- Per client, remaining life extended to 2025.

2022- Per client 9/20/2022, change remaining life from 2022 to 2024.



908 - Miscellaneous	Useful Life 10	Remaining Life 5	
PA & AV Equipment	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$120,068		
	% Included 100.00%	Total Cost/Study	\$120,068
Summary	Replacement Year 2029	Future Cost	\$135,846

This is for ongoing repair and replacement of public address and audio visual equipment.

2019- \$95,000 expended.

2018- Cost, useful and remaining lives per client.



00040 - East Rec Center (ERC)

24600 - Safety / Access

124 - Fire Control Misc	Useful Life 20	Remaining Life 15	
Fire Alarm System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$18,200		
	% Included 100.00%	Total Cost/Study	\$18,200
Summary	Replacement Year 2039	Future Cost	\$26,359

This is to replace miscellaneous fire control items such as fire risers, sprinkler heads, pumps, etc.

2019- \$14,400 expended.



130 - Fire Sprinklers	Useful Life 30	Remaining Life 25	
Fire Sprinkler System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$91,000		
	% Included 100.00%	Total Cost/Study	\$91,000
Summary	Replacement Year 2049	Future Cost	\$168,710

This is to repair and replace the fire suppression sprinkler system.

2019- \$72,000 expended. Added as a reserve study component, cost and schedule per client direction.



00040 - East Rec Center (ERC)

24600 - Safety / Access

502 - Access Control System	Useful Life 15	Remaining Life 1	
7 Door Openers (ADA)	Quantity 7	Unit of Measure Items	
	Cost /Itm \$10,108		
	% Included 100.00%	Total Cost/Study \$70,755	
Summary	Replacement Year 2025	Future Cost \$72,524	

This is to repair and replace the door openers.

2024- Per client, remaining life extended to 2025.

2019- \$56,000 estimated cost for replacement anticipated in 2024, per client.



25000 - Flooring

212 - Vinyl	Useful Life 15	Remaining Life 10	
411 Sq. Yds. Recreation Building- Main Floor	Quantity 411	Unit of Measure Square Yard	
	Cost /SqYd \$122		
	% Included 100.00%	Total Cost/Study \$50,187	
Summary	Replacement Year 2034	Future Cost \$64,244	

This is to replace the LVP & vinyl flooring.

2019- \$39,700 expended for laminate flooring. Per client, change useful life from 10 to 15 years.



00040 - East Rec Center (ERC)

25000 - Flooring

602 - Vinyl	Useful Life 20	Remaining Life 15	
1,430 sf Locker & Lower Restroom Tile	Quantity 1,430	Unit of Measure Square Feet	
	Cost /SqFt \$25.12		
	% Included 100.00%	Total Cost/Study \$35,922	
Summary	Replacement Year 2039	Future Cost \$52,025	

This is to replace the tile flooring.

2019- \$28,400 expended.



606 - Vinyl	Useful Life 25	Remaining Life 20	
340 sf Upper Restroom Tile	Quantity 340	Unit of Measure Square Feet	
	Cost /SqFt \$22.79		
	% Included 100.00%	Total Cost/Study \$7,749	
Summary	Replacement Year 2044	Future Cost \$12,697	

This is to replace the vinyl flooring.

2019- \$6,100 expended.

00040 - East Rec Center (ERC)

25000 - Flooring

608 - Vinyl	Useful Life 20	Remaining Life 9
2,250 sf Recreation Building	Quantity 2,250	Unit of Measure Square Feet
	Cost /SqFt \$4.01	
	% Included 100.00%	Total Cost/Study \$9,023
Summary	Replacement Year 2033	Future Cost \$11,268

This is to replace the LVP flooring and vinyl flooring.

- 2023- Per client 11/3/2023, change 250 sy to sf, change to LVP & Vinyl, increase remaining life from 2024 to 2033.
- 2019- Per client move remaining life from 2018 to 2024.
- 2018- Work completed as part of the \$2,000,000 East Recreation building rehab.



26000 - Outdoor Equipment

100 - Miscellaneous	Useful Life 7	Remaining Life 0
Shade Sails- Pickleball Patio Area	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$28,000	
	% Included 100.00%	Total Cost/Study \$28,000
Summary	Replacement Year 2024	Future Cost \$28,000

This is to replace the shade sails in the pickleball patio area.

- 2024- \$28,000 expended.
- 2023- Per client 11/3/2023, change useful life from 10 to 7, change remaining life from 2029 to 2027.
- 2019- \$26,000 expended. Added as a reserve study component, cost and schedule per client direction.

00040 - East Rec Center (ERC)

26000 - Outdoor Equipment

120 - Miscellaneous	Useful Life 10	Remaining Life 5	
Shade Sails- Pool Deck	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,584		
	% Included 100.00%	Total Cost/Study \$7,584	
Summary	Replacement Year 2029	Future Cost \$8,580	

This is to replace the shade sails.

2019- \$6,000 expended. Added as a reserve study component, cost and schedule per client direction.



27000 - Appliances

424 - Dryer	Useful Life 5	Remaining Life 4	
Swimsuit Dryers	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,618		
	% Included 100.00%	Total Cost/Study \$5,618	
Summary	Replacement Year 2028	Future Cost \$6,201	

This is to replace the swimsuit dryers.

2023- \$5,000 expended to purchase one dryer per client 11/13/2023,
 2019- \$7,300 expended.



00040 - East Rec Center (ERC)

27000 - Appliances

998 - Miscellaneous	Useful Life 15	Remaining Life 14	
5 Kitchen Appliances	Quantity 5	Unit of Measure	Items
	Cost /Itm \$3,180		
	% Included 100.00%	Total Cost/Study	\$15,900
Summary	Replacement Year 2038	Future Cost	\$22,466

This is to repair or replace the kitchen appliances.

- 1- refrigerator
- 1- microwave
- 1- Hobart dishwasher
- 1- True Temp 4 burner stove and oven
- 1- GE Profile convection oven

2023- Per client 11/3/2023, refrigerator replaced in 2023, no cost provided, change cost from \$8,528 to \$15,000. Client did not provide a change in remaining life so increased from 2023 to 2024.



29000 - Infrastructure

412 - Electric	Useful Life 30	Remaining Life 11	
Miscellaneous Electrical Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$24,201		
	% Included 100.00%	Total Cost/Study	\$24,201
Summary	Replacement Year 2035	Future Cost	\$31,753

This is to replace electric service lines. Since electric system life exceeds the scope of this study, this component does not provide for total system replacement.

2019- \$144,000 expended for electrical work.

30000 - Miscellaneous

800 - Miscellaneous	Useful Life 20	Remaining Life 15	
Public Art	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,168		
	% Included 100.00%	Total Cost/Study	\$15,168
Summary	Replacement Year 2039	Future Cost	\$21,967

This is for the public art.

2019- \$12,000 expended. Added as a reserve study component, cost and schedule per client direction.

00040 - East Rec Center (ERC)

30000 - Miscellaneous

900 - Miscellaneous	Useful Life 20	Remaining Life 15	
Common Area Universal Access Upgrade	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$61,518		
	% Included 100.00%	Total Cost/Study \$61,518	
Summary	Replacement Year 2039	Future Cost \$89,096	

This is for the universal access upgrade at the common area.

2019- Per client 10/31,2019, change useful life from 10 to 20 years, move remaining life from 2028 to 2039.

00050 - West Rec Center (WRC)

01000 - Paving

112 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
62,767 sf Entrances, Parking & Connector	Quantity 62,767	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$15,692	
Summary	Replacement Year 2025	Future Cost \$16,084	

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

2024- Per client, remaining life extended to 2025.

2023- Per client 11/3/2023, change remaining life from 2025 to 2024.

2022- Per client 9/20/2022, change remaining life from 2022 to 2025.

2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



00050 - West Rec Center (WRC)

01000 - Paving

212 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
62,767 sf Entrances, Parking & Connector (5%)	Quantity 62,767	Unit of Measure Square Feet	
	Cost /SqFt \$4.09	Qty * \$/SqFt \$256,717	
	% Included 5.00%	Total Cost/Study \$12,836	
Summary	Replacement Year 2025	Future Cost \$13,157	

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

2024- Per client, remaining life extended to 2025.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2025.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



412 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 23	
1,000 sf Paths @ Bocce	Quantity 1,000	Unit of Measure Square Feet	
	Cost /SqFt \$9.31	Total Cost/Study \$9,310	
	% Included 100.00%	Future Cost \$16,429	
Summary	Replacement Year 2047		

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

2022- \$8,287 expended. Per client 9/20/2022, change 5,072 sf to +/- 1,000 sf.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



00050 - West Rec Center (WRC)

01000 - Paving

416 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 1	
52,367 sf Entrances, Parking, & Connectors	Quantity 52,367	Unit of Measure Square Feet	
	Cost /SqFt \$4.10		
	% Included 100.00%	Total Cost/Study \$214,705	
Summary	Replacement Year 2025	Future Cost \$220,072	

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

2022- Per client 9/20/2022, change remaining life from 2039 to 2025.



420 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 1	
10,400 sf Entrances, Parking, & Connectors	Quantity 10,400	Unit of Measure Square Feet	
	Cost /SqFt \$4.10		
	% Included 100.00%	Total Cost/Study \$42,640	
Summary	Replacement Year 2025	Future Cost \$43,706	

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

2022- Per client 9/20/2022, change remaining life from 2028 to 2025.



00050 - West Rec Center (WRC)

01000 - Paving

808 - Striping	Useful Life 5	Remaining Life 1	
Entrances, Parking & ADA Path	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,919	
	% Included	100.00%	Total Cost/Study \$5,919
Summary	Replacement Year	2025	Future Cost \$6,067

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

2023- Per client 11/3/2023, change description from connector to ADA walking path.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2025. \$3,500 expended as a one time expense.
 2021- \$3,400 expended for ADA.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.



02000 - Concrete

210 - Curbs & Gutters	Useful Life 25	Remaining Life 2	
Concrete Curb at Creek	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,303	
	% Included	100.00%	Total Cost/Study \$7,303
Summary	Replacement Year	2026	Future Cost \$7,673

This is for the concrete curb at creek.

2024- Per client, remaining life extended to 2026.
 2023- Per client 11/3/2023, increase remaining life from 2022 to 2024.
 2022- \$6,500 expended. Added as a reserve study component, cost and schedule per client direction.



00050 - West Rec Center (WRC)

03000 - Painting: Exterior

132 - Surface Restoration	Useful Life 8	Remaining Life 1
4,500 sf Main WRC	Quantity 4,500	Unit of Measure Square Feet
	Cost /SqFt \$10.81	
	% Included 100.00%	Total Cost/Study \$48,645
Summary	Replacement Year 2025	Future Cost \$49,861

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

2023- Per client 11/3/2023, increase remaining life from 2023 to 2025.

2020- Added as a reserve study component, cost and schedule per client 10/19/2020 direction. Square footage to be measured next site visit or with client provided info.



03500 - Painting: Interior

112 - Building	Useful Life 10	Remaining Life 8
10,078 sf Interior Painting	Quantity 10,078	Unit of Measure Square Feet
	Cost /SqFt \$3.65	
	% Included 100.00%	Total Cost/Study \$36,785
Summary	Replacement Year 2032	Future Cost \$44,819

This is to prepare and paint all building interior spaces.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2032.

2022- \$32,700 expended.



00050 - West Rec Center (WRC)

04000 - Structural Repairs

220 - Siding	Useful Life 10	Remaining Life 1	
4,960 sf Buildings- Stucco (20%)	Quantity 4,960	Unit of Measure Square Feet	
	Cost /SqFt \$34.18	Qty * \$/SqFt \$169,533	
	% Included 20.00%	Total Cost/Study \$33,907	
Summary	Replacement Year 2025	Future Cost \$34,754	

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.

2024- Per client, remaining life extended to 2025.



224 - Siding	Useful Life 30	Remaining Life 21	
1,165 sf Pool Cabana Stucco Siding	Quantity 1,165	Unit of Measure Square Feet	
	Cost /SqFt \$34.18		
	% Included 100.00%	Total Cost/Study \$39,820	
Summary	Replacement Year 2045	Future Cost \$66,880	

This is to replace stucco siding. The actual scope of the work will depend on what is found after the existing siding is removed.



00050 - West Rec Center (WRC)

04000 - Structural Repairs

228 - Siding	Useful Life 10	Remaining Life 2
1,265 sf Recreation Building- Stone (20%)	Quantity 1,265	Unit of Measure Square Feet
	Cost /SqFt \$61.52	Qty * \$/SqFt \$77,823
	% Included 20.00%	Total Cost/Study \$15,565
Summary	Replacement Year 2026	Future Cost \$16,353

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.

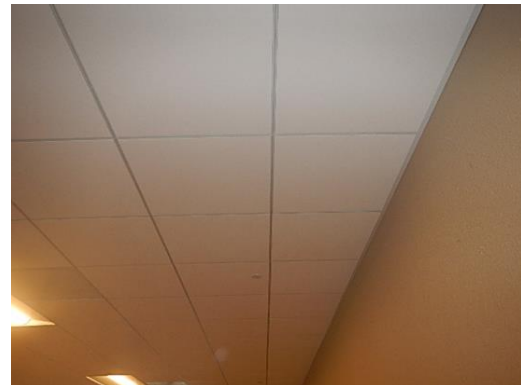
2024- Per client, remaining life extended to 2026.



298 - Ceilings	Useful Life 15	Remaining Life 13
3,220 sf Suspended Ceilings	Quantity 3,220	Unit of Measure Square Feet
	Cost /SqFt \$12.04	
	% Included 100.00%	Total Cost/Study \$38,769
Summary	Replacement Year 2037	Future Cost \$53,443

This is to replace the ceiling.

2023- Per client 11/3/2023, change useful life from 30 to 15 years, change remaining life from 2022 to 2037.
 2022- \$34,500 expended.



00050 - West Rec Center (WRC)

04000 - Structural Repairs

674 - Metal Railings	Useful Life 30	Remaining Life 24	
372 lf Bocce Path, Upper Road & Parking	Quantity 372	Unit of Measure Linear Feet	
	Cost /l.f. \$30.80		
	% Included 100.00%	Total Cost/Study \$11,458	
Summary	Replacement Year 2048	Future Cost \$20,724	

This is to replace the metal railings.

207 lf- Bocce Ball Path- \$4,850 expended in 2018.
 165 lf- Upper Road & Parking- \$3,860 expended in 2018.

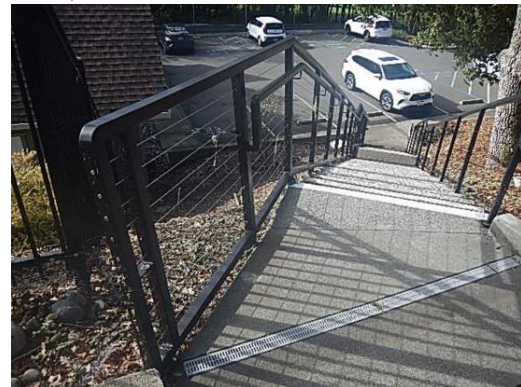
2018- \$8,710 expended, linear footage, cost and useful life per client.



686 - Railings	Useful Life 30	Remaining Life 24	
300 lf Building Area/Staircase Railings	Quantity 300	Unit of Measure Linear Feet	
	Cost /l.f. \$34.37		
	% Included 100.00%	Total Cost/Study \$10,311	
Summary	Replacement Year 2048	Future Cost \$18,650	

This is to replace the railings.

2022- Per client 9/20/2022, increase quantity from 205 to 300 lf.
 2018- \$5,360 was expended; linear footage, cost and useful life per client.



00050 - West Rec Center (WRC)

04000 - Structural Repairs

694 - Railings	Useful Life 30	Remaining Life 28	
Stair Railings (ADA)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$26,405		
	% Included 100.00%	Total Cost/Study \$26,405	
Summary	Replacement Year 2052	Future Cost \$52,717	

This is to replace the stairway railings.

2022- \$23,500 expended.

2021- Component added to reserve study, information per clients.



942 - Doors	Useful Life 20	Remaining Life 11	
12 Exterior Doors	Quantity 12	Unit of Measure Items	
	Cost /Itm \$2,629		
	% Included 100.00%	Total Cost/Study \$31,551	
Summary	Replacement Year 2035	Future Cost \$41,397	

This is to repair, replace and maintain the doors.

946 - Doors	Useful Life 10	Remaining Life 8	
13 Interior Doors (50%)	Quantity 13	Unit of Measure Items	
	Cost /Itm \$1,556	Qty * \$/Itm \$20,225	
	% Included 50.00%	Total Cost/Study \$10,112	
Summary	Replacement Year 2032	Future Cost \$12,321	

This is to repair, replace and maintain the doors.

2022- \$9,000 expended including post-sprinkler repairs and replacement, per client.

00050 - West Rec Center (WRC)

04000 - Structural Repairs

962 - Awnings	Useful Life 8	Remaining Life 3	
570 sf Awning Structure & Fabric	Quantity 570	Unit of Measure Square Feet	
	Cost /SqFt \$41.02		
	% Included 100.00%	Total Cost/Study \$23,381	
Summary	Replacement Year 2027	Future Cost \$25,179	

This is to repair and replace the canvas and metal frame awnings.

2022- \$6,574 expended for partial replacement.



04500 - Decking/Balconies

208 - Resurface	Useful Life 15	Remaining Life 13	
570 sf Entry Bridge Resurface	Quantity 570	Unit of Measure Square Feet	
	Cost /SqFt \$34.18		
	% Included 100.00%	Total Cost/Study \$19,483	
Summary	Replacement Year 2037	Future Cost \$26,857	

This is to resurface the deck. Deck seal coat is provided for within another component.

2022- Per client 9/20/2022, change remaining life from 2029 to 2037.



00050 - West Rec Center (WRC)

04500 - Decking/Balconies

300 - Repairs	Useful Life 20	Remaining Life 18	
Entry Bridge Structure	Quantity 1	Unit of Measure Items	
	Cost /Itm \$99,326		
	% Included 100.00%	Total Cost/Study \$99,326	
Summary	Replacement Year 2042	Future Cost \$154,915	

This is to rebuild the entry bridge.

2023- Per client 11/3/2023, change useful life from 40 to 20, and remaining life from 2022 to 2042.
 2022- \$88,400 expended.
 2021- \$84,300 expended.



540 - Railing	Useful Life 30	Remaining Life 27	
56 lf Wood Capped Metal Railings	Quantity 56	Unit of Measure Linear Feet	
	Cost /l.f. \$470		
	% Included 100.00%	Total Cost/Study \$26,292	
Summary	Replacement Year 2051	Future Cost \$51,212	

This is to repair and replace the railings.

2021- \$22,500 expended to replace and extend railings.



00050 - West Rec Center (WRC)

05000 - Roofing

200 - Low Slope: BUR	Useful Life 30	Remaining Life 24	
33 Squares- Recreation Building	Quantity 33	Unit of Measure Squares	
	Cost /Sqrs \$1,320		
	% Included 100.00%	Total Cost/Study \$43,575	
Summary	Replacement Year 2048	Future Cost \$78,816	

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2018- \$33,137 expended, cost and useful life per client.

452 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 16	
16 Squares- Pool Cabana	Quantity 16	Unit of Measure Squares	
	Cost /Sqrs \$1,000		
	% Included 100.00%	Total Cost/Study \$16,000	
Summary	Replacement Year 2040	Future Cost \$23,752	

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

2024- BRG increased cost to \$1,000/square. Client input may further define this and other roofing components.



00050 - West Rec Center (WRC)

05000 - Roofing

456 - Pitched: Dimensional Composition 25 Squares- Recreation Building	Useful Life 30 Quantity 25 Cost /Sqrs \$1,052 % Included 100.00%	Remaining Life 24 Unit of Measure Squares Total Cost/Study \$26,292 Future Cost \$47,555
Summary	Replacement Year 2048	

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

2018- \$20,000 expended, cost and useful life per client.



712 - Gutters / Downspouts Pool Cabana	Useful Life 25 Quantity 1 Cost /Bldg \$9,706 % Included 100.00%	Remaining Life 16 Unit of Measure Building Total Cost/Study \$9,706 Future Cost \$14,409
Summary	Replacement Year 2040	

This is to replace the gutters and downspouts.



00050 - West Rec Center (WRC)

08000 - Rehab

228 - Locker Rooms	Useful Life 20	Remaining Life 18
2 Locker Rooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$68,354	
	% Included 100.00%	Total Cost/Study \$136,708
Summary	Replacement Year 2042	Future Cost \$213,218

This is to rehab and redecorate the Locker Rooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2022- Per client 9/20/2022, redone as part of West Rec damages repair work.



244 - Restrooms	Useful Life 20	Remaining Life 18
5 West Recreation Restrooms	Quantity 5	Unit of Measure Room
	Cost /Rm \$46,216	
	% Included 100.00%	Total Cost/Study \$231,080
Summary	Replacement Year 2042	Future Cost \$360,406

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

2023- Per client 11/3/2023, increase cost from 21,300 to \$218,000.

2022- \$20,100 expended. Per client 9/20/2022, there are 5 restrooms. Changed quantity from 7 to 5.



00050 - West Rec Center (WRC)

08000 - Rehab

260 - Kitchen	Useful Life 20	Remaining Life 10
Kitchen	Quantity 1	Unit of Measure Room
	Cost /Rm \$21,688	
	% Included 100.00%	Total Cost/Study \$21,688
Summary	Replacement Year 2034	Future Cost \$27,763

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



11000 - Gate Equipment

788 - Pedestrian Gate	Useful Life 30	Remaining Life 17
2 Metal Gates & Card Readers	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,097	
	% Included 100.00%	Total Cost/Study \$6,193
Summary	Replacement Year 2041	Future Cost \$9,424

This is to repair the pedestrian gates.

2019- Per client 11/7/2019, change quantity from 3 to 2.



00050 - West Rec Center (WRC)

12000 - Pool

118 - Resurface	Useful Life 10	Remaining Life 1
160 lf Pool	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$370	
	% Included 100.00%	Total Cost/Study \$59,269
Summary	Replacement Year 2025	Future Cost \$60,751

This is to resurface the pool including start-up costs.



208 - Edge: Tile, Coping, Mastic	Useful Life 30	Remaining Life 21
160 lf Pool	Quantity 160	Unit of Measure Linear Feet
	Cost /l.f. \$124	
	% Included 100.00%	Total Cost/Study \$19,819
Summary	Replacement Year 2045	Future Cost \$33,287

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



00050 - West Rec Center (WRC)

12000 - Pool

404 - ADA Chair Lift	Useful Life 5	Remaining Life 3	
HCAP Lifts	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,513		
	% Included 100.00%	Total Cost/Study	\$9,513
Summary	Replacement Year 2027	Future Cost	\$10,245

This is to replace the pool's ADA compliant chair lift.

2024- Per client, replaced battery & gear, remaining life extended to 2027.
 2019- \$7,527 expended. Per client, change useful life from 7 to 5 years.



644 - Deck: Replace	Useful Life 30	Remaining Life 21	
4,562 sf Concrete Pool Deck	Quantity 4,562	Unit of Measure	Square Feet
	Cost /SqFt \$34.18		
	% Included 100.00%	Total Cost/Study	\$155,929
Summary	Replacement Year 2045	Future Cost	\$261,896

This is to remove and replace the pool area decking.



00050 - West Rec Center (WRC)

12000 - Pool

708 - Equipment: Replacement	Useful Life 6	Remaining Life 0	
Salt Cell Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,720	
	% Included	100.00%	Total Cost/Study \$12,720
Summary	Replacement Year	2024	Future Cost \$12,720

This is for salt cell replacement.

2024- \$12,720 expended.

2022- Per client 9/20/2022, change remaining life from 2022 to 2023.



710 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Automatic Chlorinator	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2024	Future Cost \$3,000

This is to repair and replace the automatic chlorinator.

2024- \$9,000 distributed among the three pool facilities.

00050 - West Rec Center (WRC)

12000 - Pool

712 - Equipment: Replacement	Useful Life 5	Remaining Life 1
Automatic Pool Sweep	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,076	
	% Included 100.00%	Total Cost/Study \$6,076
Summary	Replacement Year 2025	Future Cost \$6,228

This is to replace the automatic pool sweep.

2020- \$5,000 expended.



716 - Pumps	Useful Life 4	Remaining Life 1
2 Speed Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,972	
	% Included 100.00%	Total Cost/Study \$11,943
Summary	Replacement Year 2025	Future Cost \$12,242

This is to replace the variable speed (VS) pumps.

2023- \$11,267 anticipated in 2024. Added as a reserve study component, cost and schedule per client direction.



00050 - West Rec Center (WRC)

12000 - Pool

720 - Equipment: Replacement	Useful Life 10	Remaining Life 8	
Filter Media- Glass	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,600		
	% Included 100.00%	Total Cost/Study	\$10,600
Summary	Replacement Year 2032	Future Cost	\$12,915

This is for the filter media- glass.

2023- Added as a reserve study component, cost and schedule per client direction.

728 - Heater	Useful Life 4	Remaining Life 0	
Pool Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,880		
	% Included 100.00%	Total Cost/Study	\$13,880
Summary	Replacement Year 2024	Future Cost	\$13,880

This is to replace the pool water heater.

2024- \$13,880 expended.

2022- \$15,044 expended.

2020- Per client 10/19/2020, move remaining life from 2020 to 2022.



00050 - West Rec Center (WRC)

12000 - Pool

750 - Chemical System	Useful Life 10	Remaining Life 9
Rola-Chem System	Quantity 1	Unit of Measure System
	Cost /Sys \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2033	Future Cost \$6,619

This replace the Rola-Chem system.

2023- \$15,000 expended to install Rola-Chem at all pool sites. Added per client.



756 - Equipment: Replacement	Useful Life 9	Remaining Life 3
Pool Cover	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,202	
	% Included 100.00%	Total Cost/Study \$9,202
Summary	Replacement Year 2027	Future Cost \$9,910

This is to replace the pool cover.

2019- Per client 11/7/2019, \$7,280 expended in 2018. Added as a reserve study component, cost and schedule per client direction.



00050 - West Rec Center (WRC)

12000 - Pool

780 - Equipment: Replacement	Useful Life 7	Remaining Life 0	
Pool Controller Board	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,038		
	% Included 100.00%	Total Cost/Study \$4,038	
Summary	Replacement Year 2024	Future Cost \$4,038	

This is to replace the pool controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

968 - Furniture: Misc	Useful Life 10	Remaining Life 1	
Pool Furnishings	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,491		
	% Included 100.00%	Total Cost/Study \$20,491	
Summary	Replacement Year 2025	Future Cost \$21,003	

This is to replace miscellaneous pool furniture.



13000 - Spa

118 - Resurface	Useful Life 10	Remaining Life 1	
Spa	Quantity 1	Unit of Measure Items	
	Cost /Itm \$31,786		
	% Included 100.00%	Total Cost/Study \$31,786	
Summary	Replacement Year 2025	Future Cost \$32,581	

This is to resurface the spa including start-up costs.



00050 - West Rec Center (WRC)

13000 - Spa

404 - ADA Chair Lift	Useful Life 7	Remaining Life 2
HCAP Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,720	
	% Included 100.00%	Total Cost/Study \$12,720
Summary	Replacement Year 2026	Future Cost \$13,364

This is to replace the spa's ADA compliant chair lift.

2024- Per client, remaining life extended to 2026.
 2023- Per client 11/3/2023, increase cost from \$9,500 to \$12,000, increase remaining life from 2022 to 2024.
 2022- \$9,000 anticipated, actual cost may change.



720 - Equipment	Useful Life 7	Remaining Life 6
Filter Media- Glass	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,339	
	% Included 100.00%	Total Cost/Study \$5,339
Summary	Replacement Year 2030	Future Cost \$6,192

This is for the filter media- glass.

2023- \$5,007 expended in 2023. Added as a reserve study component, cost and schedule per client direction.

724 - Equipment	Useful Life 3	Remaining Life 0
2 Salt Generators	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,285	
	% Included 100.00%	Total Cost/Study \$6,570
Summary	Replacement Year 2024	Future Cost \$6,570

This is for the salt generators.

2024- \$6,570 expended.
 2023- \$6,000 anticipated in 2024. Added as a reserve study component, cost and schedule per client direction.

00050 - West Rec Center (WRC)

13000 - Spa

728 - Equipment	Useful Life 7	Remaining Life 0	
Spa Controller Board	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,038		
	% Included 100.00%	Total Cost/Study \$4,038	
Summary	Replacement Year 2024	Future Cost \$4,038	

This is to replace the spa controller board.

2024- \$4,038 expended. Component added to reserve study per client direction.

756 - Equipment	Useful Life 3	Remaining Life 3	
2 Spa Cover	Quantity 2	Unit of Measure Items	
	Cost /Itm \$3,180		
	% Included 100.00%	Total Cost/Study \$6,360	
Summary	Replacement Year 2027	Future Cost \$6,849	

This is to replace the spa cover.

2024- Replaced for under \$1,000 (operating account expenditure) remaining life extended.
 2023- \$5,000 anticipated in 2023. Added as a reserve study component, cost and schedule per client direction.

788 - Heater	Useful Life 3	Remaining Life 0	
Spa Heater	Quantity 1	Unit of Measure Items	
	Cost /Itm \$15,462		
	% Included 100.00%	Total Cost/Study \$15,462	
Summary	Replacement Year 2024	Future Cost \$15,462	

This is to replace the spa water heater.

2024- \$15,642 expended for replacement. Per client, change to 3-year useful life.



00050 - West Rec Center (WRC)

14000 - Recreation

104 - Sauna: Heaters	Useful Life 10	Remaining Life 4	
2 Men's & Women's Saunas	Quantity 2	Unit of Measure Items	
	Cost /Itm \$3,535		
	% Included 100.00%	Total Cost/Study \$7,070	
Summary	Replacement Year 2028	Future Cost \$7,804	

This is to replace the sauna heaters.

2018- \$5,376 expended, cost and useful life per client.



144 - Sauna: Wood Kit	Useful Life 20	Remaining Life 18	
2 Men's & Women's Saunas	Quantity 2	Unit of Measure Room	
	Cost /Rm \$13,935		
	% Included 100.00%	Total Cost/Study \$27,870	
Summary	Replacement Year 2042	Future Cost \$43,467	

This is to recover and replace the sauna room wood kit.

2023- Per client 11/3/2023, change useful life from 25 to 20, increase remaining life from 2023 to



00050 - West Rec Center (WRC)

17000 - Tennis Court

104 - Reseal	Useful Life 3	Remaining Life 1	
23,400 sf Tennis Courts	Quantity 23,400	Unit of Measure Square Feet	
	Cost /SqFt \$1.50		
	% Included 100.00%	Total Cost/Study \$35,000	
Summary	Replacement Year 2025	Future Cost \$35,875	

This is to crack fill, seal and stripe the tennis courts.

2024- Information per client.
 2022- \$39,600 expended.



504 - Resurface	Useful Life 30	Remaining Life 11	
23,400 sf Tennis Courts	Quantity 23,400	Unit of Measure Square Feet	
	Cost /SqFt \$3.23		
	% Included 100.00%	Total Cost/Study \$75,582	
Summary	Replacement Year 2035	Future Cost \$99,170	

This is to resurface the tennis courts utilizing an overlay, color coat and striping.



00050 - West Rec Center (WRC)

17000 - Tennis Court

904 - Miscellaneous	Useful Life 10	Remaining Life 8	
2 Tennis Ball Servers	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,933		
	% Included 100.00%	Total Cost/Study	\$7,865
Summary	Replacement Year 2032	Future Cost	\$9,583

This is for miscellaneous tennis court expenses.

2022- \$7,000 anticipated to replace both, actual cost may change.

18000 - Landscaping

432 - General Repairs/Upgrades	Useful Life 5	Remaining Life 1	
Landscape Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,607		
	% Included 100.00%	Total Cost/Study	\$14,607
Summary	Replacement Year 2025	Future Cost	\$14,972

This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the client.

2024- Per client, remaining life extended to 2025.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2024.

2022- \$13,000 is anticipated, actual cost may change.



00050 - West Rec Center (WRC)

19000 - Fencing

100 - Chain Link: 4'	Useful Life 20	Remaining Life 10
155 lf Bocce Court	Quantity 155	Unit of Measure Linear Feet
	Cost /l.f. \$77.42	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2034	Future Cost \$15,361

This is to replace the 4' chain link fencing.

2024- Per client, added 50 lf for \$5,050. Replacement cost raised to \$12,000, useful life updated to 10 years. BRG assumes client intended to update remaining life to 10.
 2018- Useful and remaining life per client.



134 - Chain Link: 10'	Useful Life 30	Remaining Life 10
660 lf Tennis Court Fencing	Quantity 660	Unit of Measure Linear Feet
	Cost /l.f. \$51.83	
	% Included 100.00%	Total Cost/Study \$34,208
Summary	Replacement Year 2034	Future Cost \$43,789

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.



00050 - West Rec Center (WRC)

19000 - Fencing

204 - Wrought Iron	Useful Life 25	Remaining Life 15	
242 lf Upper Road & Pool	Quantity 242	Unit of Measure	Linear Feet
	Cost /l.f. \$171		
	% Included 100.00%	Total Cost/Study	\$41,358
Summary	Replacement Year 2039	Future Cost	\$59,898

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.



19500 - Retaining Wall

100 - Wood	Useful Life 20	Remaining Life 3	
150 lf Wood Retaining Wall	Quantity 150	Unit of Measure	Linear Feet
	Cost /l.f. \$82.03		
	% Included 100.00%	Total Cost/Study	\$12,305
Summary	Replacement Year 2027	Future Cost	\$13,251

This is to repair and replace the wood retaining wall.

2024- Per client, remaining life extended to 2027.

372 - Masonry Wall	Useful Life 10	Remaining Life 3	
Pool Stone Faced Wall	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,836		
	% Included 100.00%	Total Cost/Study	\$6,836
Summary	Replacement Year 2027	Future Cost	\$7,362

This is to for ongoing repairs to the pool area stone faced wall.

2024- Per client, remaining life extended to 2027.

00050 - West Rec Center (WRC)

20000 - Lighting

540 - Parking Lot	Useful Life 20	Remaining Life 6	
15 Parking Lot Lights & Fixtures	Quantity 15	Unit of Measure	Items
	Cost /Itm \$2,261		
	% Included 100.00%	Total Cost/Study	\$33,917
Summary	Replacement Year 2030	Future Cost	\$39,333

This is to replace the parking lot lights.

- 18- fixtures
- 15- poles



21000 - Signage

808 - Monument	Useful Life 20	Remaining Life 1	
2 Monument Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,600		
	% Included 100.00%	Total Cost/Study	\$21,200
Summary	Replacement Year 2025	Future Cost	\$21,730

This is to replace the custom identity monument signs.

- 2024- Per client, remaining life extended to 2025.
- 2023- Per client 11/3/2023, change cost from \$16,700 to \$20,000, change remaining life from 2028 to 2024.



00050 - West Rec Center (WRC)

23000 - Mechanical Equipment

214 - HVAC	Useful Life 15	Remaining Life 0
HVAC Control System	Quantity 1	Unit of Measure System
	Cost /Sys \$15,000	
	% Included 100.00%	Total Cost/Study \$15,000
Summary	Replacement Year 2024	Future Cost \$15,000

This is for the HVAC Control system.

2024- \$15,000 expended. Component added to reserve study per client information.

216 - HVAC	Useful Life 15	Remaining Life 14
5 Indoor/Outdoor Units	Quantity 5	Unit of Measure Items
	Cost /Itm \$14,646	
	% Included 100.00%	Total Cost/Study \$73,228
Summary	Replacement Year 2038	Future Cost \$103,469

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2023- \$69,083 expended.
 2018- \$68,305 expended for replacement.



218 - HVAC	Useful Life 10	Remaining Life 6
Ion Block Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,488	
	% Included 100.00%	Total Cost/Study \$7,488
Summary	Replacement Year 2030	Future Cost \$8,684

This is to replace the Ion Block equipment.

2024- \$7,488 expended- HVAC return air cans and duct work, Matrix.
 2021- Component added to reserve study, information per client.

00050 - West Rec Center (WRC)

23000 - Mechanical Equipment

220 - Fan	Useful Life 15	Remaining Life 9	
Exhaust Fans	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,389	
	% Included	100.00%	Total Cost/Study \$5,389
Summary	Replacement Year	2033	Future Cost \$6,731

This is to repair, replace and maintain the exhaust fans.

2018- Information per client.

608 - Water Heater	Useful Life 15	Remaining Life 5	
1st Floor Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,693	
	% Included	100.00%	Total Cost/Study \$3,693
Summary	Replacement Year	2029	Future Cost \$4,178

This is to replace the water heater including discarded unit disposal.

612 - Water Heater	Useful Life 10	Remaining Life 5	
State Select Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$11,376	
	% Included	100.00%	Total Cost/Study \$11,376
Summary	Replacement Year	2029	Future Cost \$12,871

This is to replace the 100-gallon water heater including discarded unit disposal.

2019- \$9,000 anticipated.



00050 - West Rec Center (WRC)

24000 - Furnishings

688 - Lockers	Useful Life 30	Remaining Life 20	
76 Locker Room- Lockers	Quantity 76	Unit of Measure Items	
	Cost /Itm \$205		
	% Included 100.00%	Total Cost/Study \$15,586	
Summary	Replacement Year 2044	Future Cost \$25,540	

This is to replace the lockers.



840 - Mirror	Useful Life 30	Remaining Life 20	
44 If Mirrored Wall	Quantity 44	Unit of Measure Linear Feet	
	Cost /l.f. \$273		
	% Included 100.00%	Total Cost/Study \$12,031	
Summary	Replacement Year 2044	Future Cost \$19,715	

This is to replace the large wall mirrors.

928 - Chairs	Useful Life 15	Remaining Life 7	
60 Chairs- 2016	Quantity 60	Unit of Measure Items	
	Cost /Itm \$164		
	% Included 100.00%	Total Cost/Study \$9,851	
Summary	Replacement Year 2031	Future Cost \$11,710	

This is to replace the chairs.

60- interlocking upholstered meeting chairs



00050 - West Rec Center (WRC)

24000 - Furnishings

940 - Tables	Useful Life 15	Remaining Life 7	
36 Card & 8' Banquet Tables- 2016	Quantity 36	Unit of Measure Items	
	Cost /Itm \$350		
	% Included 100.00%	Total Cost/Study \$12,589	
Summary	Replacement Year 2031	Future Cost \$14,964	

This is to replace miscellaneous tables.

- 14- card tables
- 22- banquet tables



944 - Tables	Useful Life 15	Remaining Life 2	
Outdoor Furnishings/Equipment	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,416		
	% Included 100.00%	Total Cost/Study \$7,416	
Summary	Replacement Year 2026	Future Cost \$7,791	

This is to replace miscellaneous outdoor furnishings and equipment.

2023- Per client 11/3/2023, increase remaining life from 2022 to 2026.
 2022- \$6,600 was expended. Added as a reserve study component per client direction. Association input regarding a scope of work may further define this component.

948 - Window Coverings	Useful Life 20	Remaining Life 10	
Drape Tracks & Window Treatments	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$14,069		
	% Included 100.00%	Total Cost/Study \$14,069	
Summary	Replacement Year 2034	Future Cost \$18,010	

This is to replace the drapery tracks and window treatments.

00050 - West Rec Center (WRC)

24500 - Audio / Visual

304 - PA System	Useful Life 15	Remaining Life 7	
AV Equipment & PA System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$52,579	
	% Included	100.00%	Total Cost/Study \$52,579
Summary	Replacement Year	2031	Future Cost \$62,499

This is to replace the public address system including the microphones, stands and miscellaneous equipment.



308 - PA System	Useful Life 7	Remaining Life 0	
AV Equipment & PA System Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$48,000	
	% Included	100.00%	Total Cost/Study \$48,000
Summary	Replacement Year	2024	Future Cost \$48,000

This is to replace the public address system including the microphones, stands and miscellaneous equipment.

2024- \$48,000 expended, work completed.
 2023- Per client 11/3/2023, increase current cost from \$10,000 to \$50,000. No client direction on remaining life, increased from 2023 to 2024.
 2022- \$10,000 anticipated in 2023 for new equipment to support AV upgrade for Hybrid meetings. Added as a reserve study component per client direction.



00050 - West Rec Center (WRC)

24600 - Safety / Access

200 - Fire Alarm Control Panel	Useful Life 20	Remaining Life 11	
Fire System Enunciator Panel	Quantity 1	Unit of Measure Items	
	Cost /Itm \$10,938		
	% Included 100.00%	Total Cost/Study \$10,938	
Summary	Replacement Year 2035	Future Cost \$14,351	

This is to replace the fire alarm control panel.

25000 - Flooring

416 - Tile	Useful Life 20	Remaining Life 18	
3,650 sf Restroom Tile- Floor & Wall	Quantity 3,650	Unit of Measure Square Feet	
	Cost /SqFt \$30.32		
	% Included 100.00%	Total Cost/Study \$110,668	
Summary	Replacement Year 2042	Future Cost \$172,604	

This is to replace the tile flooring.

2022- \$98,500 expended.



00050 - West Rec Center (WRC)

25000 - Flooring

704 - Hardwood Floors	Useful Life 20	Remaining Life 1	
1,580 sf Wood Floors Replace- Lower Level 1	Quantity 1,580	Unit of Measure Square Feet	
	Cost /SqFt \$17.67		
	% Included 100.00%	Total Cost/Study \$27,919	
Summary	Replacement Year 2025	Future Cost \$28,617	

This is to repair and replace the hardwood flooring.

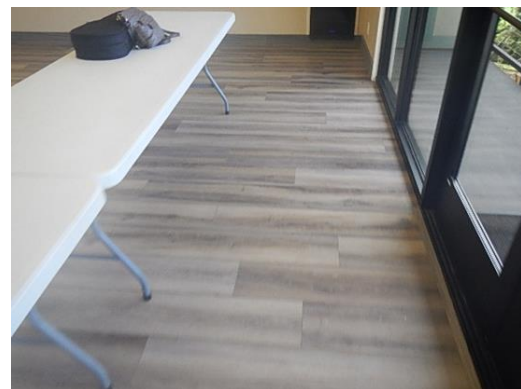
2024- Per client, floors are failing and need to be replaced in 2025.
 2023- Per client 11/3/2023, change useful life from 30 to 20, remaining life from 2022 to 2042.
 2022- \$24,850 expended. Per client 9/20/2022, reduce to 1580 sf, Lower Level 1. Changed quantity from 3,220 to 1580 sf.



708 - Hardwood Floors	Useful Life 20	Remaining Life 18	
1,850 sf Wood Floors replace Upper Level 2	Quantity 1,850	Unit of Measure Square Feet	
	Cost /SqFt \$17.67		
	% Included 100.00%	Total Cost/Study \$32,690	
Summary	Replacement Year 2042	Future Cost \$50,984	

This is to refinish the hardwood flooring.

2023- \$5,026 expended for unspecified scope of work. Per client 11/3/2023, change useful life from 30 to 20, remaining life from 2022 to 2042.
 2022- \$29,100 expended. Per client 9/20/2022, reduce to 1850 sf, Upper Level 2. Changed quantity from 3,220 to 1850 sf.



00050 - West Rec Center (WRC)

26000 - Outdoor Equipment

284 - Picnic Tables	Useful Life 20	Remaining Life 10	
8 WRC Picnic Tables	Quantity 8	Unit of Measure Items	
	Cost /Itm \$1,367		
	% Included 100.00%	Total Cost/Study \$10,938	
Summary	Replacement Year 2034	Future Cost \$14,001	

This is to replace the picnic tables.



302 - Bocce Ct. Resurface	Useful Life 10	Remaining Life 7	
Bocce Court Replacements	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$26,742		
	% Included 100.00%	Total Cost/Study \$26,742	
Summary	Replacement Year 2031	Future Cost \$31,787	

This is to replace the bocce courts.

2023- Per client 11/3/2023, change useful life from 20 to 10 years, change remaining life from 2022 to 2031.
 2022- \$23,800 expended.
 2021- \$44,260 expended.



00050 - West Rec Center (WRC)

26000 - Outdoor Equipment

480 - Drinking Fountain	Useful Life 20	Remaining Life 10	
2 Tennis Court Drinking Fountains	Quantity 2	Unit of Measure Items	
	Cost /Itm \$3,155		
	% Included 100.00%	Total Cost/Study \$6,310	
Summary	Replacement Year 2034	Future Cost \$8,078	

This is to replace the drinking fountain. The fountain(s) should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.



848 - Miscellaneous	Useful Life 20	Remaining Life 14	
Horseshoe Pit	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$7,952		
	% Included 100.00%	Total Cost/Study \$7,952	
Summary	Replacement Year 2038	Future Cost \$11,236	

This is to replace the horseshoe pit.

2018- Component added to study, information per client.



00050 - West Rec Center (WRC)

29000 - Infrastructure

416 - Electric	Useful Life 30	Remaining Life 28	
Federal Pacific Power Panel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$106,000		
	% Included 100.00%	Total Cost/Study	\$106,000
Summary	Replacement Year 2052	Future Cost	\$211,628

This is to replace the electric power panel.

2023- \$92,589 expended, replacement cost to \$100,000.
 2022- \$65,000 expended. Per client 9/20/2022, change useful life from 50 to 30.

420 - Electric	Useful Life 30	Remaining Life 28	
Miscellaneous Electrical	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$63,600		
	% Included 100.00%	Total Cost/Study	\$63,600
Summary	Replacement Year 2052	Future Cost	\$126,977

This is to replace electric service lines. Since electric system life exceeds the scope of this study, this component does not provide for total system replacement.

2023- Per client 11/3/2023, increase cost from \$28,833 to \$60,000, increase remaining life from 2044 to 2052.

424 - Electric	Useful Life 40	Remaining Life 30	
Recreation Building Exterior Electrical	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,071		
	% Included 100.00%	Total Cost/Study	\$19,071
Summary	Replacement Year 2054	Future Cost	\$40,002

This is to replace electric service lines. Since electric system life exceeds the scope of this study, this component does not provide for total system replacement.

30000 - Miscellaneous

908 - Miscellaneous	Useful Life 20	Remaining Life 15	
Universal Access Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$68,360		
	% Included 100.00%	Total Cost/Study	\$68,360
Summary	Replacement Year 2039	Future Cost	\$99,005

This is for a Universal Access Upgrade.

2019- Per client 10/31,2019, change useful life from 10 to 20 years, move remaining life from 2021 to 2039.

00060 - Maintenance

03500 - Painting: Interior

116 - Building	Useful Life 10	Remaining Life 2
4,477 sf Maintenance Building Interiors	Quantity 4,477	Unit of Measure Square Feet
	Cost /SqFt \$1.52	
	% Included 100.00%	Total Cost/Study \$6,801
Summary	Replacement Year 2026	Future Cost \$7,145

This is to prepare and paint all building interior spaces.



04000 - Structural Repairs

958 - Windows	Useful Life 30	Remaining Life 12
3 Maintenance Building Windows	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,629	
	% Included 100.00%	Total Cost/Study \$7,888
Summary	Replacement Year 2036	Future Cost \$10,608

This is to replace the windows.



00060 - Maintenance

05000 - Roofing

464 - Pitched: Dimensional Composition 27 Squares- Maintenance Building	Useful Life 30 Quantity 27 Cost /Sqrs \$1,000 % Included 100.00%	Remaining Life 9 Unit of Measure Squares Total Cost/Study \$27,000 Replacement Year 2033 Future Cost \$33,719
Summary		

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

2024- BRG increased cost to \$1,000/square. Client input may further define this and other roofing components.
 2023- Per client 11/3/2023, change remaining life from 2036 to 2033.
 2006- Installed.



18000 - Landscaping

108 - Irrigation: Controllers 10 Wall Mounted Controllers (50%)	Useful Life 5 Quantity 10 Cost /Itm \$800 % Included 50.00%	Remaining Life 0 Unit of Measure Items Qty * \$/Itm \$8,000 Total Cost/Study \$4,000 Replacement Year 2024 Future Cost \$4,000
Summary		

This is to replace the wall mounted irrigation controllers.

2024- Per client, remaining life extended to 2026. Later per client, \$4,000 expended for 5 controllers in different areas.

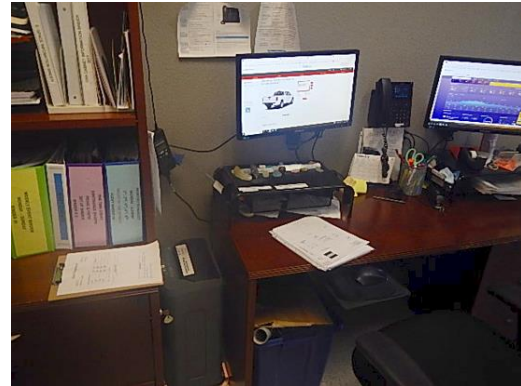
00060 - Maintenance

22000 - Office Equipment

216 - Computers, Misc.	Useful Life 5	Remaining Life 3
2 Office & Entry Computers	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,056	
	% Included 100.00%	Total Cost/Study \$10,112
Summary	Replacement Year 2027	Future Cost \$10,890

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

2022- \$9,000 expended.



23000 - Mechanical Equipment

224 - HVAC	Useful Life 15	Remaining Life 0
Maintenance Building Unit	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,775	
	% Included 100.00%	Total Cost/Study \$11,775
Summary	Replacement Year 2024	Future Cost \$11,775

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

2024- \$11,775 expended to replace 1 unit.



00060 - Maintenance

23000 - Mechanical Equipment

226 - HVAC	Useful Life 15	Remaining Life 1
Maintenance Building Unit	Quantity 1	Unit of Measure Unit
	Cost /Ut \$11,775	
	% Included 100.00%	Total Cost/Study \$11,775
Summary	Replacement Year 2025	Future Cost \$12,069

This is to replace the HVAC systems. It is possible that system sub-components can be replaced or rebuilt to extend system life.



30000 - Miscellaneous

810 - Maintenance Equipment	Useful Life 10	Remaining Life 8
Custodial Equipment	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,989	
	% Included 100.00%	Total Cost/Study \$8,989
Summary	Replacement Year 2032	Future Cost \$10,952

This is to replace miscellaneous custodial equipment.

2022- \$8,000 is anticipated, actual cost may change.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2022.
 2019- Per client 11/7/2019, move remaining life from 2021 to 2020. Per client 10/31/2019, move remaining life from 2020 to 2021.



00060 - Maintenance

30000 - Miscellaneous

818 - Maintenance Equipment	Useful Life 10	Remaining Life 0	
Floor Cleaner	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,822		
	% Included 100.00%	Total Cost/Study \$6,822	
Summary	Replacement Year 2024	Future Cost \$6,822	

This is the cleaning equipment allowance.

2024- \$6,822 expended.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2022.

822 - Vehicle	Useful Life 10	Remaining Life 2	
Nissan King Cab Pickup	Quantity 1	Unit of Measure Items	
	Cost /Itm \$35,547		
	% Included 100.00%	Total Cost/Study \$35,547	
Summary	Replacement Year 2026	Future Cost \$37,347	

This is to replace the Nissan Frontier pickup truck.

VIN- 1N6BD0CT1GN777333
 CA License Plate- 81360A2

2024- Per client, remaining life extended to 2026.
 2022- Per client 9/20/2022, change remaining life from 2026 to 2024.
 2016- New.



00060 - Maintenance

30000 - Miscellaneous

840 - Golf Cart	Useful Life 5	Remaining Life 0
Smith Electric Cart- 2024	Quantity 1	Unit of Measure Items
	Cost /Itm \$23,222	
	% Included 100.00%	Total Cost/Study \$23,222
Summary	Replacement Year 2024	Future Cost \$23,222

This is to replace the golf cart.

2024- \$23,222 expended to purchase 1.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2024.
 2016- New.



844 - Golf Cart	Useful Life 5	Remaining Life 1
Smith Electric Cart	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$23,222	
	% Included 100.00%	Total Cost/Study \$23,222
Summary	Replacement Year 2025	Future Cost \$23,803

This is to replace the golf cart.



00070 - Common Area & Other

01000 - Paving

900 - Miscellaneous	Useful Life 5	Remaining Life 2	
ADA DG Path to Dog Park & Parking Spot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$21,200	
	% Included	100.00%	Total Cost/Study \$21,200
Summary	Replacement Year	2026	Future Cost \$22,273

This is for miscellaneous dog path and central pathway maintenance.

2023- Per client 11/3/2023, change Central Pathway to ADA Path to Dog Park & Parking Spot, current cost \$20,000, remaining life from 2027 to 2026.
 2022- \$46,200 expended for new Central Pathway. Added as a reserve study component per client direction. Association input regarding a scope of work may further define this component.



910 - Miscellaneous	Useful Life 5	Remaining Life 2	
Dog Park & Community Garden- PLACEHOLDER	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,600	
	% Included	100.00%	Total Cost/Study \$10,600
Summary	Replacement Year	2026	Future Cost \$11,137

This is for the Dog Park & Community Garden.

2024- Per client, remaining life extended to 2026.
 2023- Per client 11/3/2023, Added as a reserve study component, per client direction. Association input regarding a scope of work may further define this component.



00070 - Common Area & Other

04000 - Structural Repairs

658 - Decking	Useful Life 10	Remaining Life 7	
Dog Park Deck	Quantity 1	Unit of Measure	Items
	Cost /Itm \$51,813		
	% Included 100.00%	Total Cost/Study	\$51,813
Summary	Replacement Year 2031	Future Cost	\$61,589

This is to replace the decking.



660 - Railings	Useful Life 5	Remaining Life 1	
Handrail- Dog Park/Community Pathway	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,420		
	% Included 100.00%	Total Cost/Study	\$7,420
Summary	Replacement Year 2025	Future Cost	\$7,606

This is to repair and replace the railing.

2023- Added as a reserve study component, cost and schedule per client direction.



00070 - Common Area & Other

04000 - Structural Repairs

960 - Awnings	Useful Life 5	Remaining Life 1	
Dog Park Shade Sails	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,960	
	% Included	100.00%	Total Cost/Study \$16,960
Summary	Replacement Year	2025	Future Cost \$17,384

This is to repair and replace the canvas awnings.

2023- Per client 11/3/2023, increase cost from \$13,038 to \$16,000, increase remaining life from 2022 to 2025.
 2022- \$12,300 was expended to add a 2nd set.



18000 - Landscaping

440 - General Repairs/Upgrades	Useful Life 10	Remaining Life 9	
Median Strip	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$25,505	
	% Included	100.00%	Total Cost/Study \$25,505
Summary	Replacement Year	2033	Future Cost \$31,852

This is for median strip rehab, upgrade and periodic maintenance.

2024- Cost, useful life, remaining life, and level per client.
 2023- No work indicated, moved remaining life from 2023 to 2024.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.

444 - General Repairs/Upgrades	Useful Life 10	Remaining Life 2	
Pythian Road Landscape Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$27,344	
	% Included	100.00%	Total Cost/Study \$27,344
Summary	Replacement Year	2026	Future Cost \$28,728

This is for landscape replacement at the Pythian Road Entrance.

2023- No work indicated, moved remaining life from 2023 to 2024.

00070 - Common Area & Other

18000 - Landscaping

448 - General Repairs/Upgrades	Useful Life 10	Remaining Life 2	
Oakmont Drive Entrance Landscape Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$41,015	
	% Included	100.00%	Total Cost/Study \$41,015
Summary	Replacement Year	2026	Future Cost \$43,091

This is for landscape replacement at the Oakmont Drive Entrance.

2023- No work indicated, moved remaining life from 2023 to 2024.
 2022- Per client 9/20/2022, change remaining life from 2022 to 2023.
 2020- Per client 10/19/2020, move remaining life from 2020 to 2021.

920 - Miscellaneous	Useful Life 20	Remaining Life 0	
Community Garden / Dog Park Path	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,000	
	% Included	100.00%	Total Cost/Study \$16,000
Summary	Replacement Year	2024	Future Cost \$16,000

This is for miscellaneous landscape expenses in excess of operating budget.

2024- Expenditure per client. \$11,136 for community garden drain & dog park irrigation main line. \$1,500 for north grading- community garden. \$3,066 for dog pathway.

19000 - Fencing

780 - Gates	Useful Life 15	Remaining Life 0	
Oak Leaf Parcel- Gates	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,200	
	% Included	100.00%	Total Cost/Study \$6,200
Summary	Replacement Year	2024	Future Cost \$6,200

This is to maintain, repair and replace the gates and gate hardware.

2024- \$6,200 expended.

00070 - Common Area & Other

19000 - Fencing

900 - Miscellaneous	Useful Life 15	Remaining Life 14	
Community Garden Fencing Expansion	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,572		
	% Included 100.00%	Total Cost/Study \$11,572	
Summary	Replacement Year 2038	Future Cost \$16,351	

This is for expanding the community garden fence.

2023- Added per client, details pending. This only includes 2023 expansion, client will need to assess for full fence replacement.



990 - Miscellaneous	Useful Life 10	Remaining Life 7	
Dog Park Fencing	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$39,686		
	% Included 100.00%	Total Cost/Study \$39,686	
Summary	Replacement Year 2031	Future Cost \$47,175	

This is for the dog park fencing.



00070 - Common Area & Other

24600 - Safety / Access

560 - Cameras	Useful Life 8	Remaining Life 7	
Surveillance Cameras- 2023 Adds	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,042		
	% Included 100.00%	Total Cost/Study	\$10,042
Summary	Replacement Year 2031	Future Cost	\$11,937

Surveillance Cameras added in 2023 with more to add in 2024.

2023- Added per client for \$9,474 in 2023.

570 - Cameras	Useful Life 8	Remaining Life 1	
Surveillance Cameras- 2024 Adds	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,720		
	% Included 100.00%	Total Cost/Study	\$12,720
Summary	Replacement Year 2025	Future Cost	\$13,038

Surveillance Cameras added in 2023 with more to add in 2024.

2024- No client information provided, BRG extended remaining life to 2025.

2023- Added per client for \$12,000 in 2024.

30000 - Miscellaneous

996 - Miscellaneous	Useful Life 20	Remaining Life 0	
Conex Box- Storage Container	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,868		
	% Included 100.00%	Total Cost/Study	\$9,868
Summary	Replacement Year 2024	Future Cost	\$9,868

This is to replace the Conex Box.

2024- \$9,868 expended.

00060 - Maintenance

04000 - Structural Repairs

600 - Building Maintenance	Useful Life 10	Remaining Life 4	
Maintenance Building	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,600	
	% Included	100.00%	Total Cost/Study \$10,600
Summary	Replacement Year	N/A	Future Cost N/A

This is for maintenance on the building.

2023- Added as a reserve study component, per client direction. Association input regarding a scope of work may further define this component. Per client 11/13/2023, remove this component.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00010 - Admin							
08000 - Rehab							
100 - General	\$35,056	5	3	1	\$35,056/LS		OVA Office Space Remodel
232 - Restrooms	\$7,870	20	13	1	\$7,870/LS		OVA Office Restroom Furnishings
20000 - Lighting							
400 - Interior	\$16,027	25	18	1	\$16,027/LS		OVA Office Lighting Fixtures
22000 - Office Equipment							
100 - Miscellaneous	\$8,569	5	0	1	\$8,569/LS		Suite B AV & Zoom Room
360 - Telephone Equipment	\$9,570	10	9	1	\$9,570/LS		Office Phone System
24000 - Furnishings							
900 - Miscellaneous	\$55,342	15	2	1	\$55,342/LS		New Office & Conference Room Furniture
904 - Miscellaneous	\$36,996	10	2	1	\$36,996/LS		OVA Office Furnishings
30000 - Miscellaneous							
910 - Generator	\$22,523	20	16	1	\$22,523/Itm		Natural Gas Generator & Zombie Box
00020 - Berger Activities Center (BAC)							
02000 - Concrete							
220 - Walkways	\$6,438	5	2	15,300	\$21.04/SqFt (2%)		Berger Exterior
390 - Pavers	\$68,650	20	6	2,500	\$27.46/SqFt		Courtyard Tile
03000 - Painting: Exterior							
120 - Surface Restoration	\$37,128	5	2	5,950	\$6.24/SqFt		Building Exterior
03500 - Painting: Interior							
100 - Building	\$30,014	10	7	19,746	\$1.52/SqFt		Interior Surfaces
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$78,243	25	2	5,950	\$13.15/SqFt		Building Exterior
290 - Ceilings	\$38,711	30	2	3,264	\$11.86/SqFt		Berger Center Ceilings
360 - Garbage Enclosure	\$9,202	30	23	1	\$9,202/Itm		Berger Trash Enclosure
914 - Doors	\$55,249	30	2	16	\$3,453/Itm		Exterior Doors
918 - Doors	\$36,283	30	2	23	\$1,578/Itm		Interior Doors

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - Berger Activities Center (BAC)							
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$153,528	25	2	146	\$1,052/Sqrs		Berger Center Roof
700 - Gutters / Downspouts	\$8,437	25	2	535	\$15.77/l.f.		Berger Center
08000 - Rehab							
104 - General	\$287,713	20	6	1	\$287,713/Bldg		Berger Upgrade- 2025
120 - General	\$40,899	20	17	1	\$40,899/Bldg		Berger Refresh- 2021
236 - Restrooms	\$210,315	20	6	4	\$52,579/Rm		Berger Restrooms
248 - Kitchen	\$101,124	20	6	1	\$101,124/Rm		Berger Kitchen
350 - Cabinets	\$32,861	30	6	110	\$299/l.f.		Kitchen
360 - Countertops	\$15,776	30	6	50	\$316/l.f.		Kitchen & Dressing Room
590 - Operable Wall/Partition	\$98,584	30	6	1	\$98,584/Itm		Main Room
14000 - Recreation							
740 - Piano	\$13,146	30	13	1	\$13,146/Itm		Baby Grand Piano
744 - Piano	\$65,725	30	13	1	\$65,725/Itm		Grand Piano
18000 - Landscaping							
420 - General Repairs/Upgrades	\$92,011	10	2	1	\$92,011/LS [se:2]		Berger Landscaping
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$15,773	15	2	13	\$1,213/Itm		Building Lights
260 - Bollard Lights	\$55,214	20	11	35	\$1,578/Itm		Berger Exterior
276 - Pole Lights	\$23,656	20	11	12	\$1,971/Itm		Courtyard Light Standards
278 - Pole Lights	\$5,470	20	0	1	\$5,470/LS		Parking Lot Lighting Upgrades
404 - Interior	\$107,196	20	1	1	\$107,196/Bldg		Berger Center- 2025
416 - Interior	\$37,393	20	17	1	\$37,393/Bldg		Berger Refresh (Lighting)- 2021
21000 - Signage							
310 - Bulletin Boards	\$10,517	10	1	1	\$10,517/Itm		Berger Exterior
796 - Monument	\$6,620	20	2	1	\$6,620/Itm		Berger Monument Sign
23000 - Mechanical Equipment							
204 - HVAC	\$18,000	15	0	1	\$18,000/Sys		HVAC Control System
232 - HVAC	\$650,000	12	1	5	\$130,000/Itm		Attic- Trane Climate Changers
240 - HVAC	\$15,883	10	6	1	\$15,883/LS		Ion Block Equipment
600 - Water Heater	\$9,572	10	9	1	\$9,572/Itm		Berger Water Heater
24000 - Furnishings							
908 - Miscellaneous	\$282,608	20	6	1	\$282,608/Bldg		Berger Center Furnishings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - Berger Activities Center (BAC)							
24000 - Furnishings							
910 - Miscellaneous	\$36,068	20	6	1	\$36,068/LS		Couches and Interior Work
932 - Window Coverings	\$50,247	15	5	1	\$50,247/LS		Window Treatments & Shades
24500 - Audio / Visual							
300 - PA System	\$50,557	8	3	1	\$50,557/LS		Berger PA System
308 - Miscellaneous	\$25,124	5	2	1	\$25,124/LS		Cameras
900 - Miscellaneous	\$50,556	8	3	1	\$50,556/LS		Berger AV Equipment
902 - Miscellaneous	\$7,409	10	0	1	\$7,409/Itm		Extron System Switcher
24600 - Safety / Access							
134 - Fire Sprinklers	\$140,000	30	1	1	\$140,000/Bldg		Building Fire Sprinklers
25000 - Flooring							
400 - Tile	\$21,036	20	6	528	\$39.84/SqFt		Restroom Floor Tile
600 - Miscellaneous	\$10,516	15	6	197	\$53.38/SqYd		Linoleum- Interior Floors
620 - Vinyl	\$92,313	20	17	2,700	\$34.19/SqFt		Commercial LVP Flooring- Main Room
25500 - Wallcoverings							
400 - Tile	\$23,663	20	6	630	\$37.56/SqFt		Restroom Wall Tile
26000 - Outdoor Equipment							
306 - Benches	\$12,620	15	4	8	\$1,578/Itm		Courtyard Benches
27000 - Appliances							
110 - Holding/Proofing Cabinet	\$6,000	10	9	1	\$6,000/Itm		Kitchen Warmer
200 - Refrigerator	\$5,773	10	9	1	\$5,773/Itm		Kitchen
240 - Freezer Large Commercial Model	\$4,000	10	9	1	\$4,000/Itm		Kitchen
248 - Ice Machine	\$6,629	10	9	1	\$6,629/Itm		Icemaker
260 - Stove	\$17,079	20	9	1	\$17,079/Itm		Kitchen Gas Range
296 - Stove: Exhaust Hood w/ Fan	\$28,921	20	9	1	\$28,921/Itm		Kitchen
300 - Dishwasher	\$6,573	15	9	1	\$6,573/Itm		Kitchen
940 - Drinking Fountain	\$6,310	20	19	2	\$3,155/Itm		Main Room
00030 - Central Activities Center (CAC)							
01000 - Paving							
100 - Asphalt: Sealing	\$35,910	5	3	66,500	\$.54/SqFt		Parking Lot
200 - Asphalt: Ongoing Repairs	\$14,231	10	3	66,500	\$4.28/SqFt (5%)		Parking Lot
400 - Asphalt: Major Repairs	\$460,180	25	3	66,500	\$6.92/SqFt		Parking Lot
800 - Striping	\$8,297	5	3	1	\$8,297/LS		Parking Lot

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - Central Activities Center (CAC)							
02000 - Concrete							
224 - Walkways	\$13,381	5	3	10,600	\$21.04/SqFt (6%)		Center Recreation Concrete
228 - Walkways	\$5,786	5	3	2,500	\$21.04/SqFt (11%)		Lawn Bowling Concrete Walks
400 - Pool Deck	\$299,744	30	6	7,600	\$39.44/SqFt		Pool & Spa Decking- Rebuild
900 - Miscellaneous	\$57,860	30	3	4,400	\$13.15/SqFt		Shuffleboard Courts
03000 - Painting: Exterior							
124 - Surface Restoration	\$42,633	8	3	9,228	\$4.62/SqFt		Activity Center
128 - Surface Restoration	\$8,427	7	5	1	\$8,427/Bldg		Pool Cabana
400 - Wrought Iron	\$6,152	10	3	260	\$23.66/l.f.		Pool Perimeter Fence
03500 - Painting: Interior							
104 - Building	\$44,738	8	3	27,279	\$1.64/SqFt		Activity Center
04000 - Structural Repairs							
204 - Wood: Siding & Trim	\$30,326	8	3	9,228	\$26.29/SqFt (13%)		Activity Center
208 - Wood: Siding & Trim	\$13,123	7	1	2,400	\$27.34/SqFt (20%)		Pool Cabana
216 - Siding	\$65,616	40	3	2,400	\$27.34/SqFt		Pool Cabana- Siding Replacement
280 - Window Sealing	\$9,851	10	3	1	\$9,851/LS		UV Window Film
294 - Ceilings	\$70,303	30	15	3,343	\$21.03/SqFt		Activity Center
550 - Bridge Maintenance	\$29,729	20	11	240	\$124/SqFt		Steel Bridge & Decking
910 - Building Maintenance	\$10,938	20	11	1	\$10,938/Bldg		Lawn Bowling Shed
922 - Doors	\$66,037	20	5	17	\$3,885/Itm		Exterior Doors
926 - Doors	\$108,195	30	15	47	\$2,302/Itm		Interior Doors
930 - Doors	\$14,181	15	10	2	\$7,090/Itm		Pool Cabana Metal Doors
996 - Miscellaneous	\$17,000	10	1	1	\$17,000/Rm		Mechanical Room Repairs
05000 - Roofing							
330 - Low Slope: Vinyl	\$20,506	20	3	20	\$1,025/Sqrs		Pool Cabana Roof
444 - Pitched: Dimensional Composition	\$173,000	30	15	173	\$1,000/Sqrs		Activity Center
704 - Gutters / Downspouts	\$30,896	30	15	1,009	\$30.62/l.f.		Activity Center
08000 - Rehab							
108 - General	\$65,725	20	5	1	\$65,725/Bldg		Activity Center
220 - Bathrooms	\$52,584	20	5	4	\$13,146/Itm		Restrooms & Locker Rooms
252 - Kitchen	\$19,719	20	5	1	\$19,719/Rm		Activity Center Kitchen
354 - Cabinets	\$31,813	30	15	242	\$131/l.f.		Cabinets & Countertops

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - Central Activities Center (CAC)							
11000 - Gate Equipment							
780 - Pedestrian Gate	\$14,544	8	2	2	\$7,272/Itm		Pool Area Gates
12000 - Pool							
110 - Resurface	\$79,430	10	5	235	\$338/l.f.		Pool
200 - Edge: Tile, Coping, Mastic	\$41,055	10	5	235	\$175/l.f.		Pool
212 - Edge: Tile, Coping, Mastic	\$6,300	5	0	1	\$6,300/LS		Vertical Mastic Replacement
700 - Equipment: Replacement	\$20,222	5	2	1	\$20,222/LS		Automatic Chlorinator
701 - Equipment: Replacement	\$3,000	1	0	1	\$3,000/LS [nr:1]		2024 Only
716 - Equipment: Replacement	\$6,322	5	2	1	\$6,322/LS		Automatic Pool Sweep
720 - Heater	\$17,249	4	0	2	\$8,625/Itm		Pool Heaters
732 - Filter	\$12,854	10	2	2	\$6,427/Itm		Pentair Glass Filters
740 - Chemical System	\$5,300	10	9	1	\$5,300/Sys		Rola-Chem System
744 - Pumps	\$7,111	6	0	2	\$3,556/Itm		Variable Speed Pumps
756 - Cover	\$9,797	5	0	1	\$9,797/Itm		Pool Cover
760 - Equipment: Replacement	\$4,038	7	0	1	\$4,038/LS		Pool Chemical Controller Board
768 - Cover	\$6,573	20	6	1	\$6,573/LS		Pool Cover- Roller
776 - Lighting	\$11,218	20	11	3	\$3,739/Itm		Pool Area Deck Lighting
960 - Furniture: Misc	\$14,435	7	1	1	\$14,435/LS		Pool Area Furnishings
990 - Miscellaneous	\$8,203	3	2	1	\$8,203/LS		Drain Inspection and Repair
13000 - Spa							
100 - Re-Plaster	\$15,900	5	2	1	\$15,900/Itm		Re-Plaster and Tile
704 - Equipment	\$15,191	5	0	1	\$15,191/LS		Automatic Chlorinator
744 - Equipment	\$4,038	7	0	1	\$4,038/LS		Spa Controller Board
752 - Pumps	\$22,273	5	1	3	\$7,424/Itm		Spa Pumps
780 - Heater	\$14,103	5	0	1	\$14,103/Itm		Spa Heater
14000 - Recreation							
100 - Sauna: Heaters	\$7,070	10	4	2	\$3,535/Itm		Locker Room Saunas
140 - Sauna: Wood Kit	\$49,079	5	4	2	\$24,539/Rm		Locker Room Saunas
720 - Game Table	\$18,000	5	3	2	\$9,000/Itm		Outdoor Table Tennis
18000 - Landscaping							
340 - Irrigation: Pumps	\$20,508	10	6	1	\$20,508/Itm		Irrigation Booster Pump
424 - General Repairs/Upgrades	\$100,000	5	3	1	\$100,000/LS		CAC Landscape Replacement
19000 - Fencing							
230 - Wrought Iron: 6'	\$48,612	30	17	260	\$187/l.f.		Pool Perimeter

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - Central Activities Center (CAC)							
19500 - Retaining Wall							
990 - Miscellaneous	\$18,105	15	10	488	\$37.10/l.f.		Lawn Bowling Retaining Wall
20000 - Lighting							
264 - Bollard Lights	\$57,492	15	5	30	\$1,916/Itm		Walkway Bollard Lights & Fixtures
280 - Parking Lot	\$13,672	30	15	5	\$2,734/Itm		Parking Lot Light Poles
284 - Pole Lights	\$13,672	30	15	5	\$2,734/Itm		Common Area Light Poles
312 - Pole Lights	\$6,836	15	7	10	\$684/Itm		Common Area Light LED Fixtures
316 - Pole Lights	\$30,102	30	20	14	\$2,150/Itm		Common Area Light Poles
320 - Pole Lights	\$9,570	15	5	14	\$684/Itm		Common Area Light LED Fixtures
544 - Parking Lot	\$5,470	15	0	10	\$547/Itm		Parking Lot Light Fixtures
21000 - Signage							
800 - Monument	\$34,180	30	6	1	\$34,180/Itm		Entrance Signs
22000 - Office Equipment							
208 - Computers, Misc.	\$35,056	7	4	12	\$2,921/Itm		Computer Center Computers
212 - Computers, Misc.	\$7,778	10	3	1	\$7,778/LS		Computer Center Server
220 - Computers, Misc.	\$6,109	5	3	1	\$6,109/LS		Computer Center Software
23000 - Mechanical Equipment							
200 - HVAC	\$163,776	20	5	16	\$10,236/Itm		Activity Center Units
204 - HVAC	\$18,000	15	3	1	\$18,000/LS		HVAC Control System
206 - HVAC	\$14,017	10	6	1	\$14,017/LS		Ion Block Equipment
236 - Water Heater	\$20,226	10	9	2	\$10,113/Itm		Activity Center, Laundry Room
24000 - Furnishings							
330 - Tables	\$14,023	25	22	18	\$779/Itm		Computer Center Computer Desks
680 - Lockers	\$33,420	30	15	110	\$304/Itm		Men's & Women's Lockers
912 - Miscellaneous	\$220,621	15	3	1	\$220,621/LS		Activity Center Furnishings
916 - Miscellaneous	\$7,771	15	3	14	\$555/Itm		Computer Center Chairs
24500 - Audio / Visual							
904 - Miscellaneous	\$6,820	5	4	1	\$6,820/LS		Room B AV Equipment
24600 - Safety / Access							
120 - Fire Control Misc	\$136,708	20	5	1	\$136,708/LS		Fire Protection System Upgrade
490 - Access Control System	\$38,495	10	9	1	\$38,495/LS		CAC & Pool Access Card Entry System/All Facilities
25000 - Flooring							
208 - Carpeting	\$56,181	10	8	610	\$92.10/SqYd		Activity Center
404 - Tile	\$73,617	20	5	1,360	\$54.13/SqFt		Restrooms

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00030 - Central Activities Center (CAC)							
25000 - Flooring							
604 - Vinyl	\$9,203	10	3	109	\$84.43/SqYd		Activity Center
640 - Rubber	\$42,738	10	3	3,250	\$13.15/SqFt		Fitness Center
25500 - Wallcoverings							
404 - Tile	\$30,621	20	5	1,120	\$27.34/SqFt		Restrooms
26000 - Outdoor Equipment							
310 - Benches	\$8,355	15	3	26	\$321/Itm		Lawn Bowling Benches
330 - Benches	\$6,170	20	5	4	\$1,542/Itm		Activities Center Benches
900 - Miscellaneous	\$22,354	15	6	1	\$22,354/LS		Lawn Bowling Equipment
904 - Miscellaneous	\$171,648	25	7	14,400	\$11.92/SqFt		Lawn Bowling- Green
27000 - Appliances							
420 - Dryer	\$9,582	5	3	2	\$4,791/Itm		Swimsuit Dryers
428 - Washer & Dryer	\$6,573	10	3	1	\$6,573/Set		Laundry Room
944 - Drinking Fountain	\$6,588	20	20	1	\$6,588/Itm		Water Fountain Bottle Filler
29000 - Infrastructure							
400 - Electric	\$19,141	30	21	1	\$19,141/LS		Pool Cabana Electrical Sub Panel
404 - Electric	\$34,180	15	7	1	\$34,180/LS		Rewire Pump Room
408 - Electric	\$314,420	50	41	1	\$314,420/LS		Transformer Replacement
428 - Electric	\$126,296	35	26	1	\$126,296/LS		Central Power Project
30000 - Miscellaneous							
814 - Maintenance Equipment	\$15,542	10	3	1	\$15,542/Itm		Lawn Bowling Toro Mower
912 - Miscellaneous	\$102,528	20	15	1	\$102,528/LS		Universal Access Upgrade
914 - Generator	\$211,296	20	16	1	\$211,296/Itm		Diesel Generator & Transfer Switch Hardware
00040 - East Rec Center (ERC)							
01000 - Paving							
104 - Asphalt: Sealing	\$12,434	5	1	37,680	\$.33/SqFt		Paths & Parking
204 - Asphalt: Ongoing Repairs	\$7,706	7	5	37,680	\$4.09/SqFt (5%)		Paths & Parking
404 - Asphalt: Major Repairs	\$331,210	20	15	25,419	\$13.03/SqFt		Parking Lot
408 - Asphalt: Major Repairs	\$132,541	20	15	12,261	\$10.81/SqFt		Paths
02000 - Concrete							
900 - Miscellaneous	\$126,390	30	25	1	\$126,390/LS		Concrete Work- 2019
03000 - Painting: Exterior							
132 - Surface Restoration	\$18,618	10	3	5,800	\$3.21/SqFt		Recreation Center
430 - Chain Link Fencing	\$9,500	5	0	920	\$10.33/l.f.		Tennis Court Fencing

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - East Rec Center (ERC)							
03000 - Painting: Exterior							
03500 - Painting: Interior							
108 - Building	\$18,960	10	5	1	\$18,960/Bldg		Recreation Building
04000 - Structural Repairs							
554 - Bridge Maintenance	\$30,079	10	5	132	\$228/SqFt		Bridge- Structure & Decking
670 - Metal Railings	\$14,766	30	7	270	\$54.69/l.f.		Walkway Railings
824 - Dock	\$14,000	20	1	225	\$62.22/SqFt		Wood Dock @ Pond
934 - Doors	\$60,688	30	25	17	\$3,570/Itm		Exterior Doors
938 - Doors	\$26,503	30	25	18	\$1,472/Itm		Interior Doors
04500 - Decking/Balconies							
100 - Railing: Metal	\$97,825	40	35	1	\$97,825/LS		Balcony & Railing (Metal & Composite)
05000 - Roofing							
101 - Miscellaneous	\$10,867	30	25	6	\$1,811/Sqrs		Storage/Pump Room Addition
448 - Pitched: Dimensional Composition	\$59,000	30	18	59	\$1,000/Sqrs		Recreation Building
708 - Gutters / Downspouts	\$8,210	30	5	250	\$32.84/l.f.		Recreation Building
08000 - Rehab							
112 - General	\$8,472	25	8	1	\$8,472/Rm		OEPC Storage Room
116 - General	\$63,195	30	25	1	\$63,195/LS		Acoustical Panels
224 - Locker Rooms	\$87,641	20	15	2	\$43,820/Rm		Downstairs Locker Rooms
240 - Restrooms	\$37,160	20	15	2	\$18,580/Rm		Recreation Building Restrooms
256 - Kitchen	\$43,750	20	5	1	\$43,750/Rm		Recreation Building Kitchen
594 - Operable Wall/Partition	\$30,084	15	10	1	\$30,084/Itm		Accordion Room Divider
11000 - Gate Equipment							
784 - Pedestrian Gate	\$30,382	15	7	4	\$7,596/Itm		Pool Gates & Card Readers
12000 - Pool							
114 - Resurface	\$75,874	10	5	215	\$353/l.f.		Pool
204 - Edge: Tile, Coping, Mastic	\$31,592	30	25	215	\$147/l.f.		Pool
230 - Drain Covers	\$12,000	5	0	1	\$12,000/LS		Pool Deck Drain Covers
400 - ADA Chair Lift	\$9,605	5	2	1	\$9,605/Itm		HCAP Chair
640 - Deck: Replace	\$160,369	30	25	6,100	\$26.29/SqFt		Concrete Pool Deck
704 - Equipment: Replacement	\$15,825	6	0	1	\$15,825/LS		Automatic Saline
705 - Equipment: Replacement	\$3,000	1	0	1	\$3,000/LS [nr:1]		2024 Only
712 - Equipment: Replacement	\$7,500	5	0	1	\$7,500/LS		Pool Sweep

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - East Rec Center (ERC)							
12000 - Pool							
720 - Equipment: Replacement	\$10,600	10	8	1	\$10,600/LS		Filter Media- Glass
724 - Heater	\$13,194	5	1	1	\$13,194/Itm		Pool Heater
726 - Heater	\$13,194	5	4	1	\$13,194/Itm		Pool Heater
736 - Filter	\$18,965	12	7	3	\$6,322/Itm		Pool Filters
738 - Chemical System	\$8,000	6	0	1	\$8,000/Itm		Pool Chemical Controller
748 - Chemical System	\$5,300	10	9	1	\$5,300/Sys		Rola-Chem System
752 - Pumps	\$5,537	10	9	1	\$5,537/Itm		5 HP Filter Pump
764 - Equipment: Replacement	\$4,038	7	0	1	\$4,038/LS		Pool Controller Board
772 - Cover	\$8,203	20	1	1	\$8,203/Itm		Pool Cover- Roller
964 - Furniture: Misc	\$55,000	10	1	1	\$55,000/LS		Pool Area Furnishings
994 - Miscellaneous	\$6,836	25	6	1	\$6,836/LS		Outside Shower
13000 - Spa							
114 - Resurface	\$18,960	20	15	1	\$18,960/Itm		Spa
118 - Edge: Tile, Coping, Mastic	\$18,960	20	15	1	\$18,960/Itm		Spa
400 - ADA Chair Lift	\$9,200	5	0	1	\$9,200/Itm		HCAP Chair
700 - Equipment	\$25,281	6	1	1	\$25,281/LS		Automatic Saline
701 - Equipment	\$6,570	1	0	1	\$6,570/LS [nr:1]		2024 Only
708 - Equipment	\$4,038	7	0	1	\$4,038/LS		Spa Controller Board
720 - Equipment	\$10,144	10	8	1	\$10,144/LS		Filter Media- Glass
740 - Pumps	\$18,958	3	2	2	\$9,479/Itm		Spa Pumps
748 - Pumps	\$10,310	12	11	1	\$10,310/Itm		Filter Pump & Motor
784 - Heater	\$20,223	5	1	1	\$20,223/Itm		Spa Heater
14000 - Recreation							
700 - Billiard Table	\$23,675	30	14	4	\$5,919/Itm		Billiards Room
17000 - Tennis Court							
100 - Reseal	\$28,000	2	0	13,225	\$2.12/SqFt		Tennis Courts
120 - Pickleball Reseal	\$28,000	2	1	13,225	\$2.12/SqFt		Pickleball Courts
500 - Resurface	\$54,090	30	4	13,225	\$4.09/SqFt		Tennis Courts
520 - Pickleball Resurface	\$54,090	30	24	13,225	\$4.09/SqFt		Pickleball Courts
18000 - Landscaping							
100 - Irrigation: Misc.	\$8,852	25	20	1	\$8,852/LS		Irrigation Upgrade
428 - General Repairs/Upgrades	\$67,619	15	10	1	\$67,619/LS		Landscape Replacement

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - East Rec Center (ERC)							
18500 - Lakes / Ponds							
240 - Fountain	\$12,456	10	0	1	\$12,456/Sys		Fountain System
600 - Pump / Motor	\$19,138	10	7	1	\$19,138/Itm		Well Pump & Controls
990 - Miscellaneous	\$34,180	20	1	1	\$34,180/LS		Surge Pond Reclamation
19000 - Fencing							
130 - Chain Link: 10'	\$25,156	35	5	920	\$27.34/l.f.		Tennis & Pickle Ball Courts
132 - Gates	\$7,200	20	0	1	\$7,200/LS		Tennis Court Gates
200 - Wrought Iron	\$45,059	30	22	320	\$141/l.f.		Pool Fencing
210 - Wrought Iron	\$8,315	30	9	1	\$8,315/l.f.		Fencing
19500 - Retaining Wall							
360 - Masonry Wall	\$10,254	30	6	1	\$10,254/LS		Concrete Retaining Walls
20000 - Lighting							
104 - Exterior: Misc. Fixtures	\$22,576	30	25	30	\$753/Itm		Recreation Center Building Lights
268 - Bollard Lights	\$26,542	20	15	21	\$1,264/Itm		Bollard Lighting
288 - Pole Lights	\$11,125	30	25	4	\$2,781/Itm		20' Light Poles
296 - Pole Lights	\$10,111	15	10	8	\$1,264/Itm		20' Light Poles- Fixtures
304 - Pole Lights	\$8,238	15	10	10	\$824/Itm		10' Light Poles- Fixtures
308 - Pole Lights	\$18,960	30	25	10	\$1,896/LS		10' Light Poles
408 - Interior	\$88,476	30	25	1	\$88,476/Bldg		Recreation Center
21000 - Signage							
804 - Monument	\$6,836	25	18	1	\$6,836/Itm		Monument Sign
23000 - Mechanical Equipment							
205 - HVAC	\$7,901	10	6	1	\$7,901/LS		Ion Block Equipment
208 - HVAC	\$13,672	20	2	1	\$13,672/Itm		Conference Room
210 - HVAC	\$18,960	20	15	1	\$18,960/Itm		Billiards Room
212 - HVAC	\$94,103	15	6	1	\$94,103/Sys		HVAC System
228 - HVAC	\$20,642	15	6	1	\$20,642/LS		HVAC System- External
604 - Water Heater	\$11,405	6	1	1	\$11,405/Itm		Water Heater
24000 - Furnishings							
200 - Chairs	\$22,700	15	10	185	\$123/Itm		Arm Chairs
334 - Tables	\$10,867	15	7	31	\$351/Itm		Tables- [15] Card & [16] 8' Rectangular
684 - Lockers	\$25,766	15	10	98	\$263/Itm		Locker Room Lockers
860 - Ceiling Fans	\$10,120	20	15	2	\$5,060/Itm		Ceiling Fans
920 - Miscellaneous	\$10,115	10	4	16	\$632/Itm		Recreation Building Tables

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - East Rec Center (ERC)							
24000 - Furnishings							
936 - Window Coverings	\$15,699	15	10	1	\$15,699/LS		Window Treatments & Blackout Shades
24500 - Audio / Visual							
312 - Miscellaneous	\$25,124	5	2	1	\$25,124/LS		ERC AV System Cameras
700 - Music Instruments	\$10,938	30	3	1	\$10,938/LS		Musical Equipment/Piano
908 - Miscellaneous	\$120,068	10	5	1	\$120,068/LS		PA & AV Equipment
24600 - Safety / Access							
124 - Fire Control Misc	\$18,200	20	15	1	\$18,200/LS		Fire Alarm System
130 - Fire Sprinklers	\$91,000	30	25	1	\$91,000/LS		Fire Sprinkler System
502 - Access Control System	\$70,755	15	1	7	\$10,108/Itm		Door Openers (ADA)
25000 - Flooring							
212 - Vinyl	\$50,187	15	10	411	\$122/SqYd		Recreation Building- Main Floor
602 - Vinyl	\$35,922	20	15	1,430	\$25.12/SqFt		Locker & Lower Restroom Tile
606 - Vinyl	\$7,749	25	20	340	\$22.79/SqFt		Upper Restroom Tile
608 - Vinyl	\$9,023	20	9	2,250	\$4.01/SqFt		Recreation Building
26000 - Outdoor Equipment							
100 - Miscellaneous	\$28,000	7	0	1	\$28,000/LS		Shade Sails- Pickleball Patio Area
120 - Miscellaneous	\$7,584	10	5	1	\$7,584/LS		Shade Sails- Pool Deck
27000 - Appliances							
424 - Dryer	\$5,618	5	4	1	\$5,618/Itm		Swimsuit Dryers
998 - Miscellaneous	\$15,900	15	14	5	\$3,180/Itm		Kitchen Appliances
29000 - Infrastructure							
412 - Electric	\$24,201	30	11	1	\$24,201/LS		Miscellaneous Electrical Replacement
30000 - Miscellaneous							
800 - Miscellaneous	\$15,168	20	15	1	\$15,168/LS		Public Art
900 - Miscellaneous	\$61,518	20	15	1	\$61,518/LS		Common Area Universal Access Upgrade
00050 - West Rec Center (WRC)							
01000 - Paving							
112 - Asphalt: Sealing	\$15,692	5	1	62,767	\$.25/SqFt		Entrances, Parking & Connector
212 - Asphalt: Ongoing Repairs	\$12,836	5	1	62,767	\$4.09/SqFt (5%)		Entrances, Parking & Connector
412 - Asphalt: Major Repairs	\$9,310	25	23	1,000	\$9.31/SqFt		Paths @ Bocce
416 - Asphalt: Major Repairs	\$214,705	25	1	52,367	\$4.10/SqFt		Entrances, Parking, & Connectors
420 - Asphalt: Major Repairs	\$42,640	25	1	10,400	\$4.10/SqFt		Entrances, Parking, & Connectors
808 - Striping	\$5,919	5	1	1	\$5,919/LS		Entrances, Parking & ADA Path

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - West Rec Center (WRC)							
01000 - Paving							
02000 - Concrete							
210 - Curbs & Gutters	\$7,303	25	2	1	\$7,303/LS		Concrete Curb at Creek
03000 - Painting: Exterior							
132 - Surface Restoration	\$48,645	8	1	4,500	\$10.81/SqFt		Main WRC
03500 - Painting: Interior							
112 - Building	\$36,785	10	8	10,078	\$3.65/SqFt		Interior Painting
04000 - Structural Repairs							
220 - Siding	\$33,907	10	1	4,960	\$34.18/SqFt (20%)		Buildings- Stucco
224 - Siding	\$39,820	30	21	1,165	\$34.18/SqFt		Pool Cabana Stucco Siding
228 - Siding	\$15,565	10	2	1,265	\$61.52/SqFt (20%)		Recreation Building- Stone
298 - Ceilings	\$38,769	15	13	3,220	\$12.04/SqFt		Suspended Ceilings
674 - Metal Railings	\$11,458	30	24	372	\$30.80/l.f.		Bocce Path, Upper Road & Parking
686 - Railings	\$10,311	30	24	300	\$34.37/l.f.		Building Area/Staircase Railings
694 - Railings	\$26,405	30	28	1	\$26,405/LS		Stair Railings (ADA)
942 - Doors	\$31,551	20	11	12	\$2,629/Itm		Exterior Doors
946 - Doors	\$10,112	10	8	13	\$1,556/Itm (50%)		Interior Doors
962 - Awnings	\$23,381	8	3	570	\$41.02/SqFt		Awning Structure & Fabric
04500 - Decking/Balconies							
208 - Resurface	\$19,483	15	13	570	\$34.18/SqFt		Entry Bridge Resurface
300 - Repairs	\$99,326	20	18	1	\$99,326/Itm		Entry Bridge Structure
540 - Railing	\$26,292	30	27	56	\$470/l.f.		Wood Capped Metal Railings
05000 - Roofing							
200 - Low Slope: BUR	\$43,575	30	24	33	\$1,320/Sqrs		Recreation Building
452 - Pitched: Dimensional Composition	\$16,000	25	16	16	\$1,000/Sqrs		Pool Cabana
456 - Pitched: Dimensional Composition	\$26,292	30	24	25	\$1,052/Sqrs		Recreation Building
712 - Gutters / Downspouts	\$9,706	25	16	1	\$9,706/Bldg		Pool Cabana
08000 - Rehab							
228 - Locker Rooms	\$136,708	20	18	2	\$68,354/Rm		Locker Rooms
244 - Restrooms	\$231,080	20	18	5	\$46,216/Rm		West Recreation Restrooms
260 - Kitchen	\$21,688	20	10	1	\$21,688/Rm		Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - West Rec Center (WRC)							
11000 - Gate Equipment							
788 - Pedestrian Gate	\$6,193	30	17	2	\$3,097/Itm		Metal Gates & Card Readers
12000 - Pool							
118 - Resurface	\$59,269	10	1	160	\$370/l.f.		Pool
208 - Edge: Tile, Coping, Mastic	\$19,819	30	21	160	\$124/l.f.		Pool
404 - ADA Chair Lift	\$9,513	5	3	1	\$9,513/Itm		HCAP Lifts
644 - Deck: Replace	\$155,929	30	21	4,562	\$34.18/SqFt		Concrete Pool Deck
708 - Equipment: Replacement	\$12,720	6	0	1	\$12,720/LS		Salt Cell Replacement
710 - Equipment: Replacement	\$3,000	5	0	1	\$3,000/LS		Automatic Chlorinator
712 - Equipment: Replacement	\$6,076	5	1	1	\$6,076/Itm		Automatic Pool Sweep
716 - Pumps	\$11,943	4	1	2	\$5,972/Itm		Speed Pumps
720 - Equipment: Replacement	\$10,600	10	8	1	\$10,600/Itm		Filter Media- Glass
728 - Heater	\$13,880	4	0	1	\$13,880/Itm		Pool Heater
750 - Chemical System	\$5,300	10	9	1	\$5,300/Sys		Rola-Chem System
756 - Equipment: Replacement	\$9,202	9	3	1	\$9,202/Itm		Pool Cover
780 - Equipment: Replacement	\$4,038	7	0	1	\$4,038/LS		Pool Controller Board
968 - Furniture: Misc	\$20,491	10	1	1	\$20,491/LS		Pool Furnishings
13000 - Spa							
118 - Resurface	\$31,786	10	1	1	\$31,786/Itm		Spa
404 - ADA Chair Lift	\$12,720	7	2	1	\$12,720/Itm		HCAP Lift
720 - Equipment	\$5,339	7	6	1	\$5,339/Itm		Filter Media- Glass
724 - Equipment	\$6,570	3	0	2	\$3,285/Itm		Salt Generators
728 - Equipment	\$4,038	7	0	1	\$4,038/LS		Spa Controller Board
756 - Equipment	\$6,360	3	3	2	\$3,180/Itm		Spa Cover
788 - Heater	\$15,462	3	0	1	\$15,462/Itm		Spa Heater
14000 - Recreation							
104 - Sauna: Heaters	\$7,070	10	4	2	\$3,535/Itm		Men's & Women's Saunas
144 - Sauna: Wood Kit	\$27,870	20	18	2	\$13,935/Rm		Men's & Women's Saunas
17000 - Tennis Court							
104 - Reseal	\$35,000	3	1	23,400	\$1.50/SqFt		Tennis Courts
504 - Resurface	\$75,582	30	11	23,400	\$3.23/SqFt		Tennis Courts
904 - Miscellaneous	\$7,865	10	8	2	\$3,933/Itm		Tennis Ball Servers
18000 - Landscaping							
432 - General Repairs/Upgrades	\$14,607	5	1	1	\$14,607/LS		Landscape Replacement

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - West Rec Center (WRC)							
19000 - Fencing							
100 - Chain Link: 4'	\$12,000	20	10	155	\$77.42/l.f.		Bocce Court
134 - Chain Link: 10'	\$34,208	30	10	660	\$51.83/l.f.		Tennis Court Fencing
204 - Wrought Iron	\$41,358	25	15	242	\$171/l.f.		Upper Road & Pool
19500 - Retaining Wall							
100 - Wood	\$12,305	20	3	150	\$82.03/l.f.		Wood Retaining Wall
372 - Masonry Wall	\$6,836	10	3	1	\$6,836/LS		Pool Stone Faced Wall
20000 - Lighting							
540 - Parking Lot	\$33,917	20	6	15	\$2,261/itm		Parking Lot Lights & Fixtures
21000 - Signage							
808 - Monument	\$21,200	20	1	2	\$10,600/itm		Monument Signs
23000 - Mechanical Equipment							
214 - HVAC	\$15,000	15	0	1	\$15,000/Sys		HVAC Control System
216 - HVAC	\$73,228	15	14	5	\$14,646/itm		Indoor/Outdoor Units
218 - HVAC	\$7,488	10	6	1	\$7,488/LS		Ion Block Equipment
220 - Fan	\$5,389	15	9	1	\$5,389/LS		Exhaust Fans
608 - Water Heater	\$3,693	15	5	1	\$3,693/itm		1st Floor Water Heater
612 - Water Heater	\$11,376	10	5	1	\$11,376/itm		State Select Water Heater
24000 - Furnishings							
688 - Lockers	\$15,586	30	20	76	\$205/itm		Locker Room- Lockers
840 - Mirror	\$12,031	30	20	44	\$273/l.f.		Mirrored Wall
928 - Chairs	\$9,851	15	7	60	\$164/itm		Chairs- 2016
940 - Tables	\$12,589	15	7	36	\$350/itm		Card & 8' Banquet Tables- 2016
944 - Tables	\$7,416	15	2	1	\$7,416/LS		Outdoor Furnishings/Equipment
948 - Window Coverings	\$14,069	20	10	1	\$14,069/LS		Drape Tracks & Window Treatments
24500 - Audio / Visual							
304 - PA System	\$52,579	15	7	1	\$52,579/LS		AV Equipment & PA System
308 - PA System	\$48,000	7	0	1	\$48,000/LS		AV Equipment & PA System Upgrade
24600 - Safety / Access							
200 - Fire Alarm Control Panel	\$10,938	20	11	1	\$10,938/itm		Fire System Enunciator Panel
25000 - Flooring							
416 - Tile	\$110,668	20	18	3,650	\$30.32/SqFt		Restroom Tile- Floor & Wall
704 - Hardwood Floors	\$27,919	20	1	1,580	\$17.67/SqFt		Wood Floors Replace- Lower Level 1
708 - Hardwood Floors	\$32,690	20	18	1,850	\$17.67/SqFt		Wood Floors replace Upper Level 2

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00050 - West Rec Center (WRC)							
25000 - Flooring							
26000 - Outdoor Equipment							
284 - Picnic Tables	\$10,938	20	10	8	\$1,367/Itm		WRC Picnic Tables
302 - Bocce Ct. Resurface	\$26,742	10	7	1	\$26,742/LS		Bocce Court Replacements
480 - Drinking Fountain	\$6,310	20	10	2	\$3,155/Itm		Tennis Court Drinking Fountains
848 - Miscellaneous	\$7,952	20	14	1	\$7,952/LS		Horseshoe Pit
29000 - Infrastructure							
416 - Electric	\$106,000	30	28	1	\$106,000/Itm		Federal Pacific Power Panel
420 - Electric	\$63,600	30	28	1	\$63,600/LS		Miscellaneous Electrical
424 - Electric	\$19,071	40	30	1	\$19,071/LS		Recreation Building Exterior Electrical
30000 - Miscellaneous							
908 - Miscellaneous	\$68,360	20	15	1	\$68,360/LS		Universal Access Upgrade
00060 - Maintenance							
03500 - Painting: Interior							
116 - Building	\$6,801	10	2	4,477	\$1.52/SqFt		Maintenance Building Interiors
04000 - Structural Repairs							
958 - Windows	\$7,888	30	12	3	\$2,629/Itm		Maintenance Building Windows
05000 - Roofing							
464 - Pitched: Dimensional Composition	\$27,000	30	9	27	\$1,000/Sqrs		Maintenance Building
18000 - Landscaping							
108 - Irrigation: Controllers	\$4,000	5	0	10	\$800/Itm (50%)		Wall Mounted Controllers
22000 - Office Equipment							
216 - Computers, Misc.	\$10,112	5	3	2	\$5,056/Itm		Office & Entry Computers
23000 - Mechanical Equipment							
224 - HVAC	\$11,775	15	0	1	\$11,775/Itm		Maintenance Building Unit
226 - HVAC	\$11,775	15	1	1	\$11,775/Ut		Maintenance Building Unit
30000 - Miscellaneous							
810 - Maintenance Equipment	\$8,989	10	8	1	\$8,989/Itm		Custodial Equipment
818 - Maintenance Equipment	\$6,822	10	0	1	\$6,822/LS		Floor Cleaner
822 - Vehicle	\$35,547	10	2	1	\$35,547/Itm		Nissan King Cab Pickup
840 - Golf Cart	\$23,222	5	0	1	\$23,222/Itm		Smith Electric Cart- 2024
844 - Golf Cart	\$23,222	5	1	1	\$23,222/LS		Smith Electric Cart

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00070 - Common Area & Other							
01000 - Paving							
900 - Miscellaneous	\$21,200	5	2	1	\$21,200/LS		ADA DG Path to Dog Park & Parking Spot
910 - Miscellaneous	\$10,600	5	2	1	\$10,600/LS		Dog Park & Community Garden- PLACEHOLDER
04000 - Structural Repairs							
658 - Decking	\$51,813	10	7	1	\$51,813/Itm		Dog Park Deck
660 - Railings	\$7,420	5	1	1	\$7,420/Itm		Handrail- Dog Park/Community Pathway
960 - Awnings	\$16,960	5	1	1	\$16,960/LS		Dog Park Shade Sails
18000 - Landscaping							
440 - General Repairs/Upgrades	\$25,505	10	9	1	\$25,505/LS		Median Strip
444 - General Repairs/Upgrades	\$27,344	10	2	1	\$27,344/LS		Pythian Road Landscape Replacement
448 - General Repairs/Upgrades	\$41,015	10	2	1	\$41,015/LS		Oakmont Drive Entrance Landscape Replacement
920 - Miscellaneous	\$16,000	20	0	1	\$16,000/LS		Community Garden / Dog Park Path
19000 - Fencing							
780 - Gates	\$6,200	15	0	1	\$6,200/LS		Oak Leaf Parcel- Gates
900 - Miscellaneous	\$11,572	15	14	1	\$11,572/LS		Community Garden Fencing Expansion
990 - Miscellaneous	\$39,686	10	7	1	\$39,686/LS		Dog Park Fencing
24600 - Safety / Access							
560 - Cameras	\$10,042	8	7	1	\$10,042/Itm		Surveillance Cameras- 2023 Adds
570 - Cameras	\$12,720	8	1	1	\$12,720/Itm		Surveillance Cameras- 2024 Adds
30000 - Miscellaneous							
996 - Miscellaneous	\$9,868	20	0	1	\$9,868/Itm		Conex Box- Storage Container

<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>
00060 - Maintenance							
04000 - Structural Repairs							
600 - Building Maintenance	\$10,600	10	4	1	\$10,600/LS		Maintenance Building

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2024			
00010 - Admin			
22000 - Office Equipment			
100 - Miscellaneous Suite B AV & Zoom Room	5	8,569	
	Total Admin:	8,569	8,569
00020 - Berger Activities Center (BAC)			
20000 - Lighting			
278 - Pole Lights Parking Lot Lighting Upgrades	20	5,470	
23000 - Mechanical Equipment			
204 - HVAC HVAC Control System	15	18,000	
24500 - Audio / Visual			
902 - Miscellaneous Extron System Switcher	10	7,409	
	Total Berger Activities Center (BAC):	30,879	30,879
00030 - Central Activities Center (CAC)			
12000 - Pool			
212 - Edge: Tile, Coping, Mastic Vertical Mastic Replacement	5	6,300	
701 - Equipment: Replacement 2024 Only[nr:1]	1	3,000	
720 - Heater 2 Pool Heaters	4	17,249	
744 - Pumps 2 Variable Speed Pumps	6	7,111	
756 - Cover Pool Cover	5	9,797	
760 - Equipment: Replacement Pool Chemical Controller Board	7	4,038	
	Total 12000 - Pool:	47,495	47,495
13000 - Spa			
704 - Equipment Automatic Chlorinator	5	15,191	
744 - Equipment Spa Controller Board	7	4,038	
780 - Heater Spa Heater	5	14,103	
	Total 13000 - Spa:	33,332	33,332
20000 - Lighting			
544 - Parking Lot 10 Parking Lot Light Fixtures	15	5,470	
	Total Central Activities Center (CAC):	86,297	86,297

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00040 - East Rec Center (ERC)			
03000 - Painting: Exterior			
430 - Chain Link Fencing 920 lf Tennis Court Fencing	5	9,500	
12000 - Pool			
230 - Drain Covers Pool Deck Drain Covers	5	12,000	
704 - Equipment: Replacement Automatic Saline	6	15,825	
705 - Equipment: Replacement 2024 Only[nr:1]	1	3,000	
712 - Equipment: Replacement Pool Sweep	5	7,500	
738 - Chemical System Pool Chemical Controller	6	8,000	
764 - Equipment: Replacement Pool Controller Board	7	4,038	
Total 12000 - Pool:		50,363	50,363
13000 - Spa			
400 - ADA Chair Lift HCAP Chair	5	9,200	
701 - Equipment 2024 Only[nr:1]	1	6,570	
708 - Equipment Spa Controller Board	7	4,038	
Total 13000 - Spa:		19,808	19,808
17000 - Tennis Court			
100 - Reseal 13,225 sf Tennis Courts	2	28,000	
18500 - Lakes / Ponds			
240 - Fountain Fountain System	10	12,456	
19000 - Fencing			
132 - Gates Tennis Court Gates	20	7,200	
26000 - Outdoor Equipment			
100 - Miscellaneous Shade Sails- Pickleball Patio Area	7	28,000	
Total East Rec Center (ERC):		155,327	155,327
00050 - West Rec Center (WRC)			
12000 - Pool			
708 - Equipment: Replacement Salt Cell Replacement	6	12,720	
710 - Equipment: Replacement Automatic Chlorinator	5	3,000	
728 - Heater Pool Heater	4	13,880	
780 - Equipment: Replacement Pool Controller Board	7	4,038	
Total 12000 - Pool:		33,638	33,638

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00050 - West Rec Center (WRC)			
13000 - Spa			
724 - Equipment 2 Salt Generators	3	6,570	
728 - Equipment Spa Controller Board	7	4,038	
788 - Heater Spa Heater	3	15,462	
Total 13000 - Spa:		26,070	26,070
23000 - Mechanical Equipment			
214 - HVAC HVAC Control System	15	15,000	
24500 - Audio / Visual			
308 - PA System AV Equipment & PA System Upgrade	7	48,000	
Total West Rec Center (WRC):		122,708	122,708
00060 - Maintenance			
18000 - Landscaping			
108 - Irrigation: Controllers 10 Wall Mounted Controllers (50%)	5	4,000	
23000 - Mechanical Equipment			
224 - HVAC Maintenance Building Unit	15	11,775	
30000 - Miscellaneous			
818 - Maintenance Equipment Floor Cleaner	10	6,822	
840 - Golf Cart Smith Electric Cart- 2024	5	23,222	
Total 30000 - Miscellaneous:		30,044	30,044
Total Maintenance:		45,819	45,819
00070 - Common Area & Other			
18000 - Landscaping			
920 - Miscellaneous Community Garden / Dog Park Path	20	16,000	
19000 - Fencing			
780 - Gates Oak Leaf Parcel- Gates	15	6,200	
30000 - Miscellaneous			
996 - Miscellaneous Conex Box- Storage Container	20	9,868	
Total Common Area & Other:		32,068	32,068
Total 2024:		481,667	

2025

00020 - Berger Activities Center (BAC)

20000 - Lighting

404 - Interior Berger Center- 2025	20	107,196	109,876
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00020 - Berger Activities Center (BAC)			
21000 - Signage			
310 - Bulletin Boards Berger Exterior	10	10,517	10,780
23000 - Mechanical Equipment			
232 - HVAC 5 Attic- Trane Climate Changers	12	650,000	666,250
24600 - Safety / Access			
134 - Fire Sprinklers Building Fire Sprinklers	30	140,000	143,500
Total Berger Activities Center (BAC):		907,713	930,406
00030 - Central Activities Center (CAC)			
04000 - Structural Repairs			
208 - Wood: Siding & Trim 2,400 sf Pool Cabana (20%)	7	13,123	13,451
996 - Miscellaneous Mechanical Room Repairs	10	17,000	17,425
Total 04000 - Structural Repairs:		30,123	30,876
12000 - Pool			
960 - Furniture: Misc Pool Area Furnishings	7	14,435	14,796
13000 - Spa			
752 - Pumps 3 Spa Pumps	5	22,273	22,830
Total Central Activities Center (CAC):		66,831	68,502
00040 - East Rec Center (ERC)			
01000 - Paving			
104 - Asphalt: Sealing 37,680 sf Paths & Parking	5	12,434	12,745
04000 - Structural Repairs			
824 - Dock 225 sf Wood Dock @ Pond	20	14,000	14,350
12000 - Pool			
724 - Heater Pool Heater	5	13,194	13,524
772 - Cover Pool Cover- Roller	20	8,203	8,408
964 - Furniture: Misc Pool Area Furnishings	10	55,000	56,375
Total 12000 - Pool:		76,397	78,307
13000 - Spa			
700 - Equipment Automatic Saline	6	25,281	25,913
784 - Heater Spa Heater	5	20,223	20,728
Total 13000 - Spa:		45,504	46,641
17000 - Tennis Court			
120 - Pickleball Reseal 13,225 sf Pickleball Courts	2	28,000	28,700

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00040 - East Rec Center (ERC)			
18500 - Lakes / Ponds			
990 - Miscellaneous Surge Pond Reclamation	20	34,180	35,034
23000 - Mechanical Equipment			
604 - Water Heater Water Heater	6	11,405	11,690
24600 - Safety / Access			
502 - Access Control System 7 Door Openers (ADA)	15	70,755	72,524
Total East Rec Center (ERC):		292,675	299,991
00050 - West Rec Center (WRC)			
01000 - Paving			
112 - Asphalt: Sealing 62,767 sf Entrances, Parking & Connector	5	15,692	16,084
212 - Asphalt: Ongoing Repairs 62,767 sf Entrances, Parking & Connector (5%)	5	12,836	13,157
416 - Asphalt: Major Repairs 52,367 sf Entrances, Parking, & Connectors	25	214,705	220,072
420 - Asphalt: Major Repairs 10,400 sf Entrances, Parking, & Connectors	25	42,640	43,706
808 - Striping Entrances, Parking & ADA Path	5	5,919	6,067
Total 01000 - Paving:		291,792	299,086
03000 - Painting: Exterior			
132 - Surface Restoration 4,500 sf Main WRC	8	48,645	49,861
04000 - Structural Repairs			
220 - Siding 4,960 sf Buildings- Stucco (20%)	10	33,907	34,754
12000 - Pool			
118 - Resurface 160 lf Pool	10	59,269	60,751
712 - Equipment: Replacement Automatic Pool Sweep	5	6,076	6,228
716 - Pumps 2 Speed Pumps	4	11,943	12,242
968 - Furniture: Misc Pool Furnishings	10	20,491	21,003
Total 12000 - Pool:		97,779	100,224
13000 - Spa			
118 - Resurface Spa	10	31,786	32,581
17000 - Tennis Court			
104 - Reseal 23,400 sf Tennis Courts	3	35,000	35,875
18000 - Landscaping			
432 - General Repairs/Upgrades Landscape Replacement	5	14,607	14,972
21000 - Signage			
808 - Monument 2 Monument Signs	20	21,200	21,730

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00050 - West Rec Center (WRC)			
25000 - Flooring			
704 - Hardwood Floors 1,580 sf Wood Floors Replace- Lower Level 1	20	27,919	28,617
Total West Rec Center (WRC):		602,635	617,700
00060 - Maintenance			
23000 - Mechanical Equipment			
226 - HVAC Maintenance Building Unit	15	11,775	12,069
30000 - Miscellaneous			
844 - Golf Cart Smith Electric Cart	5	23,222	23,803
Total Maintenance:		34,997	35,872
00070 - Common Area & Other			
04000 - Structural Repairs			
660 - Railings Handrail- Dog Park/Community Pathway	5	7,420	7,606
960 - Awnings Dog Park Shade Sails	5	16,960	17,384
Total 04000 - Structural Repairs:		24,380	24,990
24600 - Safety / Access			
570 - Cameras Surveillance Cameras- 2024 Adds	8	12,720	13,038
Total Common Area & Other:		37,100	38,028
Total 2025:		1,941,951	1,990,499
2026			
00010 - Admin			
24000 - Furnishings			
900 - Miscellaneous New Office & Conference Room Furniture	15	55,342	58,144
904 - Miscellaneous OVA Office Furnishings	10	36,996	38,869
Total 24000 - Furnishings:		92,338	97,013
Total Admin:		92,338	97,013
00020 - Berger Activities Center (BAC)			
02000 - Concrete			
220 - Walkways 15,300 sf Berger Exterior (2%)	5	6,438	6,764
03000 - Painting: Exterior			
120 - Surface Restoration 5,950 sf Building Exterior	5	37,128	39,008
04000 - Structural Repairs			
200 - Wood: Siding & Trim 5,950 sf Building Exterior	25	78,242	82,204
290 - Ceilings 3,264 sf Berger Center Ceilings	30	38,711	40,671
914 - Doors 16 Exterior Doors	30	55,249	58,046

Reserve Component

Life *Current* *Forecast*
Useful *Replacement Cost* *Inflated Cost @ 2.50%*

2026

00020 - Berger Activities Center (BAC)

04000 - Structural Repairs

918 - Doors 23 Interior Doors	30	36,283	38,120
Total 04000 - Structural Repairs:		208,485	219,041

05000 - Roofing

440 - Pitched: Dimensional Composition 146 Squares- Berger Center Roof	25	153,528	161,300
700 - Gutters / Downspouts 535 lf Berger Center	25	8,437	8,864
Total 05000 - Roofing:		161,965	170,164

18000 - Landscaping

420 - General Repairs/Upgrades Berger Landscaping[se:2]	10	92,011	48,335
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20000 - Lighting

100 - Exterior: Misc. Fixtures 13 Building Lights	15	15,773	16,572
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21000 - Signage

796 - Monument Berger Monument Sign	20	6,620	6,955
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24500 - Audio / Visual

308 - Miscellaneous Cameras	5	25,124	26,396
Total Berger Activities Center (BAC):		553,544	533,235

00030 - Central Activities Center (CAC)

11000 - Gate Equipment

780 - Pedestrian Gate 2 Pool Area Gates	8	14,544	15,280
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12000 - Pool

700 - Equipment: Replacement Automatic Chlorinator	5	20,222	21,246
716 - Equipment: Replacement Automatic Pool Sweep	5	6,322	6,642
732 - Filter 2 Pentair Glass Filters	10	12,854	13,505
990 - Miscellaneous Drain Inspection and Repair	3	8,203	8,618
Total 12000 - Pool:		47,601	50,011

13000 - Spa

100 - Re-Plaster Re-Plaster and Tile	5	15,900	16,705
Total Central Activities Center (CAC):		78,045	81,996

00040 - East Rec Center (ERC)

12000 - Pool

400 - ADA Chair Lift HCAP Chair	5	9,605	10,092
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13000 - Spa

740 - Pumps 2 Spa Pumps	3	18,958	19,918
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
00040 - East Rec Center (ERC)			
17000 - Tennis Court			
100 - Reseal 13,225 sf Tennis Courts	2	28,000	29,418
23000 - Mechanical Equipment			
208 - HVAC Conference Room	20	13,672	14,364
24500 - Audio / Visual			
312 - Miscellaneous ERC AV System Cameras	5	25,124	26,396
Total East Rec Center (ERC):		95,359	100,188
00050 - West Rec Center (WRC)			
02000 - Concrete			
210 - Curbs & Gutters Concrete Curb at Creek	25	7,303	7,673
04000 - Structural Repairs			
228 - Siding 1,265 sf Recreation Building- Stone (20%)	10	15,565	16,353
13000 - Spa			
404 - ADA Chair Lift HCAP Lift	7	12,720	13,364
24000 - Furnishings			
944 - Tables Outdoor Furnishings/Equipment	15	7,416	7,791
Total West Rec Center (WRC):		43,004	45,181
00060 - Maintenance			
03500 - Painting: Interior			
116 - Building 4,477 sf Maintenance Building Interiors	10	6,801	7,145
30000 - Miscellaneous			
822 - Vehicle Nissan King Cab Pickup	10	35,547	37,347
Total Maintenance:		42,348	44,492
00070 - Common Area & Other			
01000 - Paving			
900 - Miscellaneous ADA DG Path to Dog Park & Parking Spot	5	21,200	22,273
910 - Miscellaneous Dog Park & Community Garden- PLACEHOLDER	5	10,600	11,137
Total 01000 - Paving:		31,800	33,410
18000 - Landscaping			
444 - General Repairs/Upgrades Pythian Road Landscape Replacement	10	27,344	28,728
448 - General Repairs/Upgrades Oakmont Drive Entrance Landscape Replacement	10	41,015	43,091
Total 18000 - Landscaping:		68,359	71,819
Total Common Area & Other:		100,159	105,229
Total 2026:		1,004,797	1,007,334

2027

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00010 - Admin			
08000 - Rehab			
100 - General OVA Office Space Remodel	5	35,056	37,752
Total Admin:		35,056	37,752
00020 - Berger Activities Center (BAC)			
18000 - Landscaping			
420 - General Repairs/Upgrades Berger Landscaping[se:2]	10	92,011	49,543
24500 - Audio / Visual			
300 - PA System Berger PA System	8	50,557	54,444
900 - Miscellaneous Berger AV Equipment	8	50,556	54,443
Total 24500 - Audio / Visual:		101,113	108,887
Total Berger Activities Center (BAC):		193,124	158,430
00030 - Central Activities Center (CAC)			
01000 - Paving			
100 - Asphalt: Sealing 66,500 sf Parking Lot	5	35,910	38,671
200 - Asphalt: Ongoing Repairs 66,500 sf Parking Lot (5%)	10	14,231	15,325
400 - Asphalt: Major Repairs 66,500 sf Parking Lot	25	460,180	495,564
800 - Striping Parking Lot	5	8,297	8,935
Total 01000 - Paving:		518,618	558,495
02000 - Concrete			
224 - Walkways 10,600 sf Center Recreation Concrete (6%)	5	13,381	14,410
228 - Walkways 2,500 sf Lawn Bowling Concrete Walks (11%)	5	5,786	6,231
900 - Miscellaneous 4,400 sf Shuffleboard Courts	30	57,860	62,309
Total 02000 - Concrete:		77,027	82,950
03000 - Painting: Exterior			
124 - Surface Restoration 9,228 sf Activity Center	8	42,633	45,911
400 - Wrought Iron 260 lf Pool Perimeter Fence	10	6,152	6,625
Total 03000 - Painting: Exterior:		48,785	52,536
03500 - Painting: Interior			
104 - Building 27,279 sf Activity Center	8	44,738	48,177
04000 - Structural Repairs			
204 - Wood: Siding & Trim 9,228 sf Activity Center (13%)	8	30,326	32,657
216 - Siding 2,400 sf Pool Cabana- Siding Replacement	40	65,616	70,661

Reserve Component

2027

00030 - Central Activities Center (CAC)

04000 - Structural Repairs

	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
280 - Window Sealing UV Window Film	10	9,851	10,608

Total	04000 - Structural Repairs:	105,793	113,926
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05000 - Roofing

330 - Low Slope: Vinyl 20 Squares- Pool Cabana Roof	20	20,506	22,082
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14000 - Recreation

720 - Game Table 2 Outdoor Table Tennis	5	18,000	19,384
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18000 - Landscaping

424 - General Repairs/Upgrades CAC Landscape Replacement	5	100,000	107,689
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22000 - Office Equipment

212 - Computers, Misc. Computer Center Server	10	7,778	8,376
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220 - Computers, Misc. Computer Center Software	5	6,109	6,579
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Total	22000 - Office Equipment:	13,887	14,955
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23000 - Mechanical Equipment

204 - HVAC HVAC Control System	15	18,000	19,384
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24000 - Furnishings

912 - Miscellaneous Activity Center Furnishings	15	220,621	237,585
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916 - Miscellaneous 14 Computer Center Chairs	15	7,771	8,368
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Total	24000 - Furnishings:	228,392	245,953
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25000 - Flooring

604 - Vinyl 109 Sq. Yds. Activity Center	10	9,203	9,910
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640 - Rubber 3,250 sf Fitness Center	10	42,738	46,024
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Total	25000 - Flooring:	51,941	55,934
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26000 - Outdoor Equipment

310 - Benches 26 Lawn Bowling Benches	15	8,355	8,998
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27000 - Appliances

420 - Dryer 2 Swimsuit Dryers	5	9,582	10,319
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428 - Washer & Dryer Laundry Room	10	6,573	7,078
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Total	27000 - Appliances:	16,155	17,397
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30000 - Miscellaneous

814 - Maintenance Equipment Lawn Bowling Toro Mower	10	15,542	16,737
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Total Central Activities Center (CAC):		1,285,739	1,384,597
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Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2027

00040 - East Rec Center (ERC)

03000 - Painting: Exterior

132 - Surface Restoration 10 18,618 20,050
5,800 sf Recreation Center

17000 - Tennis Court

120 - Pickleball Reseal 2 28,000 30,153
13,225 sf Pickleball Courts

24500 - Audio / Visual

700 - Music Instruments 30 10,938 11,779
Musical Equipment/Piano

Total East Rec Center (ERC): 57,556 61,982

00050 - West Rec Center (WRC)

04000 - Structural Repairs

962 - Awnings 8 23,381 25,179
570 sf Awning Structure & Fabric

12000 - Pool

404 - ADA Chair Lift 5 9,513 10,245
HCAP Lifts

756 - Equipment: Replacement 9 9,202 9,910
Pool Cover

Total 12000 - Pool: 18,715 20,155

13000 - Spa

724 - Equipment 3 6,570 7,075
2 Salt Generators

756 - Equipment 3 6,360 6,849
2 Spa Cover

788 - Heater 3 15,462 16,651
Spa Heater

Total 13000 - Spa: 28,392 30,575

19500 - Retaining Wall

100 - Wood 20 12,304 13,251
150 lf Wood Retaining Wall

372 - Masonry Wall 10 6,836 7,362
Pool Stone Faced Wall

Total 19500 - Retaining Wall: 19,140 20,613

Total West Rec Center (WRC): 89,628 96,522

00060 - Maintenance

22000 - Office Equipment

216 - Computers, Misc. 5 10,112 10,890
2 Office & Entry Computers

Total Maintenance: 10,112 10,890

Total 2027: 1,671,215 1,750,173

2028

00020 - Berger Activities Center (BAC)

26000 - Outdoor Equipment

306 - Benches 15 12,620 13,930
8 Courtyard Benches

Total Berger Activities Center (BAC): 12,620 13,930

Reserve Component

	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
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2028

00030 - Central Activities Center (CAC)

12000 - Pool

720 - Heater 2 Pool Heaters	4	17,249	19,040
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14000 - Recreation

100 - Sauna: Heaters 2 Locker Room Saunas	10	7,070	7,804
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140 - Sauna: Wood Kit 2 Locker Room Saunas	5	49,079	54,174
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Total 14000 - Recreation:		56,149	61,978
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22000 - Office Equipment

208 - Computers, Misc. 12 Computer Center Computers	7	35,056	38,696
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24500 - Audio / Visual

904 - Miscellaneous Room B AV Equipment	5	6,820	7,528
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Total Central Activities Center (CAC):		115,274	127,242
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00040 - East Rec Center (ERC)

12000 - Pool

726 - Heater Pool Heater	5	13,194	14,564
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17000 - Tennis Court

100 - Reseal 13,225 sf Tennis Courts	2	28,000	30,907
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500 - Resurface 13,225 sf Tennis Courts	30	54,090	59,706
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Total 17000 - Tennis Court:		82,090	90,613
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24000 - Furnishings

920 - Miscellaneous 16 Recreation Building Tables	10	10,115	11,165
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27000 - Appliances

424 - Dryer Swimsuit Dryers	5	5,618	6,201
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Total East Rec Center (ERC):		111,017	122,543
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00050 - West Rec Center (WRC)

12000 - Pool

728 - Heater Pool Heater	4	13,880	15,321
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14000 - Recreation

104 - Sauna: Heaters 2 Men's & Women's Saunas	10	7,070	7,804
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17000 - Tennis Court

104 - Reseal 23,400 sf Tennis Courts	3	35,000	38,633
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Total West Rec Center (WRC):		55,950	61,758
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Total 2028:		294,861	325,473
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This report is intended to assist the auditor while preparing the audit, review or compilation of Oakmont Village Association's (the "Association") financial documents.

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2024 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2025) 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 Oakmont Village Association.

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 2024 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, 2023. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$4,600,000 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 2024, and estimates an ending reserve fund balance. Again, see Section III and the 2024 ending reserve balance estimate of \$5,018,333.

"Re-building" the first year of the study as mentioned above simply means using the 2024 adopted budget for the 2024 reserve contribution. Finally, the 2024 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	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00010 - Admin						
08000 - Rehab						
100 - General OVA Office Space Remodel	35,056	5	3	14,023	21,560	5,744
232 - Restrooms OVA Office Restroom Furnishings	7,870	20	13	2,755	3,227	413
20000 - Lighting						
400 - Interior OVA Office Lighting Fixtures	16,027	25	18	4,487	5,257	761
22000 - Office Equipment						
100 - Miscellaneous Suite B AV & Zoom Room	8,569	5	0	8,569	1,757	1,304
360 - Telephone Equipment Office Phone System	9,570	10	9	957	1,962	909
24000 - Furnishings						
900 - Miscellaneous New Office & Conference Room Furniture	55,342	15	2	47,963	52,944	2,949
904 - Miscellaneous OVA Office Furnishings	36,996	10	2	29,597	34,129	2,957
30000 - Miscellaneous						
910 - Generator Natural Gas Generator & Zombie Box	22,523	20	16	4,505	5,771	1,272
Sub-total Admin	191,954			112,855	126,606	16,308
00020 - Berger Activities Center (BAC)						
02000 - Concrete						
220 - Walkways 15,300 sf Berger Exterior (2%)	6,438	5	2	3,863	5,279	1,029
390 - Pavers 2,500 sf Courtyard Tile	68,650	20	6	48,055	52,775	3,028
03000 - Painting: Exterior						
120 - Surface Restoration 5,950 sf Building Exterior	37,128	5	2	22,277	30,445	5,935
03500 - Painting: Interior						
100 - Building 19,746 sf Interior Surfaces	30,014	10	7	9,004	12,306	2,714
04000 - Structural Repairs						
200 - Wood: Siding & Trim 5,950 sf Building Exterior	78,243	25	2	71,983	76,991	2,502
290 - Ceilings 3,264 sf Berger Center Ceilings	38,711	30	2	36,130	38,356	1,031
360 - Garbage Enclosure Berger Trash Enclosure	9,202	30	23	2,147	2,515	412
914 - Doors 16 Exterior Doors	55,249	30	2	51,566	54,742	1,472
918 - Doors 23 Interior Doors	36,283	30	2	33,865	35,951	967
05000 - Roofing						
440 - Pitched: Dimensional Composition 146 Squares- Berger Center Roof	153,528	25	2	141,246	151,071	4,908
700 - Gutters / Downspouts 535 lf Berger Center	8,437	25	2	7,762	8,302	270

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)						
08000 - Rehab						
104 - General Berger Upgrade- 2025	287,713	20	6	201,399	221,179	12,692
120 - General Berger Refresh- 2021	40,899	20	17	6,135	8,384	2,367
236 - Restrooms 4 Berger Restrooms	210,315	20	6	147,220	161,679	9,278
248 - Kitchen Berger Kitchen	101,124	20	6	70,787	77,739	4,461
350 - Cabinets 110 If Kitchen	32,861	30	6	26,289	28,069	966
360 - Countertops 50 If Kitchen & Dressing Room	15,776	30	6	12,620	13,475	464
590 - Operable Wall/Partition Main Room	98,584	30	6	78,867	84,207	2,899
14000 - Recreation						
740 - Piano Baby Grand Piano	13,146	30	13	7,449	8,085	460
744 - Piano Grand Piano	65,725	30	13	37,244	40,421	2,298
18000 - Landscaping						
420 - General Repairs/Upgrades Berger Landscaping[se:2]	46,006	10	2	36,804	42,440	3,723
420 - General Repairs/Upgrades Berger Landscaping[se:2]	46,006	10	3	32,204	37,725	3,723
20000 - Lighting						
100 - Exterior: Misc. Fixtures 13 Building Lights	15,773	15	2	13,670	15,090	840
260 - Bollard Lights 35 Berger Exterior	55,214	20	11	24,846	28,297	2,756
276 - Pole Lights 12 Courtyard Light Standards	23,656	20	11	10,645	12,124	1,181
278 - Pole Lights Parking Lot Lighting Upgrades	5,470	20	0	5,470	280	208
404 - Interior Berger Center- 2025	107,196	20	1	101,837	109,876	4,180
416 - Interior Berger Refresh (Lighting)- 2021	37,393	20	17	5,609	7,666	2,164
21000 - Signage						
310 - Bulletin Boards Berger Exterior	10,517	10	1	9,465	10,780	820
796 - Monument Berger Monument Sign	6,620	20	2	5,958	6,446	265
23000 - Mechanical Equipment						
204 - HVAC HVAC Control System	18,000	15	0	18,000	1,230	913
232 - HVAC 5 Attic- Trane Climate Changers	650,000	12	1	595,833	666,250	42,239
240 - HVAC Ion Block Equipment	15,883	10	6	6,353	8,140	1,401
600 - Water Heater Berger Water Heater	9,572	10	9	957	1,962	909
24000 - Furnishings						
908 - Miscellaneous Berger Center Furnishings	282,608	20	6	197,825	217,255	12,467
910 - Miscellaneous Couches and Interior Work	36,068	20	6	25,247	27,727	1,591
932 - Window Coverings Window Treatments & Shades	50,247	15	5	33,498	37,769	2,883
24500 - Audio / Visual						
300 - PA System Berger PA System	50,557	8	3	31,598	38,866	5,177

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00020 - Berger Activities Center (BAC)						
24500 - Audio / Visual						
308 - Miscellaneous Cameras	25,124	5	2	15,074	20,601	4,016
900 - Miscellaneous Berger AV Equipment	50,556	8	3	31,597	38,865	5,177
902 - Miscellaneous Extron System Switcher	7,409	10	0	7,409	759	564
24600 - Safety / Access						
134 - Fire Sprinklers Building Fire Sprinklers	140,000	30	1	135,333	143,500	3,639
25000 - Flooring						
400 - Tile 528 sf Restroom Floor Tile	21,036	20	6	14,725	16,171	928
600 - Miscellaneous 197 Sq. Yds. Linoleum- Interior Floors	10,516	15	6	6,310	7,186	619
620 - Vinyl 2,700 sf Commercial LVP Flooring- Main Room	92,313	20	17	13,847	18,924	5,343
25500 - Wallcoverings						
400 - Tile 630 sf Restroom Wall Tile	23,663	20	6	16,564	18,191	1,044
26000 - Outdoor Equipment						
306 - Benches 8 Courtyard Benches	12,620	15	4	9,255	10,349	707
27000 - Appliances						
110 - Holding/Proofing Cabinet Kitchen Warmer	6,000	10	9	600	1,230	570
200 - Refrigerator Kitchen	5,773	10	9	577	1,183	548
240 - Freezer Large Commercial Model Kitchen	4,000	10	9	400	820	380
248 - Ice Machine Icemaker	6,629	10	9	663	1,359	630
260 - Stove Kitchen Gas Range	17,079	20	9	9,393	10,503	811
296 - Stove: Exhaust Hood w/ Fan Kitchen	28,921	20	9	15,907	17,787	1,374
300 - Dishwasher Kitchen	6,573	15	9	2,629	3,144	416
940 - Drinking Fountain 2 Main Room	6,310	20	19	316	647	384
Sub-total Berger Activities Center (BAC)	3,319,332			2,452,329	2,693,114	174,743
00030 - Central Activities Center (CAC)						
01000 - Paving						
100 - Asphalt: Sealing 66,500 sf Parking Lot	35,910	5	3	14,364	22,085	5,884
200 - Asphalt: Ongoing Repairs 66,500 sf Parking Lot (5%)	14,231	10	3	9,962	11,669	1,166
400 - Asphalt: Major Repairs 66,500 sf Parking Lot	460,180	25	3	404,958	433,950	15,080
800 - Striping Parking Lot	8,297	5	3	3,319	5,102	1,359
02000 - Concrete						
224 - Walkways 10,600 sf Center Recreation Concrete (6%)	13,381	5	3	5,353	8,230	2,193
228 - Walkways 2,500 sf Lawn Bowling Concrete Walks (11%)	5,786	5	3	2,314	3,558	948
400 - Pool Deck 7,600 sf Pool & Spa Decking- Rebuild	299,744	30	6	239,795	256,031	8,815
900 - Miscellaneous 4,400 sf Shuffleboard Courts	57,860	30	3	52,074	55,353	1,580

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)						
03000 - Painting: Exterior						
124 - Surface Restoration 9,228 sf Activity Center	42,633	8	3	26,646	32,774	4,366
128 - Surface Restoration Pool Cabana	8,427	7	5	2,408	3,702	1,036
400 - Wrought Iron 260 lf Pool Perimeter Fence	6,152	10	3	4,306	5,044	504
03500 - Painting: Interior						
104 - Building 27,279 sf Activity Center	44,738	8	3	27,961	34,392	4,581
04000 - Structural Repairs						
204 - Wood: Siding & Trim 9,228 sf Activity Center (13%)	30,326	8	3	18,953	23,313	3,106
208 - Wood: Siding & Trim 2,400 sf Pool Cabana (20%)	13,123	7	1	11,248	13,451	1,462
216 - Siding 2,400 sf Pool Cabana- Siding Replacement	65,616	40	3	60,695	63,894	1,344
280 - Window Sealing UV Window Film	9,851	10	3	6,896	8,078	807
294 - Ceilings 3,343 sf Activity Center	70,303	30	15	35,152	38,432	2,582
550 - Bridge Maintenance 240 sf Steel Bridge & Decking	29,729	20	11	13,378	15,236	1,484
910 - Building Maintenance Lawn Bowling Shed	10,938	20	11	4,922	5,605	546
922 - Doors 17 Exterior Doors	66,037	20	5	49,528	54,150	2,842
926 - Doors 47 Interior Doors	108,195	30	15	54,098	59,147	3,974
930 - Doors 2 Pool Cabana Metal Doors	14,181	15	10	4,727	5,814	921
996 - Miscellaneous Mechanical Room Repairs	17,000	10	1	15,300	17,425	1,326
05000 - Roofing						
330 - Low Slope: Vinyl 20 Squares- Pool Cabana Roof	20,506	20	3	17,430	18,916	840
444 - Pitched: Dimensional Composition 173 Squares- Activity Center	173,000	30	15	86,500	94,573	6,354
704 - Gutters / Downspouts 1,009 lf Activity Center	30,896	30	15	15,448	16,890	1,135
08000 - Rehab						
108 - General Activity Center	65,725	20	5	49,294	53,894	2,829
220 - Bathrooms 4 Restrooms & Locker Rooms	52,584	20	5	39,438	43,119	2,263
252 - Kitchen Activity Center Kitchen	19,719	20	5	14,789	16,170	849
354 - Cabinets 242 lf Cabinets & Countertops	31,813	30	15	15,907	17,391	1,168
11000 - Gate Equipment						
780 - Pedestrian Gate 2 Pool Area Gates	14,544	8	2	10,908	13,044	1,453
12000 - Pool						
110 - Resurface 235 lf Pool	79,430	10	5	39,715	48,849	6,837
200 - Edge: Tile, Coping, Mastic 235 lf Pool	41,055	10	5	20,527	25,249	3,534
212 - Edge: Tile, Coping, Mastic Vertical Mastic Replacement	6,300	5	0	6,300	1,292	959
700 - Equipment: Replacement Automatic Chlorinator	20,222	5	2	12,133	16,582	3,233
701 - Equipment: Replacement	3,000	1	0	3,000	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)						
12000 - Pool						
2024 Only[nr:1]						
716 - Equipment: Replacement Automatic Pool Sweep	6,322	5	2	3,793	5,184	1,011
720 - Heater 2 Pool Heaters	17,249	4	0	17,249	4,420	3,281
732 - Filter 2 Pentair Glass Filters	12,854	10	2	10,283	11,858	1,027
740 - Chemical System Rola-Chem System	5,300	10	9	530	1,087	504
744 - Pumps 2 Variable Speed Pumps	7,111	6	0	7,111	1,215	902
756 - Cover Pool Cover	9,797	5	0	9,797	2,008	1,491
760 - Equipment: Replacement Pool Chemical Controller Board	4,038	7	0	4,038	591	439
768 - Cover Pool Cover- Roller	6,573	20	6	4,601	5,053	290
776 - Lighting 3 Pool Area Deck Lighting	11,218	20	11	5,048	5,749	560
960 - Furniture: Misc Pool Area Furnishings	14,435	7	1	12,373	14,796	1,608
990 - Miscellaneous Drain Inspection and Repair	8,203	3	2	2,734	5,606	2,186
13000 - Spa						
100 - Re-Plaster Re-Plaster and Tile	15,900	5	2	9,540	13,038	2,542
704 - Equipment Automatic Chlorinator	15,191	5	0	15,191	3,114	2,311
744 - Equipment Spa Controller Board	4,038	7	0	4,038	591	439
752 - Pumps 3 Spa Pumps	22,273	5	1	17,818	22,830	3,474
780 - Heater Spa Heater	14,103	5	0	14,103	2,891	2,146
14000 - Recreation						
100 - Sauna: Heaters 2 Locker Room Saunas	7,070	10	4	4,242	5,073	594
140 - Sauna: Wood Kit 2 Locker Room Saunas	49,079	5	4	9,816	20,122	8,243
720 - Game Table 2 Outdoor Table Tennis	18,000	5	3	7,200	11,070	2,949
18000 - Landscaping						
340 - Irrigation: Pumps Irrigation Booster Pump	20,508	10	6	8,203	10,510	1,809
424 - General Repairs/Upgrades CAC Landscape Replacement	100,000	5	3	40,000	61,500	16,385
19000 - Fencing						
230 - Wrought Iron: 6' 260 If Pool Perimeter	48,612	30	17	21,065	23,253	1,876
19500 - Retaining Wall						
990 - Miscellaneous 488 If Lawn Bowling Retaining Wall	18,105	15	10	6,035	7,423	1,175
20000 - Lighting						
264 - Bollard Lights 30 Walkway Bollard Lights & Fixtures	57,492	15	5	38,328	43,215	3,299
280 - Parking Lot 5 Parking Lot Light Poles	13,672	30	15	6,836	7,474	502
284 - Pole Lights 5 Common Area Light Poles	13,672	30	15	6,836	7,474	502
312 - Pole Lights 10 Common Area Light LED Fixtures	6,836	15	7	3,646	4,204	412

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)						
20000 - Lighting						
316 - Pole Lights 14 Common Area Light Poles	30,102	30	20	10,034	11,313	1,251
320 - Pole Lights 14 Common Area Light LED Fixtures	9,570	15	5	6,380	7,194	549
544 - Parking Lot 10 Parking Lot Light Fixtures	5,470	15	0	5,470	374	277
21000 - Signage						
800 - Monument Entrance Signs	34,180	30	6	27,344	29,195	1,005
22000 - Office Equipment						
208 - Computers, Misc. 12 Computer Center Computers	35,056	7	4	15,024	20,533	4,205
212 - Computers, Misc. Computer Center Server	7,778	10	3	5,444	6,378	637
220 - Computers, Misc. Computer Center Software	6,109	5	3	2,444	3,757	1,001
23000 - Mechanical Equipment						
200 - HVAC 16 Activity Center Units	163,776	20	5	122,832	134,296	7,048
204 - HVAC HVAC Control System	18,000	15	3	14,400	15,990	983
206 - HVAC Ion Block Equipment	14,017	10	6	5,607	7,184	1,237
236 - Water Heater 2 Activity Center, Laundry Room	20,226	10	9	2,023	4,146	1,922
24000 - Furnishings						
330 - Tables 18 Computer Center Computer Desks	14,023	25	22	1,683	2,300	735
680 - Lockers 110 Men's & Women's Lockers	33,420	30	15	16,710	18,270	1,227
912 - Miscellaneous Activity Center Furnishings	220,621	15	3	176,497	195,985	12,050
916 - Miscellaneous 14 Computer Center Chairs	7,771	15	3	6,217	6,903	424
24500 - Audio / Visual						
904 - Miscellaneous Room B AV Equipment	6,820	5	4	1,364	2,796	1,145
24600 - Safety / Access						
120 - Fire Control Misc Fire Protection System Upgrade	136,708	20	5	102,531	112,101	5,884
490 - Access Control System CAC & Pool Access Card Entry System/All Facilities	38,495	10	9	3,850	7,891	3,657
25000 - Flooring						
208 - Carpeting 610 Sq. Yds. Activity Center	56,181	10	8	11,236	17,276	5,208
404 - Tile 1,360 sf Restrooms	73,617	20	5	55,213	60,366	3,168
604 - Vinyl 109 Sq. Yds. Activity Center	9,203	10	3	6,442	7,546	754
640 - Rubber 3,250 sf Fitness Center	42,738	10	3	29,916	35,045	3,501
25500 - Wallcoverings						
404 - Tile 1,120 sf Restrooms	30,621	20	5	22,966	25,109	1,318
26000 - Outdoor Equipment						
310 - Benches 26 Lawn Bowling Benches	8,355	15	3	6,684	7,422	456
330 - Benches 4 Activities Center Benches	6,170	20	5	4,627	5,059	266
900 - Miscellaneous Lawn Bowling Equipment	22,354	15	6	13,413	15,275	1,315

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00030 - Central Activities Center (CAC)						
26000 - Outdoor Equipment						
904 - Miscellaneous 14,400 sf Lawn Bowling- Green	171,648	25	7	123,587	133,714	6,209
27000 - Appliances						
420 - Dryer 2 Swimsuit Dryers	9,582	5	3	3,833	5,893	1,570
428 - Washer & Dryer Laundry Room	6,573	10	3	4,601	5,390	539
944 - Drinking Fountain Water Fountain Bottle Filler	6,588	20	20	314	338	391
29000 - Infrastructure						
400 - Electric Pool Cabana Electrical Sub Panel	19,141	30	21	5,742	6,540	815
404 - Electric Rewire Pump Room	34,180	15	7	18,229	21,021	2,061
408 - Electric Transformer Replacement	314,420	50	41	56,596	64,456	0
428 - Electric Central Power Project	126,296	35	26	32,476	36,987	5,217
30000 - Miscellaneous						
814 - Maintenance Equipment Lawn Bowling Toro Mower	15,542	10	3	10,879	12,744	1,273
912 - Miscellaneous Universal Access Upgrade	102,528	20	15	25,632	31,527	5,648
914 - Generator Diesel Generator & Transfer Switch Hardware	211,296	20	16	42,259	54,145	11,932
Sub-total Central Activities Center (CAC)	4,588,255			2,690,697	2,976,213	258,192
00040 - East Rec Center (ERC)						
01000 - Paving						
104 - Asphalt: Sealing 37,680 sf Paths & Parking	12,434	5	1	9,948	12,745	1,939
204 - Asphalt: Ongoing Repairs 37,680 sf Paths & Parking (5%)	7,706	7	5	2,202	3,385	948
404 - Asphalt: Major Repairs 25,419 sf Parking Lot	331,210	20	15	82,802	101,847	18,247
408 - Asphalt: Major Repairs 12,261 sf Paths	132,541	20	15	33,135	40,756	7,302
02000 - Concrete						
900 - Miscellaneous Concrete Work- 2019	126,390	30	25	21,065	25,910	5,942
03000 - Painting: Exterior						
132 - Surface Restoration 5,800 sf Recreation Center	18,618	10	3	13,033	15,267	1,525
430 - Chain Link Fencing 920 lf Tennis Court Fencing	9,500	5	0	9,500	1,948	1,445
03500 - Painting: Interior						
108 - Building Recreation Building	18,960	10	5	9,480	11,660	1,632
04000 - Structural Repairs						
554 - Bridge Maintenance 132 sf Bridge- Structure & Decking	30,079	10	5	15,039	18,498	2,589
670 - Metal Railings 270 lf Walkway Railings	14,766	30	7	11,321	12,108	445
824 - Dock 225 sf Wood Dock @ Pond	14,000	20	1	13,300	14,350	546
934 - Doors 17 Exterior Doors	60,688	30	25	10,115	12,441	2,853
938 - Doors 18 Interior Doors	26,503	30	25	4,417	5,433	1,246

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)						
04500 - Decking/Balconies						
100 - Railing: Metal Balcony & Railing (Metal & Composite)	97,825	40	35	12,228	15,041	0
05000 - Roofing						
101 - Miscellaneous 6 Squares- Storage/Pump Room Addition	10,867	30	25	1,811	2,228	511
448 - Pitched: Dimensional Composition 59 Squares- Recreation Building	59,000	30	18	23,600	26,206	2,334
708 - Gutters / Downspouts 250 lf Recreation Building	8,210	30	5	6,842	7,293	236
08000 - Rehab						
112 - General OEPC Storage Room	8,472	25	8	5,761	6,252	314
116 - General Acoustical Panels	63,195	30	25	10,532	12,955	2,971
224 - Locker Rooms 2 Downstairs Locker Rooms	87,641	20	15	21,910	26,950	4,828
240 - Restrooms 2 Recreation Building Restrooms	37,160	20	15	9,290	11,427	2,047
256 - Kitchen Recreation Building Kitchen	43,750	20	5	32,813	35,875	1,883
594 - Operable Wall/Partition Accordion Room Divider	30,084	15	10	10,028	12,335	1,953
11000 - Gate Equipment						
784 - Pedestrian Gate 4 Pool Gates & Card Readers	30,382	15	7	16,204	18,685	1,832
12000 - Pool						
114 - Resurface 215 lf Pool	75,874	10	5	37,937	46,662	6,531
204 - Edge: Tile, Coping, Mastic 215 lf Pool	31,592	30	25	5,265	6,476	1,485
230 - Drain Covers Pool Deck Drain Covers	12,000	5	0	12,000	2,460	1,826
400 - ADA Chair Lift HCAP Chair	9,605	5	2	5,763	7,876	1,535
640 - Deck: Replace 6,100 sf Concrete Pool Deck	160,369	30	25	26,728	32,876	7,540
704 - Equipment: Replacement Automatic Saline	15,825	6	0	15,825	2,703	2,007
705 - Equipment: Replacement 2024 Only[nr:1]	3,000	1	0	3,000	0	0
712 - Equipment: Replacement Pool Sweep	7,500	5	0	7,500	1,538	1,141
720 - Equipment: Replacement Filter Media- Glass	10,600	10	8	2,120	3,260	983
724 - Heater Pool Heater	13,194	5	1	10,555	13,524	2,058
726 - Heater Pool Heater	13,194	5	4	2,639	5,409	2,216
736 - Filter 3 Pool Filters	18,965	12	7	7,902	9,720	1,429
738 - Chemical System Pool Chemical Controller	8,000	6	0	8,000	1,367	1,014
748 - Chemical System Rola-Chem System	5,300	10	9	530	1,087	504
752 - Pumps 5 HP Filter Pump	5,537	10	9	554	1,135	526
764 - Equipment: Replacement Pool Controller Board	4,038	7	0	4,038	591	439
772 - Cover Pool Cover- Roller	8,203	20	1	7,793	8,408	320
964 - Furniture: Misc	55,000	10	1	49,500	56,375	4,289

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)						
12000 - Pool						
Pool Area Furnishings						
994 - Miscellaneous Outside Shower	6,836	25	6	5,195	5,605	241
13000 - Spa						
114 - Resurface Spa	18,960	20	15	4,740	5,830	1,045
118 - Edge: Tile, Coping, Mastic Spa	18,960	20	15	4,740	5,830	1,045
400 - ADA Chair Lift HCAP Chair	9,200	5	0	9,200	1,886	1,400
700 - Equipment Automatic Saline	25,281	6	1	21,068	25,913	3,286
701 - Equipment 2024 Only[nr:1]	6,570	1	0	6,570	0	0
708 - Equipment Spa Controller Board	4,038	7	0	4,038	591	439
720 - Equipment Filter Media- Glass	10,144	10	8	2,029	3,119	940
740 - Pumps 2 Spa Pumps	18,958	3	2	6,319	12,955	5,051
748 - Pumps Filter Pump & Motor	10,310	12	11	859	1,761	858
784 - Heater Spa Heater	20,223	5	1	16,178	20,728	3,154
14000 - Recreation						
700 - Billiard Table 4 Billiards Room	23,675	30	14	12,627	13,751	848
17000 - Tennis Court						
100 - Reseal 13,225 sf Tennis Courts	28,000	2	0	28,000	14,350	10,651
120 - Pickleball Reseal 13,225 sf Pickleball Courts	28,000	2	1	14,000	28,700	10,917
500 - Resurface 13,225 sf Tennis Courts	54,090	30	4	46,878	49,898	1,514
520 - Pickleball Resurface 13,225 sf Pickleball Courts	54,090	30	24	10,818	12,937	2,481
18000 - Landscaping						
100 - Irrigation: Misc. Irrigation Upgrade	8,852	25	20	1,770	2,178	441
428 - General Repairs/Upgrades Landscape Replacement	67,619	15	10	22,540	27,724	4,390
18500 - Lakes / Ponds						
240 - Fountain Fountain System	12,456	10	0	12,456	1,277	948
600 - Pump / Motor Well Pump & Controls	19,138	10	7	5,742	7,847	1,731
990 - Miscellaneous Surge Pond Reclamation	34,180	20	1	32,471	35,034	1,333
19000 - Fencing						
130 - Chain Link: 10' 920 lf Tennis & Pickle Ball Courts	25,156	35	5	21,563	22,838	619
132 - Gates Tennis Court Gates	7,200	20	0	7,200	369	274
200 - Wrought Iron 320 lf Pool Fencing	45,059	30	22	12,016	13,856	1,967
210 - Wrought Iron Fencing	8,315	30	9	5,820	6,250	263
19500 - Retaining Wall						
360 - Masonry Wall Concrete Retaining Walls	10,254	30	6	8,203	8,759	302

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)						
20000 - Lighting						
104 - Exterior: Misc. Fixtures 30 Recreation Center Building Lights	22,576	30	25	3,763	4,628	1,061
268 - Bollard Lights 21 Bollard Lighting	26,542	20	15	6,635	8,162	1,462
288 - Pole Lights 4 20' Light Poles	11,125	30	25	1,854	2,281	523
296 - Pole Lights 8 20' Light Poles- Fixtures	10,111	15	10	3,370	4,146	656
304 - Pole Lights 10 10' Light Poles- Fixtures	8,238	15	10	2,746	3,378	535
308 - Pole Lights 10 10' Light Poles	18,960	30	25	3,160	3,887	891
408 - Interior Recreation Center	88,476	30	25	14,746	18,138	4,160
21000 - Signage						
804 - Monument Monument Sign	6,836	25	18	1,914	2,242	324
23000 - Mechanical Equipment						
205 - HVAC Ion Block Equipment	7,901	10	6	3,160	4,049	697
208 - HVAC Conference Room	13,672	20	2	12,305	13,313	546
210 - HVAC Billiards Room	18,960	20	15	4,740	5,830	1,045
212 - HVAC HVAC System	94,103	15	6	56,462	64,304	5,535
228 - HVAC HVAC System- External	20,642	15	6	12,385	14,106	1,214
604 - Water Heater Water Heater	11,405	6	1	9,504	11,690	1,482
24000 - Furnishings						
200 - Chairs 185 Arm Chairs	22,700	15	10	7,567	9,307	1,474
334 - Tables 31 Tables- [15] Card & [16] 8' Rectangular	10,867	15	7	5,796	6,683	655
684 - Lockers 98 Locker Room Lockers	25,766	15	10	8,589	10,564	1,673
860 - Ceiling Fans 2 Ceiling Fans	10,120	20	15	2,530	3,112	558
920 - Miscellaneous 16 Recreation Building Tables	10,115	10	4	6,069	7,257	849
936 - Window Coverings Window Treatments & Blackout Shades	15,699	15	10	5,233	6,437	1,019
24500 - Audio / Visual						
312 - Miscellaneous ERC AV System Cameras	25,124	5	2	15,074	20,601	4,016
700 - Music Instruments Musical Equipment/Piano	10,938	30	3	9,844	10,464	299
908 - Miscellaneous PA & AV Equipment	120,068	10	5	60,034	73,842	10,335
24600 - Safety / Access						
124 - Fire Control Misc Fire Alarm System	18,200	20	15	4,550	5,597	1,003
130 - Fire Sprinklers Fire Sprinkler System	91,000	30	25	15,167	18,655	4,278
502 - Access Control System 7 Door Openers (ADA)	70,755	15	1	66,038	72,524	3,678
25000 - Flooring						
212 - Vinyl 411 Sq. Yds. Recreation Building- Main Floor	50,187	15	10	16,729	20,577	3,258
602 - Vinyl	35,922	20	15	8,980	11,046	1,979

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - East Rec Center (ERC)						
25000 - Flooring						
1,430 sf Locker & Lower Restroom Tile						
606 - Vinyl 340 sf Upper Restroom Tile	7,749	25	20	1,550	1,906	386
608 - Vinyl 2,250 sf Recreation Building	9,023	20	9	4,962	5,549	429
26000 - Outdoor Equipment						
100 - Miscellaneous Shade Sails- Pickleball Patio Area	28,000	7	0	28,000	4,100	3,043
120 - Miscellaneous Shade Sails- Pool Deck	7,584	10	5	3,792	4,664	653
27000 - Appliances						
424 - Dryer Swimsuit Dryers	5,618	5	4	1,124	2,303	944
998 - Miscellaneous 5 Kitchen Appliances	15,900	15	14	1,060	2,173	1,139
29000 - Infrastructure						
412 - Electric Miscellaneous Electrical Replacement	24,201	30	11	15,327	16,537	805
30000 - Miscellaneous						
800 - Miscellaneous Public Art	15,168	20	15	3,792	4,664	836
900 - Miscellaneous Common Area Universal Access Upgrade	61,518	20	15	15,380	18,917	3,389
Sub-total East Rec Center (ERC)	3,365,106			1,360,995	1,480,679	224,375
00050 - West Rec Center (WRC)						
01000 - Paving						
112 - Asphalt: Sealing 62,767 sf Entrances, Parking & Connector	15,692	5	1	12,553	16,084	2,447
212 - Asphalt: Ongoing Repairs 62,767 sf Entrances, Parking & Connector (5%)	12,836	5	1	10,269	13,157	2,002
412 - Asphalt: Major Repairs 1,000 sf Paths @ Bocce	9,310	25	23	745	1,145	500
416 - Asphalt: Major Repairs 52,367 sf Entrances, Parking, & Connectors	214,705	25	1	206,117	220,072	6,697
420 - Asphalt: Major Repairs 10,400 sf Entrances, Parking, & Connectors	42,640	25	1	40,934	43,706	1,330
808 - Striping Entrances, Parking & ADA Path	5,919	5	1	4,735	6,067	923
02000 - Concrete						
210 - Curbs & Gutters Concrete Curb at Creek	7,303	25	2	6,719	7,187	233
03000 - Painting: Exterior						
132 - Surface Restoration 4,500 sf Main WRC	48,645	8	1	42,564	49,861	4,742
03500 - Painting: Interior						
112 - Building 10,078 sf Interior Painting	36,785	10	8	7,357	11,311	3,410
04000 - Structural Repairs						
220 - Siding 4,960 sf Buildings- Stucco (20%)	33,907	10	1	30,516	34,754	2,644
224 - Siding 1,165 sf Pool Cabana Stucco Siding	39,820	30	21	11,946	13,605	1,696
228 - Siding 1,265 sf Recreation Building- Stone (20%)	15,565	10	2	12,452	14,358	1,244
298 - Ceilings 3,220 sf Suspended Ceilings	38,769	15	13	5,169	7,948	2,711
674 - Metal Railings 372 lf Bocce Path, Upper Road & Parking	11,458	30	24	2,292	2,740	526
686 - Railings 300 lf Building Area/Staircase Railings	10,311	30	24	2,062	2,466	473

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)						
04000 - Structural Repairs						
694 - Railings Stair Railings (ADA)	26,405	30	28	1,760	2,706	1,337
942 - Doors 12 Exterior Doors	31,551	20	11	14,198	16,170	1,575
946 - Doors 13 Interior Doors (50%)	10,112	10	8	2,022	3,110	937
962 - Awnings 570 sf Awning Structure & Fabric	23,381	8	3	14,613	17,974	2,394
04500 - Decking/Balconies						
208 - Resurface 570 sf Entry Bridge Resurface	19,483	15	13	2,598	3,994	1,362
300 - Repairs Entry Bridge Structure	99,326	20	18	9,933	15,271	5,893
540 - Railing 56 lf Wood Capped Metal Railings	26,292	30	27	2,629	3,593	1,299
05000 - Roofing						
200 - Low Slope: BUR 33 Squares- Recreation Building	43,575	30	24	8,715	10,422	1,999
452 - Pitched: Dimensional Composition 16 Squares- Pool Cabana	16,000	25	16	5,760	6,560	723
456 - Pitched: Dimensional Composition 25 Squares- Recreation Building	26,292	30	24	5,258	6,288	1,206
712 - Gutters / Downspouts Pool Cabana	9,706	25	16	3,494	3,979	438
08000 - Rehab						
228 - Locker Rooms 2 Locker Rooms	136,708	20	18	13,671	21,019	8,110
244 - Restrooms 5 West Recreation Restrooms	231,080	20	18	23,108	35,529	13,709
260 - Kitchen Kitchen	21,688	20	10	10,844	12,227	1,056
11000 - Gate Equipment						
788 - Pedestrian Gate 2 Metal Gates & Card Readers	6,193	30	17	2,684	2,962	239
12000 - Pool						
118 - Resurface 160 lf Pool	59,269	10	1	53,342	60,751	4,622
208 - Edge: Tile, Coping, Mastic 160 lf Pool	19,819	30	21	5,946	6,771	844
404 - ADA Chair Lift HCAP Lifts	9,513	5	3	3,805	5,851	1,559
644 - Deck: Replace 4,562 sf Concrete Pool Deck	155,929	30	21	46,779	53,276	6,641
708 - Equipment: Replacement Salt Cell Replacement	12,720	6	0	12,720	2,173	1,613
710 - Equipment: Replacement Automatic Chlorinator	3,000	5	0	3,000	615	456
712 - Equipment: Replacement Automatic Pool Sweep	6,076	5	1	4,861	6,228	948
716 - Pumps 2 Speed Pumps	11,943	4	1	8,957	12,242	2,328
720 - Equipment: Replacement Filter Media- Glass	10,600	10	8	2,120	3,260	983
728 - Heater Pool Heater	13,880	4	0	13,880	3,557	2,640
750 - Chemical System Rola-Chem System	5,300	10	9	530	1,087	504
756 - Equipment: Replacement Pool Cover	9,202	9	3	6,135	7,336	838
780 - Equipment: Replacement Pool Controller Board	4,038	7	0	4,038	591	439

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)						
12000 - Pool						
968 - Furniture: Misc Pool Furnishings	20,491	10	1	18,442	21,003	1,598
13000 - Spa						
118 - Resurface Spa	31,786	10	1	28,608	32,581	2,479
404 - ADA Chair Lift HCAP Lift	12,720	7	2	9,086	11,175	1,452
720 - Equipment Filter Media- Glass	5,339	7	6	763	1,564	673
724 - Equipment 2 Salt Generators	6,570	3	0	6,570	2,245	1,666
728 - Equipment Spa Controller Board	4,038	7	0	4,038	591	439
756 - Equipment 2 Spa Cover	6,360	3	3	1,590	2,173	1,303
788 - Heater Spa Heater	15,462	3	0	15,462	5,283	3,921
14000 - Recreation						
104 - Sauna: Heaters 2 Men's & Women's Saunas	7,070	10	4	4,242	5,073	594
144 - Sauna: Wood Kit 2 Men's & Women's Saunas	27,870	20	18	2,787	4,285	1,653
17000 - Tennis Court						
104 - Reseal 23,400 sf Tennis Courts	35,000	3	1	23,333	35,875	9,098
504 - Resurface 23,400 sf Tennis Courts	75,582	30	11	47,869	51,648	2,515
904 - Miscellaneous 2 Tennis Ball Servers	7,865	10	8	1,573	2,419	365
18000 - Landscaping						
432 - General Repairs/Upgrades Landscape Replacement	14,607	5	1	11,685	14,972	2,278
19000 - Fencing						
100 - Chain Link: 4' 155 lf Bocce Court	12,000	20	10	6,000	6,765	584
134 - Chain Link: 10' 660 lf Tennis Court Fencing	34,208	30	10	22,805	24,544	1,110
204 - Wrought Iron 242 lf Upper Road & Pool	41,358	25	15	16,543	18,652	1,823
19500 - Retaining Wall						
100 - Wood 150 lf Wood Retaining Wall	12,305	20	3	10,459	11,351	504
372 - Masonry Wall Pool Stone Faced Wall	6,836	10	3	4,785	5,605	560
20000 - Lighting						
540 - Parking Lot 15 Parking Lot Lights & Fixtures	33,917	20	6	23,742	26,074	1,496
21000 - Signage						
808 - Monument 2 Monument Signs	21,200	20	1	20,140	21,730	827
23000 - Mechanical Equipment						
214 - HVAC HVAC Control System	15,000	15	0	15,000	1,025	761
216 - HVAC 5 Indoor/Outdoor Units	73,228	15	14	4,882	10,008	5,248
218 - HVAC Ion Block Equipment	7,488	10	6	2,995	3,838	661
220 - Fan Exhaust Fans	5,389	15	9	2,156	2,578	341
608 - Water Heater 1st Floor Water Heater	3,693	15	5	2,462	2,776	212

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00050 - West Rec Center (WRC)						
23000 - Mechanical Equipment						
612 - Water Heater State Select Water Heater	11,376	10	5	5,688	6,996	979
24000 - Furnishings						
688 - Lockers 76 Locker Room- Lockers	15,586	30	20	5,195	5,858	648
840 - Mirror 44 If Mirrored Wall	12,031	30	20	4,010	4,522	500
928 - Chairs 60 Chairs- 2016	9,851	15	7	5,254	6,058	594
940 - Tables 36 Card & 8' Banquet Tables- 2016	12,589	15	7	6,714	7,742	759
944 - Tables Outdoor Furnishings/Equipment	7,416	15	2	6,427	7,094	395
948 - Window Coverings Drape Tracks & Window Treatments	14,069	20	10	7,035	7,932	685
24500 - Audio / Visual						
304 - PA System AV Equipment & PA System	52,579	15	7	28,042	32,336	3,170
308 - PA System AV Equipment & PA System Upgrade	48,000	7	0	48,000	7,029	5,217
24600 - Safety / Access						
200 - Fire Alarm Control Panel Fire System Enunciator Panel	10,938	20	11	4,922	5,605	546
25000 - Flooring						
416 - Tile 3,650 sf Restroom Tile- Floor & Wall	110,668	20	18	11,067	17,015	6,566
704 - Hardwood Floors 1,580 sf Wood Floors Replace- Lower Level 1	27,919	20	1	26,523	28,617	1,089
708 - Hardwood Floors 1,850 sf Wood Floors replace Upper Level 2	32,690	20	18	3,269	5,026	1,939
26000 - Outdoor Equipment						
284 - Picnic Tables 8 WRC Picnic Tables	10,938	20	10	5,469	6,166	533
302 - Bocce Ct. Resurface Bocce Court Replacements	26,742	10	7	8,023	10,964	2,418
480 - Drinking Fountain 2 Tennis Court Drinking Fountains	6,310	20	10	3,155	3,557	307
848 - Miscellaneous Horseshoe Pit	7,952	20	14	2,386	2,853	427
29000 - Infrastructure						
416 - Electric Federal Pacific Power Panel	106,000	30	28	7,067	10,865	5,367
420 - Electric Miscellaneous Electrical	63,600	30	28	4,240	6,519	3,220
424 - Electric Recreation Building Exterior Electrical	19,071	40	30	4,768	5,376	0
30000 - Miscellaneous						
908 - Miscellaneous Universal Access Upgrade	68,360	20	15	17,090	21,021	3,766
Sub-total West Rec Center (WRC)	2,804,807			1,206,188	1,304,984	181,552
00060 - Maintenance						
03500 - Painting: Interior						
116 - Building 4,477 sf Maintenance Building Interiors	6,801	10	2	5,441	6,274	544
04000 - Structural Repairs						
958 - Windows 3 Maintenance Building Windows	7,888	30	12	4,733	5,120	269
05000 - Roofing						
464 - Pitched: Dimensional Composition 27 Squares- Maintenance Building	27,000	30	9	18,900	20,295	855

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00060 - Maintenance						
18000 - Landscaping						
108 - Irrigation: Controllers 10 Wall Mounted Controllers (50%)	4,000	5	0	4,000	820	609
22000 - Office Equipment						
216 - Computers, Misc. 2 Office & Entry Computers	10,112	5	3	4,045	6,219	1,657
23000 - Mechanical Equipment						
224 - HVAC Maintenance Building Unit	11,775	15	0	11,775	805	597
226 - HVAC Maintenance Building Unit	11,775	15	1	10,990	12,069	612
30000 - Miscellaneous						
810 - Maintenance Equipment Custodial Equipment	8,989	10	8	1,798	2,764	833
818 - Maintenance Equipment Floor Cleaner	6,822	10	0	6,822	699	519
822 - Vehicle Nissan King Cab Pickup	35,547	10	2	28,438	32,792	2,841
840 - Golf Cart Smith Electric Cart- 2024	23,222	5	0	23,222	4,761	3,533
844 - Golf Cart Smith Electric Cart	23,222	5	1	18,578	23,803	3,622
Sub-total Maintenance	177,153			138,740	116,421	16,491
00070 - Common Area & Other						
01000 - Paving						
900 - Miscellaneous ADA DG Path to Dog Park & Parking Spot	21,200	5	2	12,720	17,384	3,389
910 - Miscellaneous Dog Park & Community Garden- PLACEHOLDER	10,600	5	2	6,360	8,692	1,694
04000 - Structural Repairs						
658 - Decking Dog Park Deck	51,813	10	7	15,544	21,243	4,686
660 - Railings Handrail- Dog Park/Community Pathway	7,420	5	1	5,936	7,606	1,157
960 - Awnings Dog Park Shade Sails	16,960	5	1	13,568	17,384	2,645
18000 - Landscaping						
440 - General Repairs/Upgrades Median Strip	25,505	10	9	2,551	5,229	1,212
444 - General Repairs/Upgrades Pythian Road Landscape Replacement	27,344	10	2	21,875	25,225	2,186
448 - General Repairs/Upgrades Oakmont Drive Entrance Landscape Replacement	41,015	10	2	32,812	37,836	3,278
920 - Miscellaneous Community Garden / Dog Park Path	16,000	20	0	16,000	820	609
19000 - Fencing						
780 - Gates Oak Leaf Parcel- Gates	6,200	15	0	6,200	424	314
900 - Miscellaneous Community Garden Fencing Expansion	11,572	15	14	771	1,582	829
990 - Miscellaneous Dog Park Fencing	39,686	10	7	11,906	16,271	3,589
24600 - Safety / Access						
560 - Cameras Surveillance Cameras- 2023 Adds	10,042	8	7	1,255	2,573	1,135
570 - Cameras Surveillance Cameras- 2024 Adds	12,720	8	1	11,130	13,038	1,240
30000 - Miscellaneous						
996 - Miscellaneous Conex Box- Storage Container	9,868	20	0	9,868	506	375
Sub-total Common Area & Other	307,945			168,496	175,812	28,338

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2024 Fully Funded Balance</i>	<i>2025 Fully Funded Balance</i>	<i>2025 Line Item Contribution based on Cash Flow Method</i>
00070 - Common Area & Other						
Totals	14,754,553			8,130,300	8,873,828	900,000
				[A]	[B]	
				<u>[EndBal]</u>	<u>[EndBal]</u>	
				[A]	[B]	
Percent Funded				61.72%	44.26%	

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.

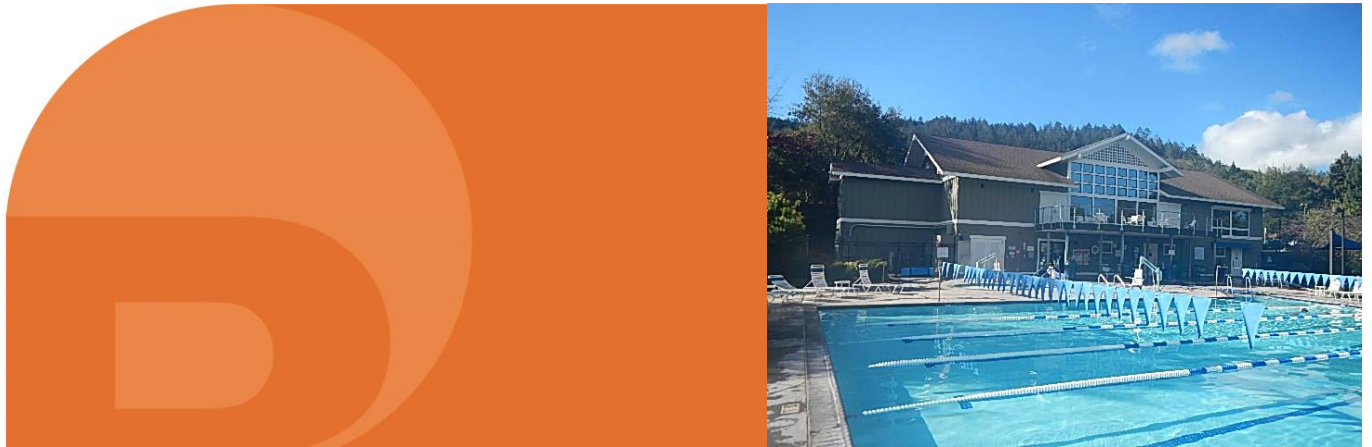
SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement 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

Oakmont Village Association

Update w/ Site Visit Review

Final

Published - November 01, 2024

Prepared for the 2025 Fiscal Year

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November 01, 2024

This is a summary of the Reserve Study that has been performed for Oakmont Village Association, (the "Association") which is a Planned Development with a total of 4,700 Members. 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, 2025 - December 31, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was Zero% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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

Funding Assessment

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

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

Oakmont Village Association
California Member Summary
Final
Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
01000 - Paving	1,335,410	5-25	1-23	855,122	957,847	70,908
02000 - Concrete	585,553	5-30	2-25	379,238	414,323	23,769
03000 - Painting: Exterior	171,103	5-10	0-5	120,733	139,041	19,554
03500 - Painting: Interior	137,297	8-10	2-8	59,243	75,943	12,881
04000 - Structural Repairs	1,124,380	5-40	1-28	661,589	743,116	58,748
04500 - Decking/Balconies	242,925	15-40	13-35	27,388	37,899	8,554
05000 - Roofing	587,017	20-30	2-25	342,766	373,024	21,808
08000 - Rehab	1,659,818	5-30	3-25	817,480	924,662	83,265
11000 - Gate Equipment	51,119	8-30	2-17	29,795	34,691	3,524
12000 - Pool	1,059,520	1-30	0-25	556,633	541,350	89,953
13000 - Spa	296,424	1-20	0-15	202,548	176,691	40,060
14000 - Recreation	211,634	5-30	3-18	85,606	107,879	17,638
17000 - Tennis Court	282,628	2-30	0-24	172,471	195,826	37,540
18000 - Landscaping	417,460	5-25	0-20	230,445	266,978	40,643
18500 - Lakes / Ponds	65,774	10-20	0-7	50,668	44,158	4,011
19000 - Fencing	279,366	10-35	0-22	131,890	134,804	13,249
19500 - Retaining Wall	47,499	10-30	3-10	29,482	33,138	2,541
20000 - Lighting	617,489	15-30	0-25	304,111	330,529	29,667
21000 - Signage	79,353	10-30	1-18	64,821	70,393	3,241
22000 - Office Equipment	77,195	5-10	0-9	36,483	40,606	9,714
23000 - Mechanical Equipment	1,215,879	6-20	0-15	920,508	992,584	76,582
24000 - Furnishings	903,905	10-30	2-22	605,656	675,848	47,092
24500 - Audio / Visual	397,173	5-30	0-7	248,037	246,159	39,116
24600 - Safety / Access	528,859	8-30	1-25	344,776	381,485	25,060
25000 - Flooring	579,759	10-25	1-20	210,768	252,249	35,166
25500 - Wallcoverings	54,284	20-20	5-6	39,530	43,300	2,362
26000 - Outdoor Equipment	308,673	7-25	0-14	208,389	204,124	16,334
27000 - Appliances	125,547	5-20	3-20	41,416	52,770	9,696
29000 - Infrastructure	706,908	15-50	7-41	144,445	168,300	17,485
30000 - Miscellaneous	604,604	5-20	0-16	208,261	214,113	39,840
Totals	\$14,754,553			\$8,130,300	\$8,873,828	\$900,000
Estimated Ending Balance				\$5,018,333	\$3,927,833	\$15.96
Percent Funded				61.7%	44.3%	/Member/month @ 4700

November 1, 2024

(1) The regular assessment per ownership interest is \$129.00 per month for the fiscal year beginning January 1, 2025.

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 \$8,130,300, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$5,018,333 resulting in reserves being 61.7% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

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

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

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2025	\$8,873,828	\$3,927,833	44.3%
2026	\$8,117,242	\$3,863,702	47.6%
2027	\$8,376,033	\$3,102,003	37.0%
2028	\$7,907,092	\$3,812,453	48.2%
2029	\$8,914,635	\$3,310,598	37.1%

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 Zero% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2025 is \$1,052 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.

$$\text{Deficiency} = \frac{\text{2025 Fully Funded Balance} - \text{2025 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	4,600,000	5,018,333	3,927,833	3,863,702	3,102,003	3,812,453	3,310,598	2,059,902	2,161,441	2,770,962
Inflated Expenditures @ 2.5%	481,667	1,990,499	1,007,331	1,750,172	325,471	1,587,500	2,388,451	1,090,829	640,081	582,766
Reserve Contribution	900,000	900,000	943,200	988,474	1,035,921	1,085,645	1,137,756	1,192,368	1,249,602	1,309,583
<i>Members/month @ 4700</i>	15.96	15.96	16.72	17.53	18.37	19.25	20.17	21.14	22.16	23.22
<i>Percentage Increase</i>		0.0%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
Special Assessments / Other	0 ¹	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	5,018,333	3,927,833	3,863,702	3,102,003	3,812,453	3,310,598	2,059,902	2,161,441	2,770,962	3,497,779

1) Per Association. Interest is retained in the operating fund.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	3,497,779	4,116,871	4,223,989	4,972,576	4,695,110	5,804,278	4,414,780	5,215,353	5,936,086	5,546,735
Inflated Expenditures @ 2.5%	753,351	1,331,201	758,773	1,857,177	546,371	3,124,501	1,017,712	1,183,010	2,382,570	987,684
Reserve Contribution	1,372,443	1,438,320	1,507,359	1,579,712	1,655,538	1,735,004	1,818,284	1,903,743	1,993,219	2,086,900
<i>Members/month @ 4700</i>	24.33	25.50	26.73	28.01	29.35	30.76	32.24	33.75	35.34	37.00
<i>Percentage Increase</i>	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	4,116,871	4,223,989	4,972,576	4,695,110	5,804,278	4,414,780	5,215,353	5,936,086	5,546,735	6,645,951

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	6,645,951	8,042,519	8,362,379	9,505,986	10,999,409	12,923,568	10,114,496	9,614,412	10,830,545	11,366,671
Inflated Expenditures @ 2.5%	788,416	1,967,818	1,251,592	1,014,350	701,479	5,558,115	3,378,332	1,797,393	2,619,035	966,525
Reserve Contribution	2,184,984	2,287,678	2,395,199	2,507,773	2,625,638	2,749,043	2,878,248	3,013,526	3,155,162	3,303,455
<i>Members/month @ 4700</i>	38.74	40.56	42.47	44.46	46.55	48.74	51.03	53.43	55.94	58.57
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 0.00%	0	0	0	0	0	0	0	0	0	0
Ending Balance	8,042,519	8,362,379	9,505,986	10,999,409	12,923,568	10,114,496	9,614,412	10,830,545	11,366,671	13,703,601