

LAKE DON PEDRO OWNERS' ASSOCIATION

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS
JUNE 30, 2023
(UNAUDITED)**

The following information on common area major components was compiled by Browning Reserve Group of Sacramento, California **as of March 2023** and has served as the basis for the current estimates of replacement reserve funding:

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2022/2023 Fully Funded Balance</i>
00001 - Hacienda Interior				
03500 - Painting: Interior				
300 - Clubhouse 21,475 sf Hacienda (50%)	3,543	5	1	2,835
04000 - Structural Repairs				
912 - Doors Kitchen Sliding Door	7,560	20	12	3,024
916 - Doors 5 Sliding Doors	37,800	20	14	11,340
08000 - Rehab				
110 - General 3,440 sf Pavilion	3,784	8	4	1,892
120 - General 1,360 sf Lounge & Bar	5,018	8	5	1,882
130 - General 1,276 sf Gym & Library	4,951	12	5	2,888
140 - General 1,390 sf Kitchen	7,367	5	3	2,947
150 - General 922 sf Offices & Lobby	1,549	5	5	258
154 - General 376 sf [3] Rental Offices	3,809	10	3	2,666
160 - General 649 sf Lower Apartment	4,115	8	3	2,572
162 - General 300 sf Lower Apartment- Patio Repair	1,065	10	3	746
170 - General 1,251 sf Upper Apartment	6,630	8	3	4,144
220 - Restrooms 2 Near Lounge	1,575	8	1	1,378
230 - Restrooms 2 Near Offices	1,575	8	5	591
14000 - Recreation				
290 - Exercise: Miscellaneous Equip. Multipurpose Room	16,234	15	15	1,015
22000 - Office Equipment				
200 - Computers, Misc. Office	6,740	15	15	421
23000 - Mechanical Equipment				
200 - HVAC Office	11,835	15	6	7,101
210 - HVAC 4 Pavilion Evaporative Units	13,241	15	3	10,592
220 - HVAC Lounge	4,301	30	6	3,441
260 - HVAC Lower Apartment	5,553	30	17	2,407
270 - HVAC Upper Apartment	8,414	30	20	2,805
630 - Water Heater Pavilion Restrooms	621	15	8	290
640 - Water Heater Kitchen	974	15	5	649
650 - Water Heater	974	15	1	909

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00001 - Hacienda Interior				
23000 - Mechanical Equipment				
Pool Restrooms				
660 - Water Heater Lower Apartment	974	15	2	844
670 - Water Heater Upper Apartment	1,530	15	5	1,020
910 - Swamp Cooler Kitchen Evaporative Unit	1,982	30	6	1,586
24000 - Furnishings				
100 - Miscellaneous Office	4,520	10	3	3,164
104 - Miscellaneous Pavilion Stage	5,166	20	5	3,875
110 - Chairs 250 Pavilion Folding Chairs	9,360	25	1	8,986
114 - Chairs 40 Pavilion Folding Chairs	744	25	16	268
118 - Tables 75 Lounge Tables & Folding Chairs	6,829	25	14	3,005
160 - Miscellaneous Lower Apartment- 2019/2020	6,125	15	12	1,225
170 - Miscellaneous Upper Apartment Furnishings- 2019/2020	8,687	15	12	1,737
174 - Miscellaneous Upper Apartment Furnishings	2,227	15	3	1,782
400 - Sofa 3 Lower Apartment- Sofa/Loveseat/Table	1,304	15	12	261
24500 - Audio / Visual				
100 - Television Multipurpose Room	1,055	10	3	738
104 - Television Television- Lower Apartment	349	10	1	314
300 - PA System PA System	874	10	3	612
25000 - Flooring				
250 - Laminate 168 Sq. Yds. Offices & Reception Area	2,500	20	20	119
260 - Laminate 73 Sq. Yds. Lower Apartment	2,564	15	10	855
404 - Tile 15 Sq. Yds. Lower Apartment	1,890	20	12	756
420 - Tile 800 sf Lounge Upper Level	8,480	25	4	7,123
424 - Coatings 684 sf Lounge Lower Level- Stamped Concrete	4,412	15	5	2,941
630 - Vinyl 140 Sq. Yds. Game Room	8,138	15	3	6,511
670 - Vinyl 61 Sq. Yds. Upper Apartment	3,546	18	8	1,970
674 - Vinyl 93 Sq. Yds. Upper Apartment	5,568	20	17	835
920 - Coatings 3,500 sf Pavilion Floor	20,405	17	13	4,801
27000 - Appliances				
220 - 4-Burner Stove & Oven Upper Apartment	557	20	17	84
222 - Refrigerator Upper Apartment	1,134	15	9	453
224 - Refrigerator Lounge	974	15	15	61
240 - Dishwasher Upper Apartment	834	17	1	785

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00001 - Hacienda Interior				
27000 - Appliances				
260 - Refrigerator Lower Apartment	1,113	20	1	1,058
322 - Washer Lower Apartment	1,113	15	1	1,039
332 - Dryer Lower Apartment	768	15	1	717
340 - Washer Kitchen Area- Housekeeping Washer	1,045	10	5	522
344 - Dryer Kitchen Area- Housekeeping Dryer	1,045	10	5	522
360 - Dishwasher Lower Apartment	848	17	1	798
460 - 4-Burner Stove & Oven Lower Apartment	557	20	17	84
540 - Refrigerator: Commercial: Large Kitchen	4,133	20	9	2,273
640 - Freezer: Large Kitchen	529	15	8	247
740 - Stove / Oven: Commercial grade 6-burner Kitchen	6,670	25	18	1,868
910 - Ice Machine Lounge	4,700	20	20	224
Sub-total Hacienda Interior	294,478			134,853
00003 - Common Area				
01000 - Paving				
110 - Asphalt: Sealing 2,768 sf Sport Court	747	8	1	654
210 - Asphalt: Ongoing Repairs 2,768 sf Sport Court (3%)	324	8	1	283
310 - Asphalt: Overlay 2,768 sf Sport Court	6,477	25	10	3,886
Sub-total Common Area	7,548			4,824
00004 - Hacienda Exterior				
02000 - Concrete				
220 - Walkways 4,550 sf Hacienda (2%)	1,630	8	6	407
400 - Pool Deck 8,650 sf Pool Area Concrete (2%)	4,470	8	1	3,912
03000 - Painting: Exterior				
100 - Surface Restoration 9,700 sf Hacienda	25,026	12	1	22,941
110 - Surface Restoration 995 sf Trellises	3,343	8	5	1,254
04000 - Structural Repairs				
300 - Trellis 370 sf Upper Apartment	2,583	20	12	1,033
04500 - Decking/Balconies				
190 - TBA 539 sf [2] Upper Apartment Balcony Membranes	4,177	25	19	1,003
200 - TBA 360 sf Upper Apartment Bedrooms Balcony	1,742	10	4	1,045
210 - TBA 179 sf Upper Apartment Living Room Balcony	866	10	4	520
05000 - Roofing				
200 - Low Slope: BUR 35 Squares- Upper Apartment & Pavilion	24,500	15	15	1,531
410 - Pitched: Dimensional Composition 6 Squares- Lounge & Kitchen- Access Walkways	2,960	25	1	2,842
670 - Pitched: Tile 108 Squares- Hacienda	111,168	30	8	81,523

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00004 - Hacienda Exterior				
05000 - Roofing				
700 - Gutters / Downspouts 703 If Hacienda	7,269	30	3	6,542
19000 - Fencing				
300 - Wood 25 If Garbage Enclosure	835	15	8	390
390 - Vinyl 215 If Hacienda Rear	4,444	20	9	2,444
394 - Vinyl 90 If Front of Pavilion	2,255	20	15	564
20000 - Lighting				
100 - Exterior: Misc. Fixtures 48 Various Lighting Fixtures (40%)	7,439	15	2	6,447
24600 - Safety / Access				
520 - Card Readers Hacienda- Key Fob Entry	6,941	10	5	3,470
700 - Security System Hacienda	3,744	6	1	3,120
704 - Security System Hacienda Add'l Security Cameras	17,346	6	5	2,891
25000 - Flooring				
400 - Tile 3,534 sf Courtyard & Entry (5%)	1,827	5	1	1,462
26000 - Outdoor Equipment				
350 - Furniture 36 Hacienda Patio Chairs	4,766	18	7	2,912
354 - Furniture 36 Tables and Umbrellas	4,766	18	7	2,912
Sub-total Hacienda Exterior	244,097			151,165
00012 - Hacienda Parking				
01000 - Paving				
100 - Asphalt: Sealing 46,384 sf Parking & Rear Access Road	9,277	3	3	2,319
200 - Asphalt: Ongoing Repairs 46,384 sf Parking & Rear Access Road (2%)	2,435	3	3	609
300 - Asphalt: Overlay w/ Interlayer 46,384 sf Parking & Rear Access Road	108,539	25	16	39,074
02000 - Concrete				
210 - Curbs & Gutters 2,900 If Parking Lot (2%)	2,397	10	2	1,918
03000 - Painting: Exterior				
104 - Masonry Walls 540 If Hacienda Perimeter Stucco Walls	1,058	12	1	970
19000 - Fencing				
540 - Gates 2 Entrance Gates	5,838	30	6	4,670
20000 - Lighting				
540 - Parking Lot 14 Hacienda Parking Lot Lights	21,697	30	6	17,358
Sub-total Hacienda Parking	151,241			66,918
00028 - Prado Park				
01000 - Paving				
900 - Gravel 40 Cu. Yds. Access Road Replenish	4,664	8	7	583
18500 - Lakes / Ponds				
990 - Miscellaneous 5 Dams/Spillways Cleaning (20%)	5,433	5	3	2,173
19000 - Fencing				
100 - Chain Link: 4' 184 If Outfield Fence	3,089	30	15	1,545

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00028 - Prado Park				
26000 - Outdoor Equipment				
100 - Tot Lot: Play Equipment Play Equipment	27,540	20	19	1,377
108 - Miscellaneous Portable Toilet	3,500	15	15	219
901 - Miscellaneous Gregoris Park- Portable Toilet	1,845	15	6	1,107
Sub-total Prado Park	46,071			7,003
00029 - Pool				
04000 - Structural Repairs				
304 - Trellis 550 sf Pool Trellis	15,268	20	15	3,817
310 - Trellis 450 sf Pool Shade Structure	11,916	20	4	9,533
05000 - Roofing				
680 - Pitched: Dimensional Composition Pool Equipment Structure	876	25	11	490
08000 - Rehab				
210 - Bathrooms 2 Pool Bathrooms	47,972	20	5	35,979
12000 - Pool				
110 - Resurface 148 lf Pool	23,986	12	7	9,994
700 - Equipment: Replacement Pool (50%)	2,434	5	5	406
930 - Furniture: Misc Pool (33%)	2,226	3	2	742
990 - Miscellaneous 4 Pool Area Shade Structures	2,847	20	10	1,424
994 - Miscellaneous 4 Pool Area Shade Structures- 2022/2023	2,847	20	20	136
19000 - Fencing				
200 - Gates 6 Pool Area Gates	2,906	30	11	1,840
26000 - Outdoor Equipment				
104 - Tot Lot: Play Equipment Pool Area Lawn	15,558	15	8	7,260
200 - Pedestal Grill BBQ 3 Pool Area	1,356	12	5	791
280 - Picnic Tables 2 Pool	1,808	20	4	1,446
870 - Miscellaneous Soda Machine	2,173	10	8	435
910 - Miscellaneous Courtyard Fountain	1,324	30	11	838
Sub-total Pool	135,497			75,131
00032 - Hacienda Support				
08000 - Rehab				
104 - General Tuff Shed	3,339	20	2	3,005
180 - Doors Pavilion Double Doors	3,710	10	9	371
19000 - Fencing				
110 - Chain Link: 6' 1,606 lf Perimeter Areas	35,782	30	1	34,589
23000 - Mechanical Equipment				
860 - Septic System Repairs/Maintenance	3,406	6	5	568

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00032 - Hacienda Support				
26000 - Outdoor Equipment				
840 - Shade Structure White Canopy	580	10	9	58
890 - Miscellaneous BBQ Trailer	1,808	20	4	1,446
28000 - Water System				
100 - Distribution Line Repl. Well-Hacienda Main Water Supply	1,542	20	17	231
130 - Backflow Valves Pump House Backflow	2,183	20	10	1,091
990 - Miscellaneous Pump House- Ongoing Repairs	4,900	6	3	2,450
994 - Miscellaneous Pumphouse- Major Repairs/Replacement	20,881	14	11	4,475
30000 - Miscellaneous				
810 - Maintenance Equipment Riding Lawn Mower	3,100	15	3	2,480
812 - Tractor Massey Ferguson Tractor	42,393	20	11	19,077
820 - Vehicle Kawasaki Mule	6,519	15	13	869
Sub-total Hacienda Support	130,142			70,710
00036 - Barn				
04000 - Structural Repairs				
910 - Building Maintenance 1,056 sf Barn Structure	22,028	30	2	20,560
30000 - Miscellaneous				
990 - Trailer Utility Trailer	1,808	20	4	1,446
Sub-total Barn	23,836			22,006
				[A]
Totals	1,032,910			532,609
				[EndBal]
				[A]
Percent Funded				123%

The Association has conducted a study to estimate the useful and remaining lives and current replacement costs of common property major components. Funding requirements consider an estimated **before-tax interest rate** of **2-1/2%** on replacement fund cash balances and an annual **inflation rate** of **1-1/2%** on major component replacement costs. The replacement fund **cash** and investment balances at June 30, 2023 totaled **\$650,607**. The estimated **liability** for major repairs and replacements at this date totaled approximately **\$533,000**. The portion of **2024 regular assessments** budgeted to be allocated to the replacement fund totals **\$35,000**.

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