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1310 S. Tryon Street, Suite 102
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Tel : (704) 960-1711
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"Full" Reserve Study



South Island Plantation Georgetown, SC

Report #: 34521-0
For Period Beginning: January 1, 2019
Expires: December 31, 2019

Date Prepared: December 7, 2018



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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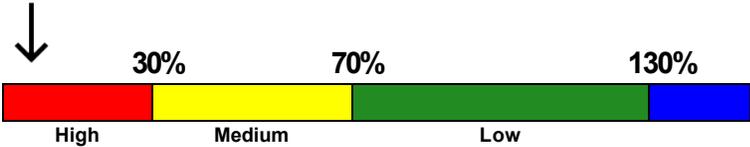
3- Minute Executive Summary

Association: South Island Plantation **Assoc. #: 34521-0**
Location: Georgetown, SC **# of Units:187**
Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Project Starting Reserve Balance	\$64,735
Currently Fully Funding Reserve Balance	\$1,261,545
Average Reserve Deficit (Surplus) Per Unit	\$6,400
Percent Funded	5.1 %
Recommended 2019 "Annual Fully Funding Contributions"	\$140,250
Recommended 2019 Special Assessments for Reserves	\$280,500
Most Recent Reserve Contribution Rate	\$0

Reserves % Funded: 5.1%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
Annual Inflation Rate 3.00 %

This document is a "Full" Reserve Study based on a site inspection by Association Reserves for your 2019 Fiscal Year. We performed the site inspection on 10/13/2018

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 5.1 % Funded. Based on this figure, the Client’s risk of special assessments & deferred maintenance is currently High. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where clients enjoy a low risk of such Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$140,250 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table. We are also recommending a special assessment. This is listed in the table above.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the “pooled” method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or “fully funding” as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are

addressed later in this report.)

In some jurisdictions, the minimum amount of Reserve contributions required when using the pooled method of funding may be less than the amount recommended in this study. In other words, the required contribution must be at least enough to ensure that the total Reserve fund balance does not fall below \$0 at any point in the foreseeable future, based on the current projections. The National Reserve Study Standards label this funding goal as “baseline funding.”

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For Clients using the “straight-line” method of Reserve funding (also known as the component method), an additional table may be added to the Reserve Study to provide alternate recommendations calculated using this method. By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the “unfunded balance,” measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a ‘roof reserve’), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds				
2107	Concrete Sidewalks - Repair	7	5	\$19,850
2109	Concrete Curbs & Gutters - Repair	7	5	\$33,500
2119	Pavers (Roadways) - Replace	35	23	\$9,450
2123	Asphalt - Seal/Repair	4	1	\$110,700
2125	Asphalt - Resurface	20	10	\$985,500
2129	Asphalt (Path) - Seal/Repair	4	0	\$30,000
2131	Asphalt (Path) - Repair/Resurface	20	7	\$163,250
2141	Site Fencing (Vinyl) - Replace	35	23	\$155,700
2147	Dock Pavilion - Repair/Replace	30	22	\$6,750
2149	Gazebo - Replace	20	18	\$15,500
2169	Entry Sign - Refurbish	25	13	\$37,500
2170	Directional/Street Signs - Replace	25	13	\$15,000
2181	Outdoor/Site Furniture - Replace	25	13	\$6,500
2185	Landscaping - Refurbish	25	13	\$125,000
2193	Dock - Resurface	25	17	\$247,150
2328	Dock Railings - Replace	35	28	\$94,850
2511	Barrier Arm Operators - Replace	15	7	\$22,750
2599	Golf Cart - Replace	10	9	\$3,500
3001	Dock - Repair (Fire Water Line)	50	1	\$20,000
Guard House				
2340	Guard House - Refurbish	15	12	\$3,800
2384	Roof (Metal) - Replace	35	27	\$7,850
2501	Intercom - Replace	15	7	\$6,200
2507	Barcode Automation - Replace	15	3	\$13,000
2522	HVAC (Guardhouse) - Replace	18	5	\$4,300
Building Exterior				
2304	Ext. Lights (Utility) - Replace	25	13	\$3,510
2315	Clubhouse Porch - Repair/Re-coat	7	5	\$7,425
2326	Metal Handrails - Replace	30	18	\$7,450
2343	Building Exterior - Seal/Paint	10	0	\$7,460
2367	Common Windows & Doors - Replace	40	28	\$26,500
2384	Roof (Metal) - Replace	35	23	\$99,750
2524	HVAC (2007 Units) - Replace	15	3	\$18,400
2525	HVACs (2017 Units) - Replace	15	13	\$14,950
2543	Security Cameras - Upgrade/Replace	10	8	\$4,000
Common Area Interiors				
2557	Fire Alarm System - Modernize	20	8	\$9,250
2558	Exit Signs & Emergency - Replace	25	13	\$4,500
2701	Interior Surfaces - Repaint	12	6	\$12,750
2705	Interior Lights - Replace	25	13	\$11,100
2709	Tile Flooring - Replace	35	23	\$56,050
2711	Carpeting - Replace	10	2	\$10,440
2727	Fitness Eqpmt (Cardio) - Replace	10	2	\$10,600
2728	Fitness Eqpmt (Strength) - Replace	15	2	\$6,000
2743	Furnishings/Decor - Partial Replace	25	13	\$22,250

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2747 Kitchen - Partial Remodel	20	8	\$15,250
2748 Kitchen Appliances - Replace	15	7	\$5,400
2750 Bathrooms - Remodel	25	13	\$17,000
Pool Area			
2146 Pergola - Repair/Replace	25	17	\$6,765
2763 Pool Deck Furniture - Replace	8	4	\$8,400
2767 Pool Deck - Seal/Repair	5	0	\$13,200
2769 Pool Deck - Part Resurface	10	8	\$8,900
2771 Pool Fence - Replace	30	18	\$12,250
2772 Pool Deck Lighting - Replace	30	16	\$24,050
2773 Pool - Resurface	12	3	\$26,400
2775 Spa - Resurface	7	0	\$4,700
2779 Pool Filter - Replace	15	5	\$7,150
2783 Pool Pumps - Replace	10	5	\$8,875

55 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 10/13/2018, we were able to see most components. This is a unique association as many components are aging and the reserves have not been a focus. Many of the amenities however were in fair to good condition as there has been minimal use. Some larger refurbishment projects were discussed in the coming years. Any of these costs and scope of work should be added to future reserve studies. We visually inspected all the buildings. We were not able to inspect the fire system, building electrical and plumbing. Some of these components are outside of the scope of a reserve study.

During our site inspection we were informed that smaller repair projects are being handled from the Operational maintenance budget, not Reserves.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

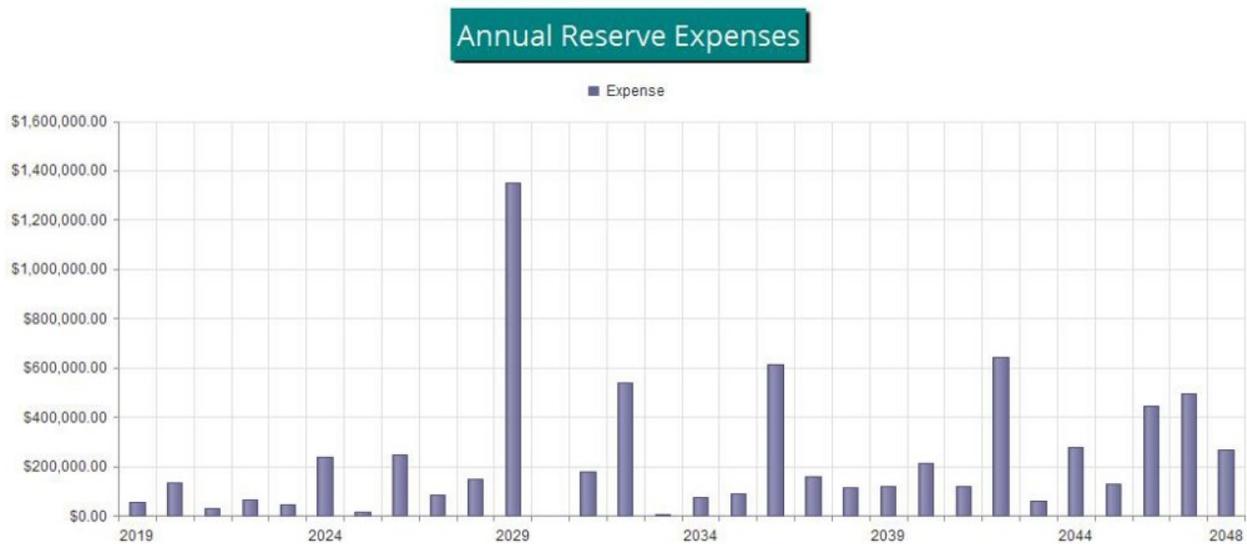


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$64,735 as-of the start of your Fiscal Year on 1/1/2019. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,261,545. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 5.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$140,250 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

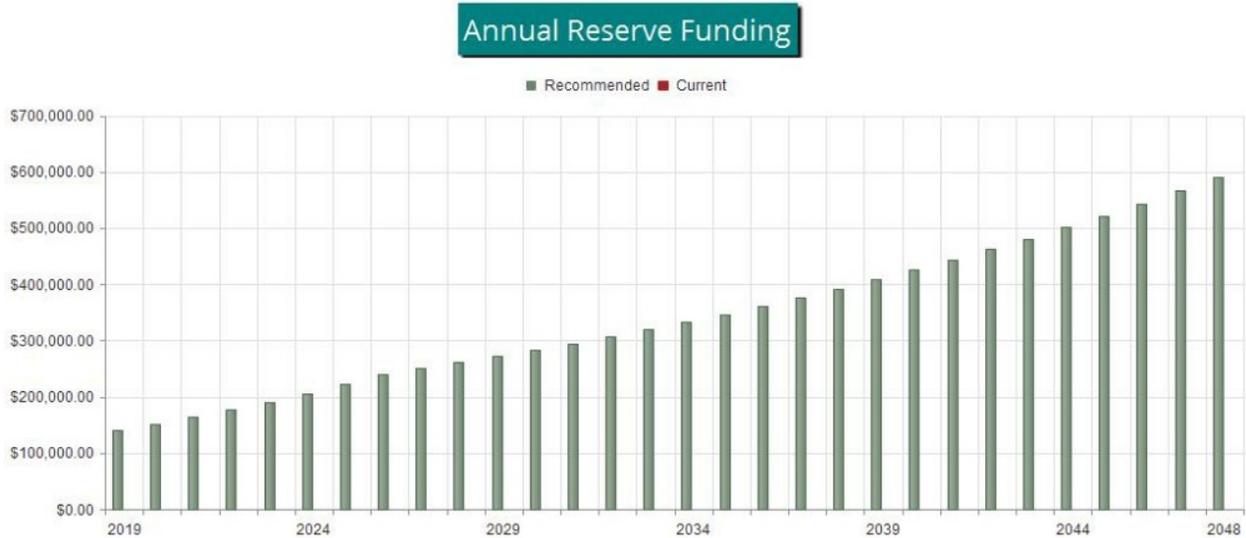


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

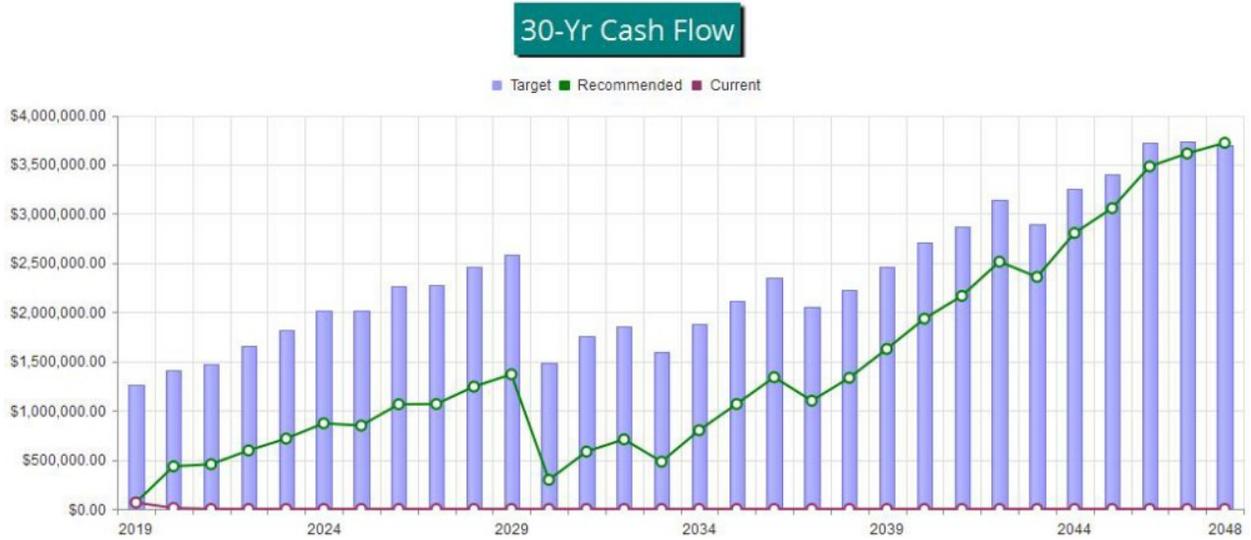


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.



Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Budget Summary

34521-0
Full

	Useful Life		2019 Rem. Useful Life		Estimated Replacement Cost in 2019	2019 Expenditures	01/01/2019 Fully Funded Balance	Remaining Bal. to be Funded	2019 Contributions
	Min	Max	Min	Max					
Site and Grounds	4	50	0	28	\$2,102,450	\$30,000	\$1,005,565	\$2,037,715	\$113,959
Guard House	15	35	3	27	\$35,150	\$0	\$19,367	\$35,150	\$1,775
Building Exterior	7	40	0	28	\$189,445	\$7,460	\$73,910	\$189,445	\$7,407
Common Area Interiors	10	35	2	23	\$180,590	\$0	\$91,532	\$180,590	\$7,955
Pool Area	5	30	0	18	\$120,690	\$17,900	\$71,172	\$120,690	\$9,154
					\$2,628,325	\$55,360	\$1,261,545	\$2,563,590	\$140,250

Percent Funded: 5.1%

Starting Information:

# Units:	187	
Base Year:	2019	
Period Start:	01/01/2019	
Period End:	12/31/2019	
Site Inspection Date:	10/13/2018	
Total Assessments:	\$201,960	Per Unit \$1,080.00
Budgeted Res Contrib:	\$0	Per Unit \$0.00
Starting Reserve Bal:	\$64,735	
Interest:	1.00 %	
Inflation:	3.00 %	

Status:

Proportional FFB:	\$1,261,545
Percent Funded:	5.1 %
Swain Factor:	1.664 %

Recommendation:

<u>Recommended</u> Contribution Rate:	\$140,250	Per Unit \$750.00
<u>Alternate</u> Contribution Rate:	\$0	Per Unit \$0.00
Annual Increase:	8.00 %	
# of Years:	7	
Secondary Annual Increase:	4.17 %	
# of Years:	30	
1st Yr S.A.:	\$280,500	Per Unit \$1,500.00
2nd Yr S.A.:	\$0	Per Unit \$0.00
3rd Yr S.A.:	\$0	Per Unit \$0.00
4th Yr S.A.:	\$0	Per Unit \$0.00
5th Yr S.A.:	\$0	Per Unit \$0.00
Minimum Balance (Full):	\$64,735.00	
Min Margin (Full):	21.81 %	
Minimum Balance (Alt):	(\$6,607,604.67)	
Min Margin (Alt):	-39,181.01 %	

System Defaults:

Current Annual Increase:	0.00 %
Budget Cycles Per Year:	1

Reserve Component List Detail

34521-0
Full

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site and Grounds						
2107	Concrete Sidewalks - Repair	Approx 82,800 GSF	7	5	\$16,500	\$23,200
2109	Concrete Curbs & Gutters - Repair	Approx 43,200 LF	7	5	\$30,200	\$36,800
2119	Pavers (Roadways) - Replace	Approx 1,050 GSF	35	23	\$8,400	\$10,500
2123	Asphalt - Seal/Repair	Approx 533,900 GSF	4	1	\$94,400	\$127,000
2125	Asphalt - Resurface	Approx 533,900 GSF	20	10	\$801,000	\$1,170,000
2129	Asphalt (Path) - Seal/Repair	Approx 52,700 GSF	4	0	\$27,000	\$33,000
2131	Asphalt (Path) - Repair/Resurface	Approx 52,700 GSF	20	7	\$142,000	\$184,500
2141	Site Fencing (Vinyl) - Replace	Approx 3,780 LF	35	23	\$132,300	\$179,100
2147	Dock Pavilion - Repair/Replace	Approx 375 GSF	30	22	\$5,500	\$8,000
2149	Gazebo - Replace	(8) Gazebos	20	18	\$12,000	\$19,000
2169	Entry Sign - Refurbish	Approx 550 LF	25	13	\$30,000	\$45,000
2170	Directional/Street Signs - Replace	(30) Signs	25	13	\$12,000	\$18,000
2181	Outdoor/Site Furniture - Replace	(3) Swings	25	13	\$5,000	\$8,000
2185	Landscaping - Refurbish	Numerous Areas	25	13	\$100,000	\$150,000
2193	Dock - Resurface	Approx 8,672 GSF	25	17	\$216,800	\$277,500
2328	Dock Railings - Replace	Approx 2,790 LF	35	28	\$83,700	\$106,000
2511	Barrier Arm Operators - Replace	(6) Operators	15	7	\$18,000	\$27,500
2599	Golf Cart - Replace	(1) Cart	10	9	\$3,000	\$4,000
3001	Dock - Repair (Fire Water Line)	(1) Dock	50	1	\$18,000	\$22,000
Guard House						
2340	Guard House - Refurbish	(1) Guard House	15	12	\$3,100	\$4,500
2384	Roof (Metal) - Replace	Approx 785 GSF	35	27	\$6,280	\$9,420
2501	Intercom - Replace	(2) Systems	15	7	\$5,400	\$7,000
2507	Barcode Automation - Replace	(1) Reader	15	3	\$10,800	\$15,200
2522	HVAC (Guardhouse) - Replace	(1) System	18	5	\$3,500	\$5,100
Building Exterior						
2304	Ext. Lights (Utility) - Replace	(23) Lights	25	13	\$2,880	\$4,140
2315	Clubhouse Porch - Repair/Re-coat	Approx 2,975 GSF	7	5	\$5,950	\$8,900
2326	Metal Handrails - Replace	Approx 135 LF	30	18	\$6,800	\$8,100
2343	Building Exterior - Seal/Paint	Approx 7,200 GSF	10	0	\$6,120	\$8,800
2367	Common Windows & Doors - Replace	(1) Clubhouse	40	28	\$23,000	\$30,000
2384	Roof (Metal) - Replace	Approx 10,500 GSF	35	23	\$84,000	\$115,500
2524	HVAC (2007 Units) - Replace	(4) Systems	15	3	\$14,000	\$22,800
2525	HVACs (2017 Units) - Replace	(2) Systems	15	13	\$13,000	\$16,900
2543	Security Cameras - Upgrade/Replace	(1) Systems	10	8	\$3,000	\$5,000
Common Area Interiors						
2557	Fire Alarm System - Modernize	(1) System	20	8	\$8,000	\$10,500
2558	Exit Signs & Emergency - Replace	(17) Fixtures	25	13	\$3,900	\$5,100
2701	Interior Surfaces - Repaint	Approx 12,200 GSF	12	6	\$10,900	\$14,600
2705	Interior Lights - Replace	Approx (75) Lights	25	13	\$9,000	\$13,200
2709	Tile Flooring - Replace	Approx 2,800 GSF	35	23	\$47,600	\$64,500
2711	Carpeting - Replace	Approx 160 GSY	10	2	\$9,280	\$11,600
2727	Fitness Eqpmt (Cardio) - Replace	(6) Pieces	10	2	\$9,000	\$12,200
2728	Fitness Eqpmt (Strength) - Replace	(2) Pieces	15	2	\$5,000	\$7,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2743	Furnishings/Decor - Partial Replace	(29) Furnishings	25	13	\$17,700	\$26,800
2747	Kitchen - Partial Remodel	(1) Kitchen	20	8	\$12,500	\$18,000
2748	Kitchen Appliances - Replace	(4) Appliances	15	7	\$4,500	\$6,300
2750	Bathrooms - Remodel	(2) Bathrooms	25	13	\$14,000	\$20,000
Pool Area						
2146	Pergola - Repair/Replace	Approx 330 GSF	25	17	\$5,610	\$7,920
2763	Pool Deck Furniture - Replace	(41) Pieces	8	4	\$7,300	\$9,500
2767	Pool Deck - Seal/Repair	Approx 5,930 GSF	5	0	\$11,800	\$14,600
2769	Pool Deck - Part Resurface	Approx 10% of 5,930 GSF	10	8	\$7,700	\$10,100
2771	Pool Fence - Replace	Approx 340 LF	30	18	\$10,200	\$14,300
2772	Pool Deck Lighting - Replace	(13) Lights	30	16	\$19,500	\$28,600
2773	Pool - Resurface	Approx 2,040 GSF	12	3	\$22,300	\$30,500
2775	Spa - Resurface	Approx 100 GSF	7	0	\$3,900	\$5,500
2779	Pool Filter - Replace	(4) Filters	15	5	\$6,000	\$8,300
2783	Pool Pumps - Replace	(4) Pumps	10	5	\$7,950	\$9,800

55 Total Funded Components

Component Significance

34521-0
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2107	Concrete Sidewalks - Repair	7	\$19,850	\$2,836	1.80 %
2109	Concrete Curbs & Gutters - Repair	7	\$33,500	\$4,786	3.03 %
2119	Pavers (Roadways) - Replace	35	\$9,450	\$270	0.17 %
2123	Asphalt - Seal/Repair	4	\$110,700	\$27,675	17.54 %
2125	Asphalt - Resurface	20	\$985,500	\$49,275	31.24 %
2129	Asphalt (Path) - Seal/Repair	4	\$30,000	\$7,500	4.75 %
2131	Asphalt (Path) - Repair/Resurface	20	\$163,250	\$8,163	5.17 %
2141	Site Fencing (Vinyl) - Replace	35	\$155,700	\$4,449	2.82 %
2147	Dock Pavilion - Repair/Replace	30	\$6,750	\$225	0.14 %
2149	Gazebo - Replace	20	\$15,500	\$775	0.49 %
2169	Entry Sign - Refurbish	25	\$37,500	\$1,500	0.95 %
2170	Directional/Street Signs - Replace	25	\$15,000	\$600	0.38 %
2181	Outdoor/Site Furniture - Replace	25	\$6,500	\$260	0.16 %
2185	Landscaping - Refurbish	25	\$125,000	\$5,000	3.17 %
2193	Dock - Resurface	25	\$247,150	\$9,886	6.27 %
2328	Dock Railings - Replace	35	\$94,850	\$2,710	1.72 %
2511	Barrier Arm Operators - Replace	15	\$22,750	\$1,517	0.96 %
2599	Golf Cart - Replace	10	\$3,500	\$350	0.22 %
3001	Dock - Repair (Fire Water Line)	50	\$20,000	\$400	0.25 %
Guard House					
2340	Guard House - Refurbish	15	\$3,800	\$253	0.16 %
2384	Roof (Metal) - Replace	35	\$7,850	\$224	0.14 %
2501	Intercom - Replace	15	\$6,200	\$413	0.26 %
2507	Barcode Automation - Replace	15	\$13,000	\$867	0.55 %
2522	HVAC (Guardhouse) - Replace	18	\$4,300	\$239	0.15 %
Building Exterior					
2304	Ext. Lights (Utility) - Replace	25	\$3,510	\$140	0.09 %
2315	Clubhouse Porch - Repair/Re-coat	7	\$7,425	\$1,061	0.67 %
2326	Metal Handrails - Replace	30	\$7,450	\$248	0.16 %
2343	Building Exterior - Seal/Paint	10	\$7,460	\$746	0.47 %
2367	Common Windows & Doors - Replace	40	\$26,500	\$663	0.42 %
2384	Roof (Metal) - Replace	35	\$99,750	\$2,850	1.81 %
2524	HVAC (2007 Units) - Replace	15	\$18,400	\$1,227	0.78 %
2525	HVACs (2017 Units) - Replace	15	\$14,950	\$997	0.63 %
2543	Security Cameras - Upgrade/Replace	10	\$4,000	\$400	0.25 %
Common Area Interiors					
2557	Fire Alarm System - Modernize	20	\$9,250	\$463	0.29 %
2558	Exit Signs & Emergency - Replace	25	\$4,500	\$180	0.11 %
2701	Interior Surfaces - Repaint	12	\$12,750	\$1,063	0.67 %
2705	Interior Lights - Replace	25	\$11,100	\$444	0.28 %
2709	Tile Flooring - Replace	35	\$56,050	\$1,601	1.02 %
2711	Carpeting - Replace	10	\$10,440	\$1,044	0.66 %
2727	Fitness Eqpmt (Cardio) - Replace	10	\$10,600	\$1,060	0.67 %
2728	Fitness Eqpmt (Strength) - Replace	15	\$6,000	\$400	0.25 %
2743	Furnishings/Decor - Partial Replace	25	\$22,250	\$890	0.56 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2747	Kitchen - Partial Remodel	20	\$15,250	\$763	0.48 %
2748	Kitchen Appliances - Replace	15	\$5,400	\$360	0.23 %
2750	Bathrooms - Remodel	25	\$17,000	\$680	0.43 %
Pool Area					
2146	Pergola - Repair/Replace	25	\$6,765	\$271	0.17 %
2763	Pool Deck Furniture - Replace	8	\$8,400	\$1,050	0.67 %
2767	Pool Deck - Seal/Repair	5	\$13,200	\$2,640	1.67 %
2769	Pool Deck - Part Resurface	10	\$8,900	\$890	0.56 %
2771	Pool Fence - Replace	30	\$12,250	\$408	0.26 %
2772	Pool Deck Lighting - Replace	30	\$24,050	\$802	0.51 %
2773	Pool - Resurface	12	\$26,400	\$2,200	1.39 %
2775	Spa - Resurface	7	\$4,700	\$671	0.43 %
2779	Pool Filter - Replace	15	\$7,150	\$477	0.30 %
2783	Pool Pumps - Replace	10	\$8,875	\$888	0.56 %
55	Total Funded Components			\$157,746	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
Site and Grounds						
2107	Concrete Sidewalks - Repair	7	5	\$19,850	\$5,671	\$2521.20
2109	Concrete Curbs & Gutters - Repair	7	5	\$33,500	\$9,571	\$4254.92
2119	Pavers (Roadways) - Replace	35	23	\$9,450	\$3,240	\$240.05
2123	Asphalt - Seal/Repair	4	1	\$110,700	\$83,025	\$24605.48
2125	Asphalt - Resurface	20	10	\$985,500	\$492,750	\$43809.77
2129	Asphalt (Path) - Seal/Repair	4	0	\$30,000	\$30,000	\$6668.15
2131	Asphalt (Path) - Repair/Resurface	20	7	\$163,250	\$106,113	\$7257.17
2141	Site Fencing (Vinyl) - Replace	35	23	\$155,700	\$53,383	\$3955.17
2147	Dock Pavilion - Repair/Replace	30	22	\$6,750	\$1,800	\$200.04
2149	Gazebo - Replace	20	18	\$15,500	\$1,550	\$689.04
2169	Entry Sign - Refurbish	25	13	\$37,500	\$18,000	\$1333.63
2170	Directional/Street Signs - Replace	25	13	\$15,000	\$7,200	\$533.45
2181	Outdoor/Site Furniture - Replace	25	13	\$6,500	\$3,120	\$231.16
2185	Landscaping - Refurbish	25	13	\$125,000	\$60,000	\$4445.44
2193	Dock - Resurface	25	17	\$247,150	\$79,088	\$8789.51
2328	Dock Railings - Replace	35	28	\$94,850	\$18,970	\$2409.43
2511	Barrier Arm Operators - Replace	15	7	\$22,750	\$12,133	\$1348.45
2599	Golf Cart - Replace	10	9	\$3,500	\$350	\$311.18
3001	Dock - Repair (Fire Water Line)	50	1	\$20,000	\$19,600	\$355.63
Guard House						
2340	Guard House - Refurbish	15	12	\$3,800	\$760	\$225.24
2384	Roof (Metal) - Replace	35	27	\$7,850	\$1,794	\$199.41
2501	Intercom - Replace	15	7	\$6,200	\$3,307	\$367.49
2507	Barcode Automation - Replace	15	3	\$13,000	\$10,400	\$770.54
2522	HVAC (Guardhouse) - Replace	18	5	\$4,300	\$3,106	\$212.39
Building Exterior						
2304	Ext. Lights (Utility) - Replace	25	13	\$3,510	\$1,685	\$124.83
2315	Clubhouse Porch - Repair/Re-coat	7	5	\$7,425	\$2,121	\$943.07
2326	Metal Handrails - Replace	30	18	\$7,450	\$2,980	\$220.79
2343	Building Exterior - Seal/Paint	10	0	\$7,460	\$7,460	\$663.26
2367	Common Windows & Doors - Replace	40	28	\$26,500	\$7,950	\$589.02
2384	Roof (Metal) - Replace	35	23	\$99,750	\$34,200	\$2533.90
2524	HVAC (2007 Units) - Replace	15	3	\$18,400	\$14,720	\$1090.61
2525	HVACs (2017 Units) - Replace	15	13	\$14,950	\$1,993	\$886.12
2543	Security Cameras - Upgrade/Replace	10	8	\$4,000	\$800	\$355.63
Common Area Interiors						
2557	Fire Alarm System - Modernize	20	8	\$9,250	\$5,550	\$411.20
2558	Exit Signs & Emergency - Replace	25	13	\$4,500	\$2,160	\$160.04
2701	Interior Surfaces - Repaint	12	6	\$12,750	\$6,375	\$944.66
2705	Interior Lights - Replace	25	13	\$11,100	\$5,328	\$394.75
2709	Tile Flooring - Replace	35	23	\$56,050	\$19,217	\$1423.81
2711	Carpeting - Replace	10	2	\$10,440	\$8,352	\$928.21
2727	Fitness Eqpmt (Cardio) - Replace	10	2	\$10,600	\$8,480	\$942.43
2728	Fitness Eqpmt (Strength) - Replace	15	2	\$6,000	\$5,200	\$355.63

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
2743 Furnishings/Decor - Partial Replace	25	13	\$22,250	\$10,680	\$791.29
2747 Kitchen - Partial Remodel	20	8	\$15,250	\$9,150	\$677.93
2748 Kitchen Appliances - Replace	15	7	\$5,400	\$2,880	\$320.07
2750 Bathrooms - Remodel	25	13	\$17,000	\$8,160	\$604.58
Pool Area					
2146 Pergola - Repair/Replace	25	17	\$6,765	\$2,165	\$240.59
2763 Pool Deck Furniture - Replace	8	4	\$8,400	\$4,200	\$933.54
2767 Pool Deck - Seal/Repair	5	0	\$13,200	\$13,200	\$2347.19
2769 Pool Deck - Part Resurface	10	8	\$8,900	\$1,780	\$791.29
2771 Pool Fence - Replace	30	18	\$12,250	\$4,900	\$363.04
2772 Pool Deck Lighting - Replace	30	16	\$24,050	\$11,223	\$712.75
2773 Pool - Resurface	12	3	\$26,400	\$19,800	\$1955.99
2775 Spa - Resurface	7	0	\$4,700	\$4,700	\$596.96
2779 Pool Filter - Replace	15	5	\$7,150	\$4,767	\$423.80
2783 Pool Pumps - Replace	10	5	\$8,875	\$4,438	\$789.06
55 Total Funded Components				\$1,261,545	\$140,250

30-Year Reserve Plan Summary

34521-0
Full

Fiscal Year Start: 2019

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2019	\$64,735	\$1,261,545	5.1 %	High	\$140,250	\$280,500	\$2,486	\$55,360
2020	\$432,611	\$1,404,849	30.8 %	Medium	\$151,470	\$0	\$4,431	\$134,621
2021	\$453,890	\$1,475,688	30.8 %	Medium	\$163,588	\$0	\$5,237	\$28,687
2022	\$594,029	\$1,661,910	35.7 %	Medium	\$176,675	\$0	\$6,538	\$63,160
2023	\$714,081	\$1,823,808	39.2 %	Medium	\$190,809	\$0	\$7,915	\$43,220
2024	\$869,585	\$2,016,413	43.1 %	Medium	\$206,073	\$0	\$8,577	\$237,651
2025	\$846,585	\$2,020,004	41.9 %	Medium	\$222,559	\$0	\$9,546	\$15,224
2026	\$1,063,466	\$2,258,439	47.1 %	Medium	\$240,364	\$0	\$10,641	\$248,803
2027	\$1,065,667	\$2,269,246	47.0 %	Medium	\$250,387	\$0	\$11,534	\$85,380
2028	\$1,242,208	\$2,454,683	50.6 %	Medium	\$260,828	\$0	\$13,041	\$149,005
2029	\$1,367,072	\$2,586,308	52.9 %	Medium	\$271,705	\$0	\$8,306	\$1,352,195
2030	\$294,888	\$1,488,940	19.8 %	High	\$283,035	\$0	\$4,384	\$0
2031	\$582,307	\$1,757,946	33.1 %	Medium	\$294,837	\$0	\$6,443	\$176,816
2032	\$706,772	\$1,859,632	38.0 %	Medium	\$307,132	\$0	\$5,928	\$540,435
2033	\$479,397	\$1,596,773	30.0 %	Medium	\$319,939	\$0	\$6,387	\$7,109
2034	\$798,615	\$1,882,494	42.4 %	Medium	\$333,281	\$0	\$9,318	\$75,522
2035	\$1,065,691	\$2,113,675	50.4 %	Medium	\$347,179	\$0	\$12,014	\$86,734
2036	\$1,338,149	\$2,347,818	57.0 %	Medium	\$361,656	\$0	\$12,183	\$612,570
2037	\$1,099,418	\$2,055,176	53.5 %	Medium	\$376,737	\$0	\$12,148	\$157,049
2038	\$1,331,254	\$2,230,978	59.7 %	Medium	\$392,447	\$0	\$14,779	\$112,707
2039	\$1,625,773	\$2,466,004	65.9 %	Medium	\$408,812	\$0	\$17,785	\$119,583
2040	\$1,932,788	\$2,709,524	71.3 %	Low	\$425,860	\$0	\$20,477	\$214,678
2041	\$2,164,447	\$2,871,183	75.4 %	Low	\$443,618	\$0	\$23,374	\$119,067
2042	\$2,512,372	\$3,145,216	79.9 %	Low	\$462,117	\$0	\$24,336	\$641,909
2043	\$2,356,916	\$2,898,258	81.3 %	Low	\$481,387	\$0	\$25,789	\$60,984
2044	\$2,803,109	\$3,251,840	86.2 %	Low	\$501,461	\$0	\$29,282	\$278,001
2045	\$3,055,851	\$3,402,385	89.8 %	Low	\$522,372	\$0	\$32,664	\$131,067
2046	\$3,479,820	\$3,718,969	93.6 %	Low	\$544,155	\$0	\$35,445	\$447,145
2047	\$3,612,275	\$3,729,975	96.8 %	Low	\$566,846	\$0	\$36,645	\$496,023
2048	\$3,719,743	\$3,701,767	100.5 %	Low	\$590,484	\$0	\$38,983	\$269,120

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representatives of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

Site and Grounds

Comp #: 2107 Concrete Sidewalks - Repair

Quantity: Approx 82,800 GSF

Location: Common area sidewalks

Funded?: Yes.

History:

Comments: Some cracking and trip hazards noticed. Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 16,500

Worst Case: \$ 23,200

Higher allowance

Lower allowance to replace

Cost Source: AR Cost Database

Comp #: 2109 Concrete Curbs & Gutters - Repair

Quantity: Approx 43,200 LF

Location: Throughout property

Funded?: Yes.

History:

Comments: Concrete curbs and gutters determined to be in fair condition typically may start to exhibit minor hair-line cracks and minimal vehicle damage, particularly in high-traffic areas. Although complete replacement of all areas together should not be required, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 30,200

Worst Case: \$ 36,800

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2113 Site Drainage System - Clean/Repair

Quantity: (1) System

Location: Throughout development

Funded?: No. Handled as an Operational Expense.

History:

Comments: Site drainage systems determined to be in fair condition typically may cause some minor amount of standing water after normal rain storms, but water dissipates in a reasonable amount of time. System only requires routine repairs on an as-needed basis according to information provided.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2119 Pavers (Roadways) - Replace

Quantity: Approx 1,050 GSF

Location: Main entry

Funded?: Yes.

History:

Comments: These pavers were in fair condition and have minimal wear. As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals, sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the association and standards in the local area. In general, we do not recommend sealing concrete pavers.

Useful Life:
35 years

Remaining Life:
23 years



Best Case: \$ 8,400

Worst Case: \$ 10,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 533,900 GSF

Location: Roadways throughout development

Funded?: Yes.

History:

Comments: Asphalt seal-coat determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. Traffic markings still make contrast with pavement, but are showing some fading and wear.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 94,400

Worst Case: \$ 127,000

Lower estimate to seal/repair

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 533,900 GSF

Location: Throughout the property

Funded?: Yes.

History: Original from 2007

Comments: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. Large pot hole noticed and pictured above. Association is aware of issue. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 801,000

Worst Case: \$ 1,170,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2129 Asphalt (Path) - Seal/Repair

Quantity: Approx 52,700 GSF

Location: Paths throughout development

Funded?: Yes.

History:

Comments: These paths have not been maintained and should have repairs/reseals completed. This will help the asphalt reach its potential UL. Asphalt path determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. If present, markings still make contrast with pavement, but are showing some fading and wear. Paths should be seal-coated at same time as asphalt roads whenever possible, in order to preserve consistent appearance in the common areas and to obtain better pricing through economies of scale. A seal coat provides a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower estimate to repair/re-coat

Higher estimate

Cost Source: AR Cost Database

Comp #: 2131 Asphalt (Path) - Repair/Resurface

Quantity: Approx 52,700 GSF

Location: Path throughout development

Funded?: Yes.

History:

Comments: Paths were weathered and breakage was in areas. Repairs should occur in the near future. Asphalt paths should be inspected regularly for trip hazards and any other safety concerns (ponding water, potholes, etc.) in order to limit liability exposure. Paths are not subjected to the same vehicle traffic loads, but are exposed to sunlight, weather, etc. which will reduce useful life in the same fashion as a roadway. Should be maintained to a good aesthetic standard to preserve path as an amenity of the Association. Asphalt paths should be inspected regularly for trip hazards and any other safety concerns (ponding water, potholes, etc.) in order to limit liability exposure. Paths are not subjected to the same vehicle traffic loads, but are exposed to sunlight, weather, etc. which will reduce useful life in the same fashion as a roadway. Should be maintained to a good aesthetic standard to preserve path as an amenity of the Association.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 142,000

Worst Case: \$ 184,500

Lower estimate to repair/resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2141 Site Fencing (Vinyl) - Replace

Quantity: Approx 3,780 LF

Location: Fencing around front perimeter and near dock.

Funded?: Yes.

History:

Comments: Vinyl fencing with concrete posts. Determined to be in fair condition typically exhibits some surface wear, fading and/or chalking. May also exhibit some loose or missing panels, and possibly minor leaning or damage. Overall appearance is consistent but declining.

Useful Life:
35 years

Remaining Life:
23 years



Best Case: \$ 132,300

Worst Case: \$ 179,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2147 Dock Pavilion - Repair/Replace

Quantity: Approx 375 GSF

Location: Common areas

Funded?: Yes.

History:

Comments: This was a simple pavilion area with a metal roof. Full replacement is expected in the distant future. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the arbor and extend its useful life. Assuming ordinary care and maintenance, plan for complete replacement at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 5,500

Worst Case: \$ 8,000

Lower allowance for repairs/replacements

Higher allowance

Cost Source: AR Cost Database

Comp #: 2149 Gazebo - Replace

Quantity: (8) Gazebos

Location: Common areas

Funded?: Yes.

History: Reportedly installed in 2017

Comments: Gazebos were mostly vinyl and in fair condition. Gazebos determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 12,000

Worst Case: \$ 19,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2150 Fountain/Water Feature - Maintain

Quantity: (1) Feature

Location: Entry to community

Funded?: No.

History:

Comments: Water features determined to be in fair condition typically exhibit minor to moderate interior surface wear, and may have occasional minor repair issues or leaks. If present, features such as lighting, jets, fountains, etc. are observed or reported to be functional. Fountains should be inspected routinely for leaks and mechanical problems. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2151 Trash Enclosures - Replace

Quantity: Approx 45 LF

Location: Parking lot adjacent to clubhouse

Funded?: No.

History:

Comments: Trash enclosures determined to be in fair condition typically exhibit moderate signs of wear and deterioration. If present, gates and hardware may be in need of repair, or have deteriorated from an aesthetic standpoint. Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require full replacement at some point. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2158 Retaining Walls - Repair

Quantity: Approx 295 LF

Location: Common areas near dock

Funded?: No.

History:

Comments: There is no predictable timeline if this wall will need to be replaced. This is not out area of expertise but it appeared there were areas of eroding where the wall appears to be popping out. We recommended the association consult with a engineering company to inspect this wall regularly. Retaining walls determined to be in fair condition exhibit generally straight alignment but may be experiencing slight outward bowing, minor cracks and/or minor erosion adjacent to the structure. If present, coating of any exposed sections may be worn and faded. If consistent cost become too large for the operating budget then an allowance should be added to future reserve studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2159 Pond Erosion Control - Replace

Quantity: Numerous LF

Location: Waterline at retention ponds

Funded?: No.

History:

Comments: Pond erosion control measures determined to be in fair condition typically exhibit a mostly uniform slope with minor erosion of shore material and possibly some gaps in ground cover.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2160 Retention Ponds - Maintain

Quantity: (11) Ponds, (10.5 Acres)

Location: Throughout development

Funded?: No.

History:

Comments: Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases, large projects such as weed abatement or dredging may be required, but the scope and frequency of such projects is very unpredictable. As a precaution, the association may want to budget an "allowance" for repairs to the ponds. The association should consult with pond service vendor on a regular basis to identify any necessary projects, which may be included within future Reserve Study updates as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2169 Entry Sign - Refurbish

Quantity: Approx 550 LF

Location: Main entry to community

Funded?: Yes.

History:

Comments: Approx 550 LF of brick wall. Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. Some letters are missing as well. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 30,000

Worst Case: \$ 45,000

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2170 Directional/Street Signs - Replace

Quantity: (30) Signs

Location: Adjacent to streets and parking areas

Funded?: Yes.

History:

Comments: Directional and street signs determined to be in fair condition typically exhibit somewhat faded surface finish and may have minor damage to their supports/posts/hardware. Panels are clean but reflectiveness and contrasting of lettering or symbols may be diminished. Decorative street signs and posts are generally replaced at longer intervals due to weathering or style changes, or to coincide with other exterior projects such as replacement of entry signage, street lighting, etc. Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. Costs for replacement can vary greatly depending on style selected; unless otherwise noted, costs shown here are based on replacement with a comparable type as are currently in place.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2173 Street Lights - Replace

Quantity: Numerous Lights

Location: Throughout development

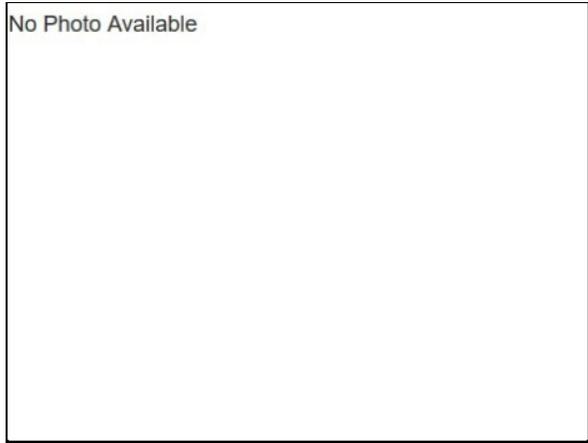
Funded?: No. Replacement handled by Utility Co.

History:

Comments: Street lights are not owned by the Association. No obligation to pay for replacement, so no Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2181 Outdoor/Site Furniture - Replace

Quantity: (3) Swings

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Outdoor chair swings are determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. Repair and maintain annually as an operating cost.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 5,000

Worst Case: \$ 8,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2183 Trees - Trim/Remove

Quantity: Numerous Trees

Location: Throughout development

Funded?: No. Handled as an Operational Expense.

History:

Comments: Routine tree trimming is expected to be included within the association's landscaping contract or otherwise reflected in the annual Operating budget. No need for Reserve funding at this time. If a pattern of larger expenses develops, or if substantial removal or replacement becomes necessary, the Reserve Study should be updated to incorporate new information. In this case, many Associations choose to work with a qualified arborist or other landscaping professional to develop appropriate guidelines and scope of work.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2185 Landscaping - Refurbish

Quantity: Numerous Areas

Location: Landscaped common areas

Funded?: Yes.

History:

Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically, such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated by the Association over time and adjusted as needed during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 100,000

Worst Case: \$ 150,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2193 Dock - Resurface

Quantity: Approx 8,672 GSF

Location: Rear of association to the east side

Funded?: Yes.

History: Built in 2011

Comments: This dock was reportedly built in 2011. At some point all of the decking will have to be replaced, Surface wear was noticed but overall most dock surfaces were in fair condition. Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracked/splintered sections, minor amounts of warping, and rust/corrosion noticeable on hardware elements. Overall appearance is acceptable but noticeably diminishing.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 216,800

Worst Case: \$ 277,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2194 Dock Pilings - Partial Replace

Quantity: Approx (154) Pilings

Location: Dock structure

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense for now until SOW can be estimated

History: Built in 2011

Comments: This dock has approx (154) pilings. Dock structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable, but at this stage, more exposed components may begin to wear at an accelerated pace. These pilings usually have a long unpredictable useful life. However, funding could be required in the future. We recommend having these pilings inspected regularly to confirm there are no early sign or deterioration. If deterioration occur sooner then expected then funding should be added to future reserve studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2328 Dock Railings - Replace

Quantity: Approx 2,790 LF

Location: Exterior walkway decks

Funded?: Yes.

History:

Comments: These railings were in fair condition and should have a longer useful life then the walking surfaces. This is a place holder for funding as RUL is hard to predict depending on the maintenance and repairs moving forwards.

Useful Life:
35 years

Remaining Life:
28 years



Best Case: \$ 83,700

Worst Case: \$ 106,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace

Quantity: (6) Operators

Location: Gate entrances

Funded?: Yes.

History: Installed in 2011

Comments: (4) single-arm gates at main entrance and (2) at second entrance. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which are generally replaced as an Operating/maintenance expense. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 18,000

Worst Case: \$ 27,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2591 Irrigation System - Repair

Quantity: (1) System

Location: Landscaped common areas

Funded?: No.

History:

Comments: As routine maintenance, inspect regularly, test system and repair as needed from Operating budget. Consult with irrigation vendor to determine what types of repairs and replacements are included in the landscaping contract. If properly installed without defect, the elements within this system are generally low-cost and have a failure rate that is difficult to predict, making it best-suited to be handled through the Operating budget. No basis for Reserve funding at this time. If significant problems and systemic replacements become a concern over time, an allowance for ongoing replacements may need to be added during future Reserve Study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2599 Golf Cart - Replace

Quantity: (1) Cart

Location: Maintenance shed

Funded?: Yes.

History:

Comments: This cart was not viewed during our visit to the property. Funding for the future replacement. Routine maintenance should be performed to maximize useful life of the cart. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable model, either new or lightly used.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 3000 Boat Lifts - Replace

Quantity: (1) Dock

Location: Dock area

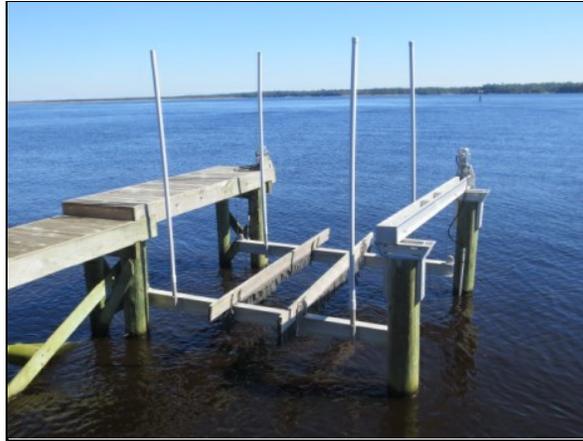
Funded?: No.

History:

Comments: There were only a couple of boat lift system which looked older and are assumed not to be used frequently. If expansion occurs and more lifts are added along with other dock components these projects and costs should be added to future reserve studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 3001 Dock - Repair (Fire Water Line)

Quantity: (1) Dock

Location: Dock Area

Funded?: Yes.

History:

Comments: A repair project was reported to extend fire water line further out on the dock. This is expected to be a one time project and will not be funded for in the future.

Useful Life:
50 years

Remaining Life:
1 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Guard House

Comp #: 2171 Flag Pole - Replace

Quantity: (1) Flag Pole

Location: At entrance to association

Funded?: No.

History:

Comments: Flag poles should have a very long useful life with minimal maintenance required. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2340 Guard House - Refurbish

Quantity: (1) Guard House

Location: Main entrance to association

Funded?: Yes.

History:

Comments: (1) guardhouse with (4) windows, (2) glass doors and (1) small bathroom. Damage noticed on top of guardhouse where repair is needed but this was only isolated. This component represents an allowance for maintaining the exterior of the guardhouse. Guard house should be inspected, cleaned and small maintenance projects made as an Operating expense. Typical Reserve-funded projects may include exterior painting and roof repairs/replacement, new windows and doors, lighting, signage, etc. Any one project may not individually meet the threshold for Reserve funding, but combinations of projects done together may become significant. Guard houses have significant aesthetic value in terms of curb appeal and first impressions and should be maintained to a high standard.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 3,100

Worst Case: \$ 4,500

Lower allowance for maintenance/repair projects

Higher allowance

Cost Source: AR Cost Database

Comp #: 2351 Fiber Cement Siding - Repaint

Quantity: Approx 600 GSF

Location: Guardhouse exterior

Funded?: No.

History:

Comments: Surface wear was minimal. No areas of advanced deterioration were noticed. Cost for this component have been added to the clubhouse exterior projects as funding for just this guardhouse does not meet the cost threshold for a reserve component. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2353 Fiber Cement Siding - Repair/Repl.

Quantity: Approx 600 GSF

Location: Guardhouse exterior

Funded?: No.

History:

Comments: No expectation for a full replacement at this time. The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. Manufacturers typically offer a long warranty for this material (30 years in the case of James Hardie), but the material could last considerably longer assuming good installation and proper painting and other maintenance. The association should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the association should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. If a limited useful life can be determined, funding should be added to future Reserve Study updates. At this time, plan to inspect and repair as needed using operation and maintenance funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2384 Roof (Metal) - Replace

Quantity: Approx 785 GSF

Location: Guardhouse rooftop

Funded?: Yes.

History:

Comments: No issues reported with this roof and no major deterioration noticed. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
35 years

Remaining Life:
27 years



Best Case: \$ 6,280

Worst Case: \$ 9,420

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2501 Intercom - Replace

Quantity: (2) Systems

Location: Gate entrances

Funded?: Yes.

History:

Comments: DKS intercom systems were noticed to be functioning. Exact age of component is unknown, RUL has been estimated. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 5,400

Worst Case: \$ 7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2507 Barcode Automation - Replace

Quantity: (1) Reader

Location: Gate entrances

Funded?: Yes.

History:

Comments: Model# BA-200. Appeared weathered and manf date reads 2007. Although use has not been frequent replacement still may be required in the near future. Should be evaluated and repaired as needed by servicing vendor to ensure proper function. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators. Cost shown is for the reader device itself; decals are assumed to be paid for by unit/homeowners. Plan on replacing at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 10,800

Worst Case: \$ 15,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Guardhouse) - Replace

Quantity: (1) System

Location: Guardhouse

Funded?: Yes.

History:

Comments: System was a Goodman model with 1.5 nominal ton capacity showing 2007 manufacture date. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, etc. We recommend that routine repairs and maintenance such as filter replacement, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
18 years

Remaining Life:
5 years



Best Case: \$ 3,500

Worst Case: \$ 5,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Building Exterior

Comp #: 2303 Ext. Lights (Decorative) - Replace

Quantity: (4) Lights

Location: Building exterior

Funded?: No. Too small for Reserve designation.

History:

Comments: Determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2304 Ext. Lights (Utility) - Replace

Quantity: (23) Lights

Location: Building exterior

Funded?: Yes.

History:

Comments: Recessed lights appeared to be in fair condition. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 2,880

Worst Case: \$ 4,140

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2315 Clubhouse Porch - Repair/Re-coat

Quantity: Approx 2,975 GSF

Location: Entry porch and perimeter to clubhouse

Funded?: Yes.

History:

Comments: Clubhouse house walkway deck was in fair to good condition. Surfaces are covered and should help protect these surfaces. Coatings determined to be in good condition typically exhibit generally uniform texture and color with little or no cracking, bubbling/blistering, peeling or other apparent physical deterioration. Coating is uniform and apparently providing adequate coverage to deck surface. Deck appears to be generally skid-resistant. Unless otherwise noted, specific brand/type of decking product in place was not confirmed. This component refers only to the top/finish coat unless otherwise noted. Whenever possible, decks should ideally be re-coated at the same time as building exterior painting or other exterior waterproofing projects to obtain better pricing and promote more consistent aesthetic standards. Future replacement may be needed if surfaces are not maintained. If this is the case funding should be added to future reserve studies.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 5,950

Worst Case: \$ 8,900

Lower estimate to repair/re-coat

Higher estimate

Cost Source: AR Cost Database

Comp #: 2326 Metal Handrails - Replace

Quantity: Approx 135 LF

Location: Entry porch perimeter

Funded?: Yes.

History:

Comments: Minor surface wear noticed. Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted, costs shown are based on replacement with a similar style of railing. However, if the Association chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 6,800

Worst Case: \$ 8,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Building Exterior - Seal/Paint

Quantity: Approx 7.200 GSF

Location: Building exterior

Funded?: Yes.

History:

Comments: There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 6,120

Worst Case: \$ 8,800

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2346 Termites/Pests - Large Treatments

Quantity: (1) Clubhouse

Location: Throughout building

Funded?: No.

History:

Comments: In most cases, small termite treatment projects are included within an association's Operating budget, but if significant damage or chronic problems become apparent, larger projects such as termite tenting may be required. Timing and scope of these projects are often unpredictable but once necessary, can become a recurring expense. This component should be re-evaluated during future Reserve Study updates based on recent cost history and vendor recommendations. A variety of treatment options are available and costs and schedule can vary greatly depending on type of treatment selected.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2353 Fiber Cement Siding - Repair/Repl.

Quantity: Approx 4,400 GSF

Location: Building exterior

Funded?: No.

History:

Comments: The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. Manufacturers typically offer a long warranty for this material (30 years in the case of James Hardie), but the material could last considerably longer assuming good installation and proper painting and other maintenance. The association should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the association should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. If a limited useful life can be determined, funding should be added to future Reserve Study updates. At this time, plan to inspect and repair as needed using operation and maintenance funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2367 Common Windows & Doors - Replace

Quantity: (1) Clubhouse

Location: Windows and doors for clubhouse

Funded?: Yes.

History:

Comments: There were (20) 3'x7' windows, (3) simple doors, (7) double glass doors. No issues were noticed or reported with water intrusion issues. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
40 years

Remaining Life:
28 years



Best Case: \$ 23,000

Worst Case: \$ 30,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2384 Roof (Metal) - Replace

Quantity: Approx 10,500 GSF

Location: Building rooftop

Funded?: Yes.

History:

Comments: No issues were reported with water intrusion issues. The timeline for metal roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
35 years

Remaining Life:
23 years



Best Case: \$ 84,000

Worst Case: \$ 115,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2524 HVAC (2007 Units) - Replace

Quantity: (4) Systems

Location: Condensing units at exterior, air handlers at interior

Funded?: Yes.

History:

Comments: These system are all original and replacement is expected in the near future. Systems were Goodman models with 2 and 3.5 nominal ton capacity showing 2007 manufacture date. If these are replaced one at a time they future reserve study should have them split out individually. There are two units of each type. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, etc. We recommend that routine repairs and maintenance such as filter replacement, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 14,000

Worst Case: \$ 22,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2525 HVACs (2017 Units) - Replace

Quantity: (2) Systems

Location: Condensing unit at exterior, air handler at interior

Funded?: Yes.

History:

Comments: These (2) Systems was a Heil model with 2 and 5 nominal ton capacity showing 2017 manufacture date. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date noted on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, etc. We recommend that routine repairs and maintenance such as filter replacement, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 13,000

Worst Case: \$ 16,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

Quantity: (1) Systems

Location: Throughout development

Funded?: Yes.

History:

Comments: Reportedly recently installed. Exact size of system is unknown at this time reserving for a similar type system. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of camera fixtures, recording equipment, monitors, software, etc. Costs assume that existing wiring can be re-used and only the actual equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Common Area Interiors

Comp #: 2557 Fire Alarm System - Modernize

Quantity: (1) System

Location: Throughout building

Funded?: Yes.

History:

Comments: Full scope of system was unable to be determined. Funding for a similar size system for a clubhouse of this size. Our inspection is for planning and budgeting purposes only; fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 8,000

Worst Case: \$ 10,500

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2558 Exit Signs & Emergency - Replace

Quantity: (17) Fixtures

Location: Throughout common areas of clubhouse

Funded?: Yes.

History:

Comments: Exit signs were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of many (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components, such as emergency lights, fire alarm components or with other lighting. There is a wide variety of fixture styles available, with a wide range of associated costs. Funding here to replace with fixtures comparable to those currently in place.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 3,900

Worst Case: \$ 5,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2701 Interior Surfaces - Repaint

Quantity: Approx 12,200 GSF

Location: Interior common areas of clubhouse

Funded?: Yes.

History:

Comments: Surfaces are in fair condition overall. There is an area above rear door that is evidence of a water intrusion issue. Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 10,900

Worst Case: \$ 14,600

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace

Quantity: Approx (75) Lights

Location: Interior common areas

Funded?: Yes.

History:

Comments: (4) fluorescent lights and (71) recessed lights were counted during our visit. As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available; funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 9,000

Worst Case: \$ 13,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring - Replace

Quantity: Approx 2,800 GSF

Location: Main clubhouse room

Funded?: Yes.

History:

Comments: Interior tile flooring determined to be in good condition typically exhibits little to no significant wear. Few or no cracks, and style is still appropriate and upholding the aesthetic standards of the property. As part of ongoing maintenance program, inspect regularly and repair or replace damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here.

Useful Life:
35 years

Remaining Life:
23 years



Best Case: \$ 47,600

Worst Case: \$ 64,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting - Replace

Quantity: Approx 160 GSY

Location: Interior common areas of clubhouse

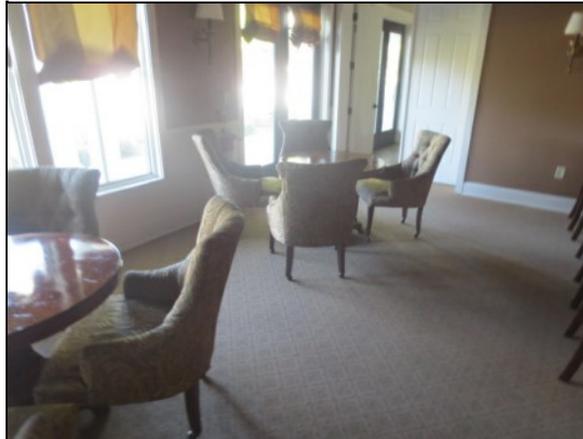
Funded?: Yes.

History:

Comments: Carpeting determined to be in fair condition typically exhibits light to moderate signs of age, such as fraying, stains and fading. Some tearing noticed. Deterioration may be more noteworthy at higher-traffic areas. Some tearing noticed in isolated areas. Replacement is expected in the near future as carpets are aging. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 9,280

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Room - Remodel

Quantity: (1) Room

Location: Fitness room interior

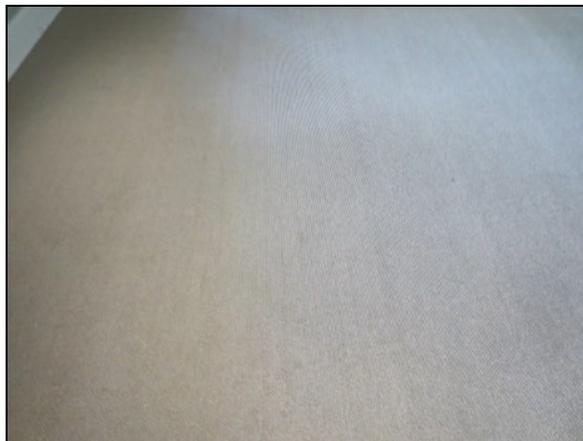
Funded?: No.

History:

Comments: (2) TV's, (4) fans, 190 GSF of mirrored walls and 608 GSF of carpeting. Fitness room should be remodeled during other interior remodeling projects. Surfaces and appearance was in good condition as use in very minimal up to this point.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2727 Fitness Eqpmt (Cardio) - Replace

Quantity: (6) Pieces

Location: Fitness room

Funded?: Yes.

History:

Comments: Equipment is older but use appears minimal. Upgrade expected with property being re-advertised for sales. (3) treadmills, (1) elliptical and (2) exercise bikes. Cardio machines/equipment determined to be in fair condition typically exhibits noticeable but not excessive signs of wear, but all equipment is assumed to be functioning properly and up to an appropriate standard for the property. Equipment are older but are not used. Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 9,000

Worst Case: \$ 12,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace

Quantity: (2) Pieces

Location: Fitness room

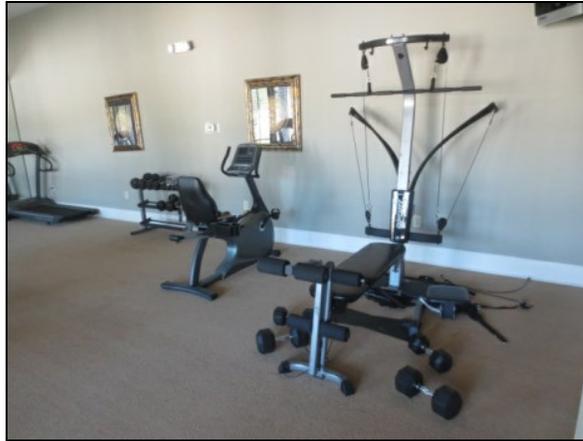
Funded?: Yes.

History:

Comments: This machine appears to be older but has little signs of use. Expecting upgraded equipment soon. All equipment is still assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces may have faster rate of deterioration. This includes the multi-use piece of equipment as dumbbells will have an indefinite useful life.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2741 Bar Area - Remodel

Quantity: (1) Bar Area

Location: Clubhouse interiors

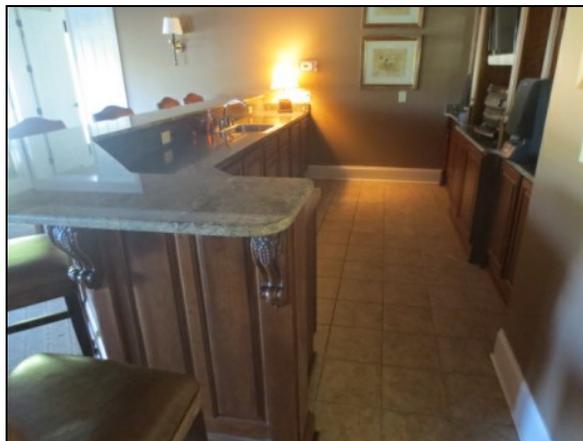
Funded?: No.

History:

Comments: There is no expectation for a full remodel of the bar area as it looks modern and full replacement will not be required. Replacement of the (14) barstools, (2) bar tables, (1) TV and (4) sets pf (1) tables + (4) chairs has been added to component #2743.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2743 Furnishings/Decor - Partial Replace

Quantity: (29) Furnishings

Location: Interior of clubhouse

Funded?: Yes.

History:

Comments: Furniture only has minimal wear as use of clubhouse has been infrequent. There were approx (4) couches, (18) armchairs, (3) coffee tables, (4) end tables, (1) chandeliers, (5) wall lights and (25) art pieces. This component recommends funding for periodic partial replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 17,700

Worst Case: \$ 26,800

Lower allowance for new furnishings/décor

Higher allowance

Cost Source: AR Cost Database

Comp #: 2747 Kitchen - Partial Remodel

Quantity: (1) Kitchen

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: There was approx 28 LF of cabinetry. Surfaces were in fair condition. Kitchens determined to be in fair condition typically exhibit some light signs of use and age, especially at countertops and cabinetry. Kitchen appears to be serviceable and clean. Appliances are assumed to be functional, but may be becoming outdated at this stage. Kitchen materials typically have an extended useful life. However, many Associations choose to refurbish the kitchen periodically for aesthetic updating. This may include replacement (or addition) of appliances, refurbishment/refinishing of cabinets and countertops, replacement of sinks and fixtures, installation/replacement of under-cabinet lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 12,500

Worst Case: \$ 18,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2748 Kitchen Appliances - Replace

Quantity: (4) Appliances

Location: Kitchen interior

Funded?: Yes.

History:

Comments: There was (1) refrigerator, (1) Oven, (1) microwave and (1) dishwasher. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 4,500

Worst Case: \$ 6,300

Lower allowance for partial replacements

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Common area bathrooms

Funded?: Yes.

History:

Comments: Men's bathroom has (2) sinks, (1) urinal and (2) stalls. Women's has (2) sinks and (3) stalls. Each bathroom has approx 975 GSF of wall covering. Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
25 years

Remaining Life:
13 years



Best Case: \$ 14,000

Worst Case: \$ 20,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2761 Laundry Machines - Replace

Quantity: (2) Machines

Location: Laundry room

Funded?: No.

History:

Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Pool Area

Comp #: 2146 Pergola - Repair/Replace

Quantity: Approx 330 GSF

Location: Common areas

Funded?: Yes.

History:

Comments: There was surface weathering noticed. Repainting should be completed as an operating cost. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. Assuming ordinary care and maintenance, plan for complete replacement at roughly the interval indicated below.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 5,610

Worst Case: \$ 7,920

Lower allowance for repairs/replacements

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: (41) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: These pieces were older but in good condition due to the minimal use. (15) lounge chairs, (5) drink tables, (5) dining tables, (16) chairs counted during inspection. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 7,300

Worst Case: \$ 9,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2767 Pool Deck - Seal/Repair

Quantity: Approx 5,930 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: Noticed some cracks and staining throughout the pool deck surfaces. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 11,800

Worst Case: \$ 14,600

Lower estimate to clean/seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck - Part Resurface

Quantity: Approx 10% of 5,930 GSF

Location: Pool deck

Funded?: Yes.

History: Original from 2007 construction

Comments: Noticed some cracks and staining. Pool decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of concrete chosen, configuration of deck, etc. We recommend budgeting for partial repair projects.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 7,700

Worst Case: \$ 10,100

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace

Quantity: Approx 340 LF

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: This aluminum fence was in fair condition overall. Pool fencing determined to be in fair condition typically exhibits some minor surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. As a routine maintenance item, fence should be inspected regularly and repaired as-needed to ensure safety. Periodically clean with an appropriate cleaner and touch up paint as needed in between regular paint cycles. When evaluating replacements, be sure to comply with any applicable building codes. Gates and locks should be inspected to make sure they close and lock properly. Faulty perimeter around a pool area can expose an Association to significant liability risk. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 10,200

Worst Case: \$ 14,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lighting - Replace

Quantity: (13) Lights

Location: Pool deck

Funded?: Yes.

History:

Comments: Pole lights appeared to be in fair condition. Fixtures can be replaced as needed as an operating expense. Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety. Replacement is often coordinated with other exterior or site lighting, or with pool fence or other components in this area. Cost shown are based on replacement with comparable size and design standards.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 19,500

Worst Case: \$ 28,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Kiddie Pool - Resurface

Quantity: Approx 190 GSF

Location: Interior finishes of pool

Funded?: No.

History:

Comments: Similar conditions to the main pool. Cost for resurfacing have been added the main pool.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2773 Pool - Resurface

Quantity: Approx 2,040 GSF

Location: Interior finishes of pool

Funded?: Yes.

History:

Comments: The pool appeared to be in fair condition overall. Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally. Approximately 2,050 GSF footprint area with 190 waterline/perimeter length. Depth ranges from 3' to 5' Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 22,300

Worst Case: \$ 30,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2775 Spa - Resurface

Quantity: Approx 100 GSF

Location: Interior finishes of spa

Funded?: Yes.

History:

Comments: Spa determined to be in poor condition typically exhibit obvious discoloration or staining, and/or chipped, scratched or cracked areas. Pitted, rough texture is usually noticeable in many/most areas at this stage, and delaying resurfacing may result in more accelerated deterioration to the surface and pool structure. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible, both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$ 3,900

Worst Case: \$ 5,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2779 Pool Filter - Replace

Quantity: (4) Filters

Location: Pool equipment room

Funded?: Yes.

History:

Comments: (2) Triton II TR 140C (2008) and (2) Triton TR 60 (2008). Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 8,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2783 Pool Pumps - Replace

Quantity: (4) Pumps

Location: Pool equipment room

Funded?: Yes.

History:

Comments: (2) 1.5HP, (1) 3/4HP and (1) 5HP pump. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 7,950

Worst Case: \$ 9,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database