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Cypress Island HOA
Wilmington, NC



Report #: 18685-1
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "With-Site-Visit"

December 23, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	7
Which Physical Assets are Funded by Reserves?	8
How do we establish Useful Life and Remaining Useful Life estimates?	8
How do we establish Current Repair/Replacement Cost Estimates?	8
How much Reserves are enough?	9
How much should we contribute?	10
What is our Recommended Funding Goal?	10
Site Inspection Notes	11
Projected Expenses	12
Annual Reserve Expenses Graph	12
Reserve Fund Status & Recommended Funding Plan	13
Annual Reserve Funding Graph	13
30-Yr Cash Flow Graph	14
Percent Funded Graph	14
Table Descriptions	15
Budget Summary	16
Reserve Component List Detail	17
Component Significance	19
30-Year Reserve Plan Summary	21
30-Year Income/Expense Detail	22
Accuracy, Limitations, and Disclosures	34
Terms and Definitions	35
Component Details	36
Site and Grounds	37
Clubhouse Components	49
Exterior Amenities	60
Golf Course & Equipment	66
Maintenance Shed	76



Cypress Island HOA

Wilmington, NC

Level of Service: Update "With-Site-Visit"

Report #: 18685-1

of Units: 229

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Project Starting Reserve Balance	\$422,661
Currently Fully Funding Reserve Balance	\$957,071
Average Reserve Deficit (Surplus) Per Unit	\$2,334
Percent Funded	44.2 %
Recommended 2022 Fully Funding Contributions	\$80,150
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$37,410

Reserve Fund Strength: 44.2%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.50 %

This report is an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2019 Fiscal Year. We performed the site inspection on 3/16/2022. Since our last draft report there have been numerous changes to the component list and reserve projects. Those changes are reflected in this report.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 44.2 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium. 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 \$80,150 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2105 Concrete Street/Driveways-Repair25%	10	6	\$133,000
2109 Concrete Curbs & Gutters - Repair	10	3	\$28,500
2123 Asphalt - Repair/Crack Seal	4	6	\$29,700
2125 Asphalt - Resurface	20	2	\$285,000
2137 Entry Fencing - Replace	30	9	\$25,700
2141 Site Fencing (Vinyl) - Replace	30	12	\$20,150
2160 Retention Ponds - Maintain	20	7	\$22,050
2163 Bulkhead (Concrete) - Part Replace	40	15	\$27,550
2169 Sign/Monument - Refurbish	30	5	\$18,000
2170 Directional/Street Signs - Replace	25	2	\$6,700
2185 Landscaping - Refurbish	20	7	\$25,000
2303 Wall Fixtures- Replace	25	3	\$12,700
2595 Pond Fountains - Partial Replace	4	3	\$5,150
Clubhouse Components			
2343 Building Exterior - Seal/Paint	12	8	\$4,400
2367 Common Windows & Doors - Replace	40	15	\$11,400
2381 Roof (Clubhouse&Pump Room) - Replac	20	17	\$18,350
2501 Entry System - Replace	15	7	\$7,500
2524 HVAC (Clubhouse) - Replace	15	6	\$6,000
2543 Security Cameras - Upgrade/Replace	10	3	\$3,050
2701 Interior Surfaces - Repaint	10	0	\$6,150
2709 Tile Flooring - Replace	35	10	\$23,450
2741 Clubhouse - Remodel	30	0	\$80,000
2743 Furnishings/Decor - Partial Replace	20	0	\$11,500
2747 Kitchen - Remodel Allowance	30	0	\$22,500
2750 Bathrooms - Remodel	25	0	\$10,400
Exterior Amenities			
2763 Pool Deck Furniture - Replace	10	6	\$14,450
2769 Pool Deck - Partial Replace	7	2	\$3,450
2771 Pool Fence - Replace	30	7	\$13,350
2773 Pool - Resurface	12	8	\$16,700
2779 Pool Filter - Replace	15	12	\$3,950
2783 Pool Pump - Replace	10	7	\$2,450
2809 Tennis Court - Re-coat	5	1	\$13,050
2811 Tennis Court - Resurface	35	10	\$63,350
2813 Tennis Court Fencing - Replace	30	19	\$9,700
2817 Tennis Court Lighting - Replace	25	20	\$5,950

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Golf Course & Equipment			
2148 Gazebo - Refurbish	20	0	\$10,000
2159 Erosion Control - Replace	40	1	\$15,000
2191 Bridges - Resurface	30	1	\$62,500
2328 Bridge Railings - Replace	30	1	\$10,250
2585 Irrigation Pump - Repair	15	7	\$5,300
2585 Irrigation Pump - Replace	15	14	\$25,000
2587 Irrigation Control Panel - Replace	20	5	\$4,150
2591 Irrigation System -Repair Allowance	25	3	\$62,500
2599 Golf Cart - Replace	10	2	\$4,050
2850 Mower (3500D)- Replace	12	2	\$45,000
2850 Mower (Greenmasters 2020)- Replace	10	9	\$5,800
2850 Mower (Greenmasters)- Replace	2	1	\$5,000
3007 Golf Course Redesign-Repair	30	2	\$25,000
Maintenance Shed			
2139 Site Fencing (Wood) - Replace	30	5	\$21,100
2344 Wood Siding - Replace	40	15	\$17,500
2344 Wood Siding -Repaint	15	12	\$2,500
2381 Roof (Maint Roof) - Replace	25	10	\$9,450
2853 Trailer - Replace	20	3	\$2,500

53 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue 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 [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

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?



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.*



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

Since our last visit to the community, there have been some changes. The longest bridge will be torn down soon due to safety concerns. Also, there are numerous golf course rehab project that are expected to occur. The asphalt roads are weathered and deterioration and a full resurfacing project is expected to occur in the next 5 years.



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.

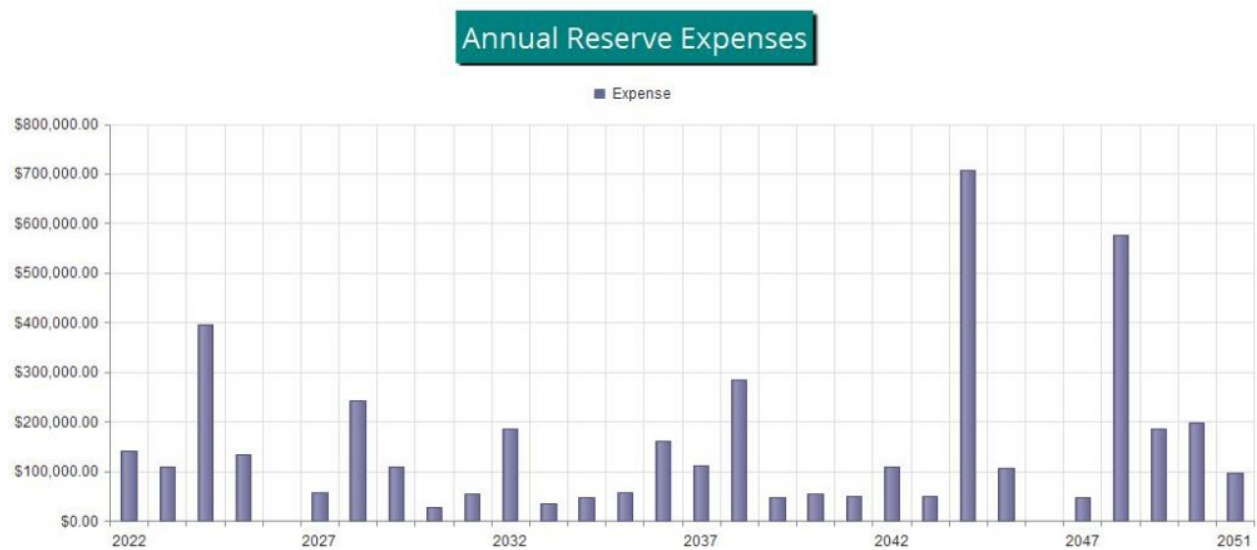


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$422,661 as-of the start of your Fiscal Year on 1/1/2022. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$957,071. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 44.2 % 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 \$80,150 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.

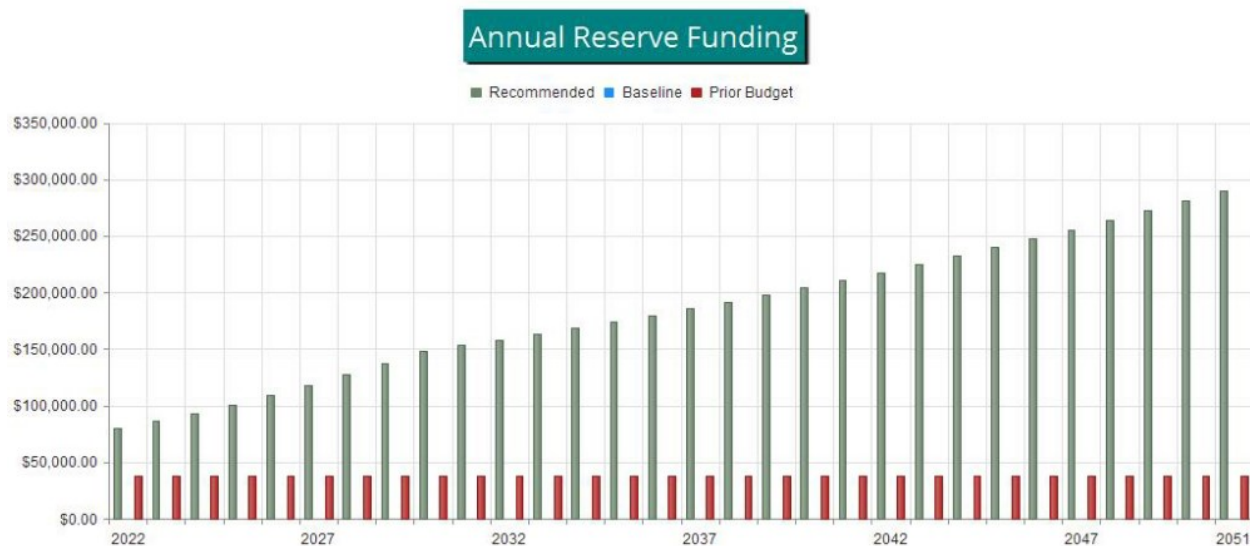


Figure 2

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.

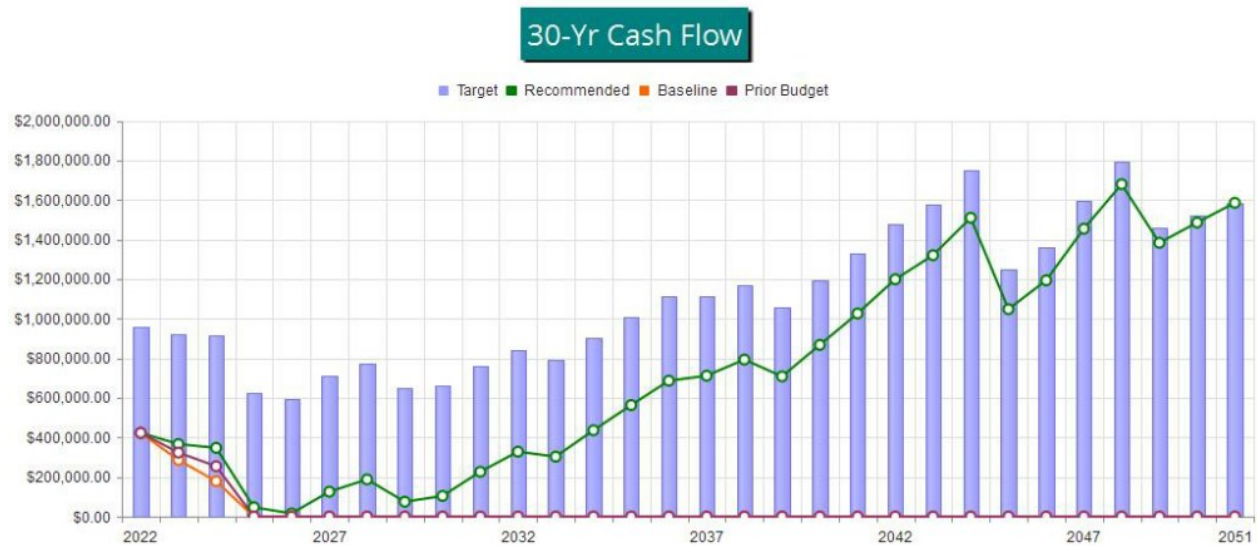


Figure 3

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.

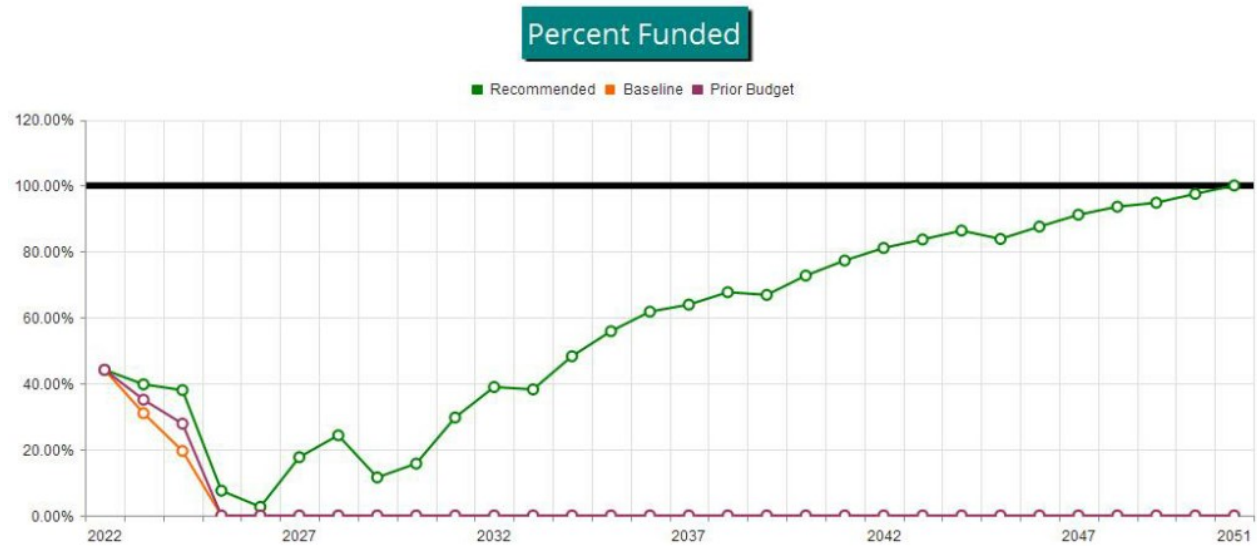


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

Component Significance shows the relative significance of each component to Reserve funding needs of the property, 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.

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.



	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max					
Site and Grounds	4	40	2	15	\$639,200	\$0	\$441,159	\$498,183	\$44,754
Clubhouse Components	10	40	0	17	\$204,700	\$130,550	\$168,379	\$74,150	\$8,410
Exterior Amenities	5	35	1	20	\$146,400	\$0	\$86,008	\$133,496	\$9,202
Golf Course & Equipment	2	40	0	14	\$279,550	\$10,000	\$224,709	\$141,360	\$15,987
Maintenance Shed	15	40	3	15	\$53,050	\$0	\$36,816	\$53,050	\$1,798
					\$1,322,900	\$140,550	\$957,071	\$900,239	\$80,150

Percent Funded: 44.2%



Reserve Component List Detail

Report # 18685-1
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Site and Grounds					
2105	Concrete Street/Driveways-Repair25%	Approx 25% of 38,700 SF	10	6	\$133,000
2109	Concrete Curbs & Gutters - Repair	Approx 14,100 LF	10	3	\$28,500
2123	Asphalt - Repair/Crack Seal	Approx 162,000 GSF	4	6	\$29,700
2125	Asphalt - Resurface	Approx of 17.700 GSY	20	2	\$285,000
2137	Entry Fencing - Replace	Approx 1,730 LF	30	9	\$25,700
2141	Site Fencing (Vinyl) - Replace	Approx 775 LF	30	12	\$20,150
2160	Retention Ponds - Maintain	(3) Ponds, 4.75 Acres	20	7	\$22,050
2163	Bulkhead (Concrete) - Part Replace	Approx 770 LF	40	15	\$27,550
2169	Sign/Monument - Refurbish	(4) Signs	30	5	\$18,000
2170	Directional/Street Signs - Replace	(13) Signs	25	2	\$6,700
2185	Landscaping - Refurbish	Numerous Areas	20	7	\$25,000
2303	Wall Fixtures- Replace	(70) Wall Fixtures	25	3	\$12,700
2595	Pond Fountains - Partial Replace	(3) Fountains	4	3	\$5,150
Clubhouse Components					
2343	Building Exterior - Seal/Paint	(1) Clubhouse,	12	8	\$4,400
2367	Common Windows & Doors - Replace	(1) Clubhouse	40	15	\$11,400
2381	Roof (Clubhouse&Pump Room) - Replac	Approx 5,680 GSF	20	17	\$18,350
2501	Entry System - Replace	(1) System	15	7	\$7,500
2524	HVAC (Clubhouse) - Replace	(1) System	15	6	\$6,000
2543	Security Cameras - Upgrade/Replace	(5) Cameras	10	3	\$3,050
2701	Interior Surfaces - Repaint	Approx 5,870 GSF	10	0	\$6,150
2709	Tile Flooring - Replace	Approx 1,450 GSF	35	10	\$23,450
2741	Clubhouse - Remodel	(1) Clubhouse	30	0	\$80,000
2743	Furnishings/Decor - Partial Replace	(35) Furnishings	20	0	\$11,500
2747	Kitchen - Remodel Allowance	(1) Kitchen	30	0	\$22,500
2750	Bathrooms - Remodel	(2) Bathrooms	25	0	\$10,400
Exterior Amenities					
2763	Pool Deck Furniture - Replace	(62) Pieces	10	6	\$14,450
2769	Pool Deck - Partial Replace	Approx 3,240 GSF	7	2	\$3,450
2771	Pool Fence - Replace	Approx 255 LF	30	7	\$13,350
2773	Pool - Resurface	Approx 2,100 GSF	12	8	\$16,700
2779	Pool Filter - Replace	(1) Filters	15	12	\$3,950
2783	Pool Pump - Replace	(1) Pump, 3.5 HP	10	7	\$2,450
2809	Tennis Court - Re-coat	(1) Court, 7,000 GSF	5	1	\$13,050
2811	Tennis Court - Resurface	(1) Court, 7,000 GSF	35	10	\$63,350
2813	Tennis Court Fencing - Replace	Approx 350 LF	30	19	\$9,700
2817	Tennis Court Lighting - Replace	(2) Poles, (6) Lights	25	20	\$5,950
Golf Course & Equipment					
2148	Gazebo - Refurbish	Approx 150 GSF	20	0	\$10,000
2159	Erosion Control - Replace	Approx 110 LF	40	1	\$15,000
2191	Bridges - Resurface	(2) Bridges, 560 SF	30	1	\$62,500
2328	Bridge Railings - Replace	Approx 330 LF	30	1	\$10,250
2585	Irrigation Pump - Repair	(1) 25 HP Pump	15	7	\$5,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2585	Irrigation Pump - Replace	(1) 25 HP Pump	15	14	\$25,000
2587	Irrigation Control Panel - Replace	(1) Panel	20	5	\$4,150
2591	Irrigation System -Repair Allowance	(1) System	25	3	\$62,500
2599	Golf Cart - Replace	(1) Cart	10	2	\$4,050
2850	Mower (3500D)- Replace	(1) Toro Groundmaster	12	2	\$45,000
2850	Mower (Greenmasters 2020)- Replace	(1) Mower	10	9	\$5,800
2850	Mower (Greenmasters)- Replace	(2) Mowers	2	1	\$5,000
3007	Golf Course Redesign-Repair	(1) Allowance	30	2	\$25,000
Maintenance Shed					
2139	Site Fencing (Wood) - Replace	Approx 430 LF	30	5	\$21,100
2344	Wood Siding - Replace	Approx 1,750 GSF	40	15	\$17,500
2344	Wood Siding -Repaint	Approx 1,750 GSF	15	12	\$2,500
2381	Roof (Maint Roof) - Replace	Approx 1,460 GSF	25	10	\$9,450
2853	Trailer - Replace	(1) Trailer	20	3	\$2,500
53 Total Funded Components					



Component Significance

Report # 18685-1
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2105	Concrete Street/Driveways-Repair25%	10	\$133,000	\$13,300	16.48 %
2109	Concrete Curbs & Gutters - Repair	10	\$28,500	\$2,850	3.53 %
2123	Asphalt - Repair/Crack Seal	4	\$29,700	\$7,425	9.20 %
2125	Asphalt - Resurface	20	\$285,000	\$14,250	17.66 %
2137	Entry Fencing - Replace	30	\$25,700	\$857	1.06 %
2141	Site Fencing (Vinyl) - Replace	30	\$20,150	\$672	0.83 %
2160	Retention Ponds - Maintain	20	\$22,050	\$1,103	1.37 %
2163	Bulkhead (Concrete) - Part Replace	40	\$27,550	\$689	0.85 %
2169	Sign/Monument - Refurbish	30	\$18,000	\$600	0.74 %
2170	Directional/Street Signs - Replace	25	\$6,700	\$268	0.33 %
2185	Landscaping - Refurbish	20	\$25,000	\$1,250	1.55 %
2303	Wall Fixtures- Replace	25	\$12,700	\$508	0.63 %
2595	Pond Fountains - Partial Replace	4	\$5,150	\$1,288	1.60 %
Clubhouse Components					
2343	Building Exterior - Seal/Paint	12	\$4,400	\$367	0.45 %
2367	Common Windows & Doors - Replace	40	\$11,400	\$285	0.35 %
2381	Roof (Clubhouse&Pump Room) - Replac	20	\$18,350	\$918	1.14 %
2501	Entry System - Replace	15	\$7,500	\$500	0.62 %
2524	HVAC (Clubhouse) - Replace	15	\$6,000	\$400	0.50 %
2543	Security Cameras - Upgrade/Replace	10	\$3,050	\$305	0.38 %
2701	Interior Surfaces - Repaint	10	\$6,150	\$615	0.76 %
2709	Tile Flooring - Replace	35	\$23,450	\$670	0.83 %
2741	Clubhouse - Remodel	30	\$80,000	\$2,667	3.30 %
2743	Furnishings/Decor - Partial Replace	20	\$11,500	\$575	0.71 %
2747	Kitchen - Remodel Allowance	30	\$22,500	\$750	0.93 %
2750	Bathrooms - Remodel	25	\$10,400	\$416	0.52 %
Exterior Amenities					
2763	Pool Deck Furniture - Replace	10	\$14,450	\$1,445	1.79 %
2769	Pool Deck - Partial Replace	7	\$3,450	\$493	0.61 %
2771	Pool Fence - Replace	30	\$13,350	\$445	0.55 %
2773	Pool - Resurface	12	\$16,700	\$1,392	1.72 %
2779	Pool Filter - Replace	15	\$3,950	\$263	0.33 %
2783	Pool Pump - Replace	10	\$2,450	\$245	0.30 %
2809	Tennis Court - Re-coat	5	\$13,050	\$2,610	3.23 %
2811	Tennis Court - Resurface	35	\$63,350	\$1,810	2.24 %
2813	Tennis Court Fencing - Replace	30	\$9,700	\$323	0.40 %
2817	Tennis Court Lighting - Replace	25	\$5,950	\$238	0.29 %
Golf Course & Equipment					
2148	Gazebo - Refurbish	20	\$10,000	\$500	0.62 %
2159	Erosion Control - Replace	40	\$15,000	\$375	0.46 %
2191	Bridges - Resurface	30	\$62,500	\$2,083	2.58 %
2328	Bridge Railings - Replace	30	\$10,250	\$342	0.42 %
2585	Irrigation Pump - Repair	15	\$5,300	\$353	0.44 %
2585	Irrigation Pump - Replace	15	\$25,000	\$1,667	2.07 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2587	Irrigation Control Panel - Replace	20	\$4,150	\$208	0.26 %
2591	Irrigation System -Repair Allowance	25	\$62,500	\$2,500	3.10 %
2599	Golf Cart - Replace	10	\$4,050	\$405	0.50 %
2850	Mower (3500D)- Replace	12	\$45,000	\$3,750	4.65 %
2850	Mower (Greenmasters 2020)- Replace	10	\$5,800	\$580	0.72 %
2850	Mower (Greenmasters)- Replace	2	\$5,000	\$2,500	3.10 %
3007	Golf Course Redesign-Repair	30	\$25,000	\$833	1.03 %
Maintenance Shed					
2139	Site Fencing (Wood) - Replace	30	\$21,100	\$703	0.87 %
2344	Wood Siding - Replace	40	\$17,500	\$438	0.54 %
2344	Wood Siding -Repaint	15	\$2,500	\$167	0.21 %
2381	Roof (Maint Roof) - Replace	25	\$9,450	\$378	0.47 %
2853	Trailer - Replace	20	\$2,500	\$125	0.15 %
53	Total Funded Components			\$80,695	100.00 %



30-Year Reserve Plan Summary

Report # 18685-1
With-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.50 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2022	\$422,661	\$957,071	44.2 %		Medium	114.25 %	\$80,150	\$0	\$3,943	\$140,550
2023	\$366,204	\$920,934	39.8 %		Medium	8.00 %	\$86,562	\$0	\$3,564	\$109,503
2024	\$346,826	\$912,607	38.0 %		Medium	8.00 %	\$93,487	\$0	\$1,967	\$395,496
2025	\$46,784	\$621,721	7.5 %		High	8.00 %	\$100,966	\$0	\$312	\$132,381
2026	\$15,681	\$596,007	2.6 %		High	8.00 %	\$109,043	\$0	\$705	\$0
2027	\$125,430	\$709,541	17.7 %		High	8.00 %	\$117,767	\$0	\$1,564	\$57,306
2028	\$187,454	\$770,981	24.3 %		High	8.00 %	\$127,188	\$0	\$1,311	\$241,180
2029	\$74,773	\$647,618	11.5 %		High	8.00 %	\$137,363	\$0	\$893	\$109,162
2030	\$103,867	\$660,051	15.7 %		High	8.00 %	\$148,352	\$0	\$1,649	\$27,785
2031	\$226,084	\$760,741	29.7 %		High	3.25 %	\$153,173	\$0	\$2,767	\$54,448
2032	\$327,577	\$841,081	38.9 %		Medium	3.25 %	\$158,152	\$0	\$3,149	\$186,340
2033	\$302,537	\$791,577	38.2 %		Medium	3.25 %	\$163,292	\$0	\$3,689	\$33,871
2034	\$435,647	\$902,132	48.3 %		Medium	3.25 %	\$168,599	\$0	\$4,991	\$46,314
2035	\$562,922	\$1,007,805	55.9 %		Medium	3.25 %	\$174,078	\$0	\$6,242	\$57,163
2036	\$686,080	\$1,110,219	61.8 %		Medium	3.25 %	\$179,736	\$0	\$6,985	\$161,384
2037	\$711,416	\$1,112,770	63.9 %		Medium	3.25 %	\$185,577	\$0	\$7,519	\$111,578
2038	\$792,933	\$1,171,535	67.7 %		Medium	3.25 %	\$191,608	\$0	\$7,500	\$284,287
2039	\$707,755	\$1,058,338	66.9 %		Medium	3.25 %	\$197,835	\$0	\$7,871	\$46,303
2040	\$867,159	\$1,192,394	72.7 %		Low	3.25 %	\$204,265	\$0	\$9,460	\$55,167
2041	\$1,025,717	\$1,327,040	77.3 %		Low	3.25 %	\$210,904	\$0	\$11,116	\$49,312
2042	\$1,198,424	\$1,477,709	81.1 %		Low	3.25 %	\$217,758	\$0	\$12,586	\$108,841
2043	\$1,319,927	\$1,577,473	83.7 %		Low	3.25 %	\$224,835	\$0	\$14,140	\$49,529
2044	\$1,509,374	\$1,747,741	86.4 %		Low	3.25 %	\$232,142	\$0	\$12,779	\$706,703
2045	\$1,047,593	\$1,249,615	83.8 %		Low	3.25 %	\$239,687	\$0	\$11,200	\$105,121
2046	\$1,193,358	\$1,362,716	87.6 %		Low	3.25 %	\$247,477	\$0	\$13,232	\$0
2047	\$1,454,067	\$1,594,812	91.2 %		Low	3.25 %	\$255,520	\$0	\$15,659	\$46,201
2048	\$1,679,044	\$1,793,667	93.6 %		Low	3.25 %	\$263,824	\$0	\$15,303	\$575,289
2049	\$1,382,882	\$1,458,556	94.8 %		Low	3.25 %	\$272,399	\$0	\$14,335	\$184,298
2050	\$1,485,317	\$1,523,306	97.5 %		Low	3.25 %	\$281,251	\$0	\$15,344	\$197,037
2051	\$1,584,876	\$1,584,293	100.0 %		Low	3.25 %	\$290,392	\$0	\$16,893	\$97,085

30-Year Income/Expense Detail

Report # 18685-1
With-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$422,661	\$366,204	\$346,826	\$46,784	\$15,681
Annual Reserve Funding	\$80,150	\$86,562	\$93,487	\$100,966	\$109,043
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,943	\$3,564	\$1,967	\$312	\$705
Total Income	\$506,754	\$456,329	\$442,280	\$148,062	\$125,430
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$31,598	\$0
2123 Asphalt - Repair/Crack Seal	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$305,299	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$0	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$7,177	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$14,081	\$0
2595 Pond Fountains - Partial Replace	\$0	\$0	\$0	\$5,710	\$0
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$0	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$3,382	\$0
2701 Interior Surfaces - Repaint	\$6,150	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$80,000	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$11,500	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$22,500	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$10,400	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$0	\$3,696	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$13,507	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$10,000	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$15,525	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$64,688	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$10,609	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$69,295	\$0
2599 Golf Cart - Replace	\$0	\$0	\$4,338	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$0	\$48,205	\$0	\$0
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters)- Replace	\$0	\$5,175	\$0	\$5,544	\$0
3007 Golf Course Redesign-Repair	\$0	\$0	\$26,781	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2022	2023	2024	2025	2026
2344	Wood Siding -Repaint	\$0	\$0	\$0	\$0	\$0
2381	Roof (Maint Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2853	Trailer - Replace	\$0	\$0	\$0	\$2,772	\$0
Total Expenses		\$140,550	\$109,503	\$395,496	\$132,381	\$0
Ending Reserve Balance		\$366,204	\$346,826	\$46,784	\$15,681	\$125,430

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$125,430	\$187,454	\$74,773	\$103,867	\$226,084
Annual Reserve Funding	\$117,767	\$127,188	\$137,363	\$148,352	\$153,173
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,564	\$1,311	\$893	\$1,649	\$2,767
Total Income	\$244,760	\$315,953	\$213,029	\$253,868	\$382,024
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$163,491	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Repair/Crack Seal	\$0	\$36,509	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$35,026
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$28,054	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$21,378	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$31,807	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Partial Replace	\$0	\$0	\$6,552	\$0	\$0
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$5,794	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$0	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$9,542	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$7,376	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$17,763	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$4,702
2771 Pool Fence - Replace	\$0	\$0	\$16,985	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$21,991	\$0
2779 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$3,117	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$16,042	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$0	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$6,743	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Control Panel - Replace	\$4,929	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$7,905
2850 Mower (Greenmasters)- Replace	\$5,938	\$0	\$6,361	\$0	\$6,814
3007 Golf Course Redesign-Repair	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$25,060	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding -Repaint	\$0	\$0	\$0	\$0	\$0
2381 Roof (Maint Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2853 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$57,306	\$241,180	\$109,162	\$27,785	\$54,448
Ending Reserve Balance	\$187,454	\$74,773	\$103,867	\$226,084	\$327,577

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$327,577	\$302,537	\$435,647	\$562,922	\$686,080
Annual Reserve Funding	\$158,152	\$163,292	\$168,599	\$174,078	\$179,736
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,149	\$3,689	\$4,991	\$6,242	\$6,985
Total Income	\$488,877	\$469,518	\$609,236	\$743,242	\$872,800
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$44,573	\$0
2123 Asphalt - Repair/Crack Seal	\$41,895	\$0	\$0	\$0	\$48,075
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$30,448	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$0	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Partial Replace	\$0	\$7,519	\$0	\$0	\$0
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$0	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$4,770	\$0
2701 Interior Surfaces - Repaint	\$8,675	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$33,079	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filter - Replace	\$0	\$0	\$5,969	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$19,053	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$89,361	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$0	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$40,467
2587 Irrigation Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$6,120	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$0	\$0	\$0	\$72,841
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters)- Replace	\$0	\$7,300	\$0	\$7,820	\$0
3007 Golf Course Redesign-Repair	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding -Repaint	\$0	\$0	\$3,778	\$0	\$0
2381 Roof (Maint Roof) - Replace	\$13,330	\$0	\$0	\$0	\$0
2853 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$186,340	\$33,871	\$46,314	\$57,163	\$161,384
Ending Reserve Balance	\$302,537	\$435,647	\$562,922	\$686,080	\$711,416

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$711,416	\$792,933	\$707,755	\$867,159	\$1,025,717
Annual Reserve Funding	\$185,577	\$191,608	\$197,835	\$204,265	\$210,904
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,519	\$7,500	\$7,871	\$9,460	\$11,116
Total Income	\$904,511	\$992,042	\$913,461	\$1,080,884	\$1,247,736
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$230,620	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Repair/Crack Seal	\$0	\$0	\$0	\$55,167	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$0	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$46,156	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Partial Replace	\$8,628	\$0	\$0	\$0	\$9,901
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$19,099	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$32,932	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$25,056	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$5,982	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$4,397	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$22,629	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$18,648
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$0	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$11,151
2850 Mower (Greenmasters)- Replace	\$8,377	\$0	\$8,973	\$0	\$9,613
3007 Golf Course Redesign-Repair	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$29,319	\$0	\$0	\$0	\$0
2344 Wood Siding -Repaint	\$0	\$0	\$0	\$0	\$0
2381 Roof (Maint Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2853 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$111,578	\$284,287	\$46,303	\$55,167	\$49,312
Ending Reserve Balance	\$792,933	\$707,755	\$867,159	\$1,025,717	\$1,198,424

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$1,198,424	\$1,319,927	\$1,509,374	\$1,047,593	\$1,193,358
Annual Reserve Funding	\$217,758	\$224,835	\$232,142	\$239,687	\$247,477
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,586	\$14,140	\$12,779	\$11,200	\$13,232
Total Income	\$1,428,769	\$1,558,903	\$1,754,295	\$1,298,480	\$1,454,067
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$62,874	\$0
2123 Asphalt - Repair/Crack Seal	\$0	\$0	\$63,306	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$607,481	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$0	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Partial Replace	\$0	\$0	\$0	\$11,361	\$0
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$8,755	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$0	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$15,986	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$12,357	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$6,729	\$0
2701 Interior Surfaces - Repaint	\$12,237	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$22,883	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$0	\$0	\$7,611	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$33,229	\$0	\$0	\$0	\$0
2779 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$26,876	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$11,839	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$19,898	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$11,297	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$8,633	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (Greenmasters)- Replace	\$0	\$10,297	\$0	\$11,031	\$0
3007 Golf Course Redesign-Repair	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding -Repaint	\$0	\$0	\$0	\$0	\$0
2381 Roof (Maint Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2853 Trailer - Replace	\$0	\$0	\$0	\$5,515	\$0
Total Expenses	\$108,841	\$49,529	\$706,703	\$105,121	\$0
Ending Reserve Balance	\$1,319,927	\$1,509,374	\$1,047,593	\$1,193,358	\$1,454,067

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$1,454,067	\$1,679,044	\$1,382,882	\$1,485,317	\$1,584,876
Annual Reserve Funding	\$255,520	\$263,824	\$272,399	\$281,251	\$290,392
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,659	\$15,303	\$14,335	\$15,344	\$16,893
Total Income	\$1,725,246	\$1,958,171	\$1,669,615	\$1,781,913	\$1,892,161
# Component					
Site and Grounds					
2105 Concrete Street/Driveways-Repair25%	\$0	\$325,312	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Repair/Crack Seal	\$0	\$72,645	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Entry Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing (Vinyl) - Replace	\$0	\$0	\$0	\$0	\$0
2160 Retention Ponds - Maintain	\$0	\$0	\$55,821	\$0	\$0
2163 Bulkhead (Concrete) - Part Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$16,961	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$63,289	\$0	\$0
2303 Wall Fixtures- Replace	\$0	\$0	\$0	\$33,276	\$0
2595 Pond Fountains - Partial Replace	\$0	\$0	\$13,038	\$0	\$0
Clubhouse Components					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Clubhouse&Pump Room) - Replac	\$0	\$0	\$0	\$0	\$0
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
2743 Furnishings/Decor - Partial Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$24,578	\$0	\$0	\$0	\$0
Exterior Amenities					
2763 Pool Deck Furniture - Replace	\$0	\$35,344	\$0	\$0	\$0
2769 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filter - Replace	\$0	\$0	\$10,000	\$0	\$0
2783 Pool Pump - Replace	\$0	\$0	\$6,202	\$0	\$0
2809 Tennis Court - Re-coat	\$0	\$31,920	\$0	\$0	\$0
2811 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course & Equipment					
2148 Gazebo - Refurbish	\$0	\$0	\$0	\$0	\$0
2159 Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2191 Bridges - Resurface	\$0	\$0	\$0	\$0	\$0
2328 Bridge Railings - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Repair	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$67,797
2587 Irrigation Control Panel - Replace	\$9,807	\$0	\$0	\$0	\$0
2591 Irrigation System -Repair Allowance	\$0	\$0	\$0	\$163,761	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2850 Mower (3500D)- Replace	\$0	\$110,068	\$0	\$0	\$0
2850 Mower (Greenmasters 2020)- Replace	\$0	\$0	\$0	\$0	\$15,729
2850 Mower (Greenmasters)- Replace	\$11,816	\$0	\$12,658	\$0	\$13,559
3007 Golf Course Redesign-Repair	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
2344 Wood Siding -Repaint	\$0	\$0	\$6,329	\$0	\$0
2381 Roof (Maint Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2853 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$46,201	\$575,289	\$184,298	\$197,037	\$97,085
Ending Reserve Balance	\$1,679,044	\$1,382,882	\$1,485,317	\$1,584,876	\$1,795,076



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 #: 2105 Concrete Street/Driveways-Repair25%**Quantity: Approx 25% of 38,700 SF**

Location: Driveways and concrete streets

Funded?: Yes.

History:

Comments: Concrete driveways and streets are in varying conditions. Partial replacement projects are expected to continue as needed. Concrete surfaces determined to be in fair condition typically may exhibit small changes in slope and narrow "hair-line" wide cracks. Overall, no unusual or extreme signs of age noted. Driveways and streets are reported to be the maintenance and repair responsibility of the Association. 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:

10 years

Remaining Life:

6 years



Best Case: \$ 94,000

Worst Case: \$ 172,000

Cost Source: AR Cost Database

Comp #: 2109 Concrete Curbs & Gutters - Repair**Quantity: Approx 14,100 LF**

Location: Throughout property

Funded?: Yes.

History: Repairs were noticed

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:
10 years

Remaining Life:
3 years



Best Case: \$ 26,000

Worst Case: \$ 31,000

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.

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. No access to inspect in-ground drainage infrastructure. Annual preventive maintenance work is typically performed as part of an Association's general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of work is too unpredictable for Reserve funding in accordance with National Reserve Study Standards. If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some Associations consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2123 Asphalt - Repair/Crack Seal

Quantity: Approx 162,000 GSF

Location: Roadways throughout development
Funded?: Yes.
History: Reapirs in 2020 for \$4900
Comments:

Useful Life:
4 years

Remaining Life:
6 years



Best Case: \$ 25,400

Worst Case: \$ 34,000

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Quantity: Approx of 17.700 GSY

Location: Roadways throughout the property

Funded?: Yes.

History:

Comments: Asphalt was noticed to be worn and raveling in most areas. It was reported that these roads are original from the original 1997 construction. These surfaces appear to be reaching the end of useful life. Some areas are in poor condition and breakage was noticed. Asphalt pavement determined to be in fair condition overall typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. 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. Large resurfacing is expected. 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:
2 years



Best Case: \$ 230,000

Worst Case: \$ 340,000

Lower estimate to resurface

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2137 Entry Fencing - Replace**Quantity: Approx 1,730 LF**

Location: Entry areas of development and perimeter

Funded?: Yes.

History:

Comments: This fence is made of brick columns with vinyl rails inserted into these columns. There is no expectation at this time that the brick columns will need replacing. Funding for the replacement of the vinyl rail only. Best to reevaluate this component during future reserve studies. Useful life has been slightly extended during the slowly deterioration of the vinyl surfaces.

Useful Life:

30 years

Remaining Life:

9 years



Best Case: \$ 22,900

Worst Case: \$ 28,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2141 Site Fencing (Vinyl) - Replace**Quantity: Approx 775 LF**

Location: Entry to some of the homes near clubhouse

Funded?: Yes.

History: Installed around 2004

Comments: 4 LF tall. Vinyl fencing determined to be in fair condition typically exhibits some surface wear, fading and/or chalking. Exhibits some isolated damage but still stable. Needs to be power washed.

Useful Life:

30 years

Remaining Life:

12 years



Best Case: \$ 18,000

Worst Case: \$ 22,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2158 Retaining Walls (Wooden) - Repair

Quantity: Minimal LF

Location: Throughout association

Funded?: No. Handle as an Operational Expense.

History:

Comments: There was not an extensive amount of wooden retaining walls. Repairs should be completed as needed. If a full replacement project is expected in the future then sending should be added. These wooden 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. Assumed to have been properly designed and installed with adequate base and surrounding drainage. Sections above ground should be inspected regularly and repaired and painted (if applicable) as needed from Operating budget. If shifting, cracking, etc. are observed, consult with civil or geotechnical engineer for repair scope. At this time, no expectation of large scale repairs or replacement; no Reserve funding recommended. An allowance for partial repairs/replacements may be added during future Reserve Study updates if warranted by Association history.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2159 Pond Erosion Control - Replace**Quantity: (3) Ponds**

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. There are a variety of pond erosion control measures in use today. Some methods include installation of rock revetments and/or rip-rap. Increasingly, many developments are utilizing various geotextile fabric products, which are placed along shorelines and typically covered over with turf and/or rock. In our experience, once installed, these types of materials should have an indefinite lifespan with no predictable need to completely replace all areas at one time. In some cases, repairs to individual sections may be required and should be completed as needed, but the timing and scope of such expenses is generally considered to be too unpredictable for Reserve funding. This component should be re-evaluated during future updates if problems develop and a scope of work for repairs/replacement can be determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2160 Retention Ponds - Maintain**Quantity: (3) Ponds, 4.75 Acres**

Location: Throughout development

Funded?: Yes.

History:

Comments: Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects. In some cases, large projects such as erosion control, 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 which can be found below. 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:

20 years

Remaining Life:

7 years



Best Case: \$ 16,500

Worst Case: \$ 27,600

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2163 Bulkhead (Concrete) - Part Replace**Quantity: Approx 770 LF**

Location: Perimeter of some ponds

Funded?: Yes.

History:

Comments: Concrete bulkheads determined to be in fair condition may exhibit more noteworthy deterioration on exposed surfaces. May show some sections of erosion or sinking at land side behind wall. Few or no reports of any serious concerns at this stage. Under normal circumstances, properly designed and constructed bulkheads could have a very long useful life, sometimes with no predictable need for complete replacement. Repairs are often required as a development ages, but the nature of the repairs, including scope and frequency can vary greatly based on many factors. Comprehensive inspection of all wall components, including sub-surface elements is not included within the scope of this engagement. We recommend periodic professional inspections by a qualified engineer, marine contractor or other professional to identify any urgent problems. If a more specific scope of work can be identified, we recommend updating the Reserve Study to incorporate appropriate funding recommendations as needed. Based on our experience with other comparable properties, we recommend budgeting an ongoing allowance for repairs, or in advanced stages of failure, comprehensive replacement.

Useful Life:

40 years

Remaining Life:

15 years



Best Case: \$ 25,200

Worst Case: \$ 29,900

Lower allowance to repair

Higher allowance

Cost Source: AR Cost Database

Comp #: 2166 Mailboxes - Replace**Quantity: 229 Units**

Location: At each home

Funded?: No. Owner's responsibility.

History:

Comments: Unit owners are responsible for the replacement of the mailboxes. No funding recommended at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2169 Sign/Monument - Refurbish

Quantity: (4) Signs

Location: Main entries to community

Funded?: Yes.

History:

Comments: 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. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated. As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2170 Directional/Street Signs - Replace**Quantity: (13) Signs**

Location: Adjacent to streets and parking areas

Funded?: Yes.

History:

Comments: Wooden street signs were in fair condition overall. 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:
2 years



Best Case: \$ 6,100

Worst Case: \$ 7,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2173 Street Lights - Replace**Quantity: Numerous Lights**

Location: Throughout development

Funded?: No. Owned by utility company.

History:

Comments: Street lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. 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 #: 2183 Trees - Trim/Remove**Quantity: Numerous Trees**

Location: Throughout development

Funded?: No. Handle 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:
20 yearsRemaining Life:
7 years

Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2303 Wall Fixtures- Replace**Quantity: (70) Wall Fixtures**

Location: On entry fence

Funded?: Yes.

History:

Comments: 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. Fixtures had an older appearance but were still reported to be functional. 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:
3 years



Best Case: \$ 11,100

Worst Case: \$ 14,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2595 Pond Fountains - Partial Replace**Quantity: (3) Fountains**

Location: Ponds

Funded?: Yes.

History: (1) replaced in 2019

Comments: Exact RUL could not be determined but normally these fountains are replaced randomly as they fail. Funding for a partial replacement every few years. Fountains are primarily aesthetic in nature and there are many different types available for replacement. Fountains should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Consult with lake/pond vendor to ensure that fountains are properly-sized and positioned for the body of water. Costs to replace are based on similar size and features.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 4,100

Worst Case: \$ 6,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Clubhouse Components

Comp #: 2107 Clubhouse Concrete - Repair**Quantity: Approx 2,300 GSF**

Location: Common area sidewalks

Funded?: No.

History:

Comments: Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses may emerge as the community ages. At this time, no recommendation for Reserve funding, but this component should be re-evaluated during future Reserve Study updates based on conditions at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2170 Bulletin Board - Replace**Quantity: (1) Board**

Location: Clubhouse exterior wall

Funded?: No.

History:

Comments: Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. At this time, 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 #: 2343 Building Exterior - Seal/Paint

Quantity: (1) Clubhouse,

Location: Building exterior

Funded?: Yes.

History: Repainted in 2018

Comments: Building exterior surfaces were reportedly going to be repaired and repainted in late 2018. 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:
12 years

Remaining Life:
8 years



Best Case: \$ 3,400

Worst Case: \$ 5,400

Lower estimate to seal/repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 2358 Brick Siding - Re-point

Quantity: Approx 1,936 GSF

Location: Exterior of clubhouse

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. Timeline and cost estimates shown here are recommended for budgeting purposes. We strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a formal scope of work. If new information is obtained by the Association, the Reserve Study should be adjusted as-needed going forward.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2367 Common Windows & Doors - Replace**Quantity: (1) Clubhouse**

Location: Windows and doors at common areas

Funded?: Yes.

History:

Comments: There were (3) double glass doors and (10) windows counted during inspection. 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:

15 years



Best Case: \$ 9,000

Worst Case: \$ 13,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2381 Roof (Clubhouse&Pump Room) - Replac**Quantity: Approx 5,680 GSF**

Location: Clubhouse rooftop

Funded?: Yes.

History: Replaced in 2019 for \$16,525

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Some leaking was reported and rusting on internal fixtures is an indication of isolated roof failure.

Useful Life:

20 years

Remaining Life:

17 years



Best Case: \$ 15,300

Worst Case: \$ 21,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2501 Entry System - Replace

Quantity: (1) System

Location: Pool entrance

Funded?: Yes.

History:

Comments: Access/intercom system was not inspected internally during site inspection. 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. 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:
15 years

Remaining Life:
7 years



Best Case: \$ 5,500

Worst Case: \$ 9,500

Cost Source: AR Cost Database

Comp #: 2524 HVAC (Clubhouse) - Replace

Quantity: (1) System

Location: Condensing unit at exterior, air handler at interior

Funded?: Yes.

History: Replaced in 2013

Comments: System was a Trane model with 3.5 nominal ton capacity showing 2013 manufacture date. Refer to prior HVAC components for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here. We recommend that routine repairs and maintenance such as filter replacements, 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:
6 years



Best Case: \$ 4,300

Worst Case: \$ 7,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

Quantity: (5) Cameras

Location: Throughout development

Funded?: Yes.

History:

Comments: Exact age of system is unknown. No reported issues at this time. (2) indoors and (3) outdoors cameras were noticed. 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:
3 years



Best Case: \$ 2,300

Worst Case: \$ 3,800

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 5,870 GSF**

Location: Interior common areas

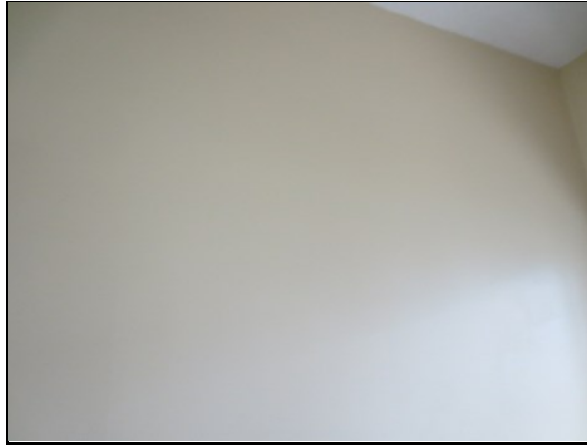
Funded?: Yes.

History:

Comments: This phase is included in the remodeling project so the RUL has been extended. Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory and most surface are showing minimal signs of deterioration. 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:
10 years

Remaining Life:
0 years



Best Case: \$ 5,500

Worst Case: \$ 6,800

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace**Quantity: Approx (10) Lights**

Location: Interior common areas

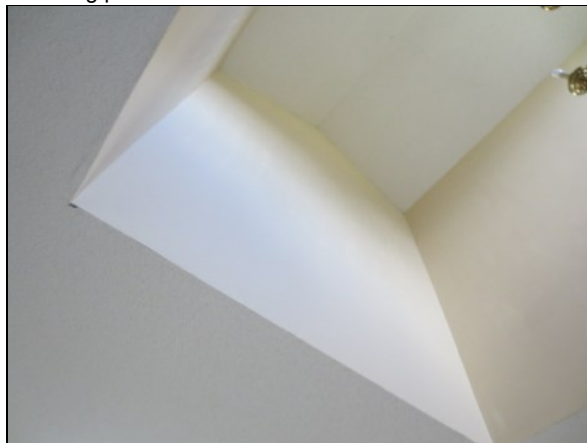
Funded?: No.

History:

Comments: This is included in the remodeling project. There were (9) fluorescent lights and (1) chandelier counted. As routine maintenance, inspect, repair and change bulbs 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 #: 2709 Tile Flooring - Replace**Quantity: Approx 1,450 GSF**

Location: Interior clubhouse common areas

Funded?: Yes.

History:

Comments: Interior tile flooring determined to be in fair condition typically exhibits some signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration. 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:
10 years



Best Case: \$ 20,800

Worst Case: \$ 26,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting - Replace**Quantity: Approx 112 GSF**

Location: Interior common areas

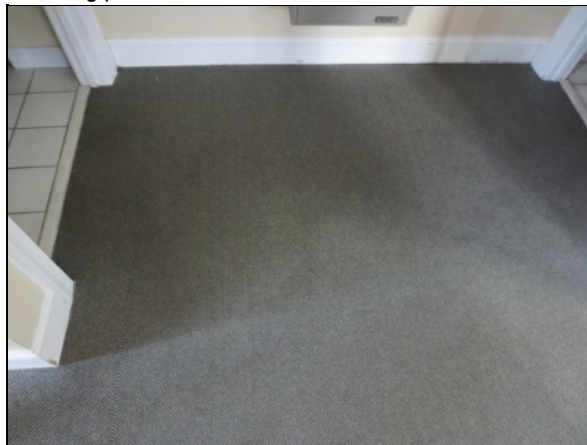
Funded?: No. Too small for Reserve designation.

History:

Comments: Carpet was in fair condition and only slightly worn. 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 #: 2741 Clubhouse - Remodel**Quantity: (1) Clubhouse**

Location: Clubhouse interiors

Funded?: Yes.

History: Planned for 2022 for approx \$80,000

Comments: A large refurbishment project is planned for 2022. All other useful life of the other interior components have been extended to full useful life. Also this component is only being funded for a one-time project. Interior of the clubhouse building should be periodically remodeled/rejuvenated to maintain a good, desirable amenity for the Association. At this time, no expectation for complete replacement of all finishes, fixtures and furnishings at one time. Rather, an allowance for partial replacements and other aesthetic changes is recommended here. Costs can vary greatly depending on the type and scope of projects anticipated. Recommendation shown below is based on our experience with similar Associations.

Useful Life:
30 yearsRemaining Life:
0 years

No Photo Available

Best Case: \$ 60,000

Worst Case: \$ 100,000

Lower allowance for misc. remodeling/update
projects

Higher allowance

Cost Source: AR Cost Database

Comp #: 2743 Furnishings/Decor - Partial Replace**Quantity: (35) Furnishings**

Location: Clubhouse interior

Funded?: Yes.

History: To be replaced in 2023

Comments: (5) couches, (7) tables, (4) benches, (14) chairs, (4) rocking chairs, (1) TV and 19 LF of cabinets. 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:
20 yearsRemaining Life:
0 years

Best Case: \$ 8,000

Worst Case: \$ 15,000

Lower allowance for new furnishings/décor

Higher allowance

Cost Source: AR Cost Database

Comp #: 2747 Kitchen - Remodel Allowance**Quantity: (1) Kitchen**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: This project is included in the current remodeling project. RUL has been fully extended. The kitchen is in fair condition overall. Kitchen materials typically have an extended useful life. However, many Associations choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 30,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Bathrooms - Remodel**Quantity: (2) Bathrooms**

Location: Common area bathrooms in clubhouse

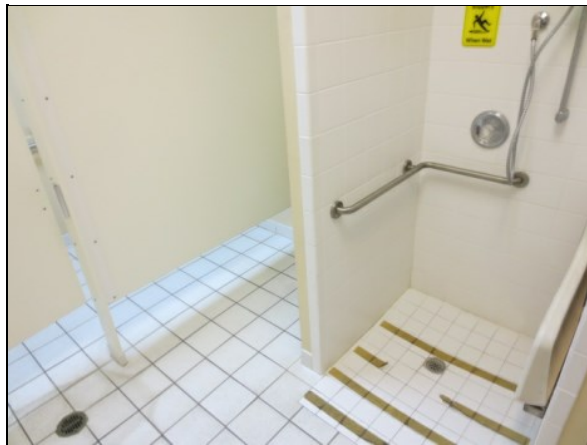
Funded?: Yes.

History:

Comments: Included in the most recent remodel. RUL extended. Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. 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:
0 years



Best Case: \$ 8,800

Worst Case: \$ 12,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Exterior Amenities

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: (62) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: Some surface wear noticed but furniture was stored and could not be fully inspected. (20) lounge chairs, (7) tables, (28) chairs and (7) umbrellas counted during inspection. Pool deck furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 11,500

Worst Case: \$ 17,400

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2769 Pool Deck - Partial Replace

Quantity: Approx 3,240 GSF

Location: Pool deck

Funded?: Yes.

History: Built after 1997

Comments: Cracking noticed in a few areas. Concrete pool decks should have a long useful life under normal circumstances. Some cracks and repairs noticed during our inspection. 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 replacement at the approximate interval shown here.

Useful Life:
7 years

Remaining Life:
2 years



Best Case: \$ 2,600

Worst Case: \$ 4,300

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace**Quantity: Approx 255 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: White alluminum fence. Pool fencing determined to be in fair condition typically exhibits some minor amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition. 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:
7 years



Best Case: \$ 11,200

Worst Case: \$ 15,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Pool - Resurface**Quantity: Approx 2,100 GSF**

Location: Interior finishes of pool

Funded?: Yes.

History: Resurfaced in 2018

Comments: Approximately 1,444 GSF footprint area with 164 waterline/perimeter length. Depth ranges from 3' to 5'. 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.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 14,700

Worst Case: \$ 18,700

Lower estimate to resurface

Higher estimate

Cost Source: Client Cost History

Comp #: 2779 Pool Filter - Replace**Quantity: (1) Filters**

Location: Pool equipment room

Funded?: Yes.

History: Replaced in 2019

Comments: TR-140C Triton filter

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 3,200

Worst Case: \$ 4,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2783 Pool Pump - Replace**Quantity: (1) Pump, 3.5 HP**

Location: Pool equipment room

Funded?: Yes.

History: 2019

Comments: 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:

7 years



Best Case: \$ 1,400

Worst Case: \$ 3,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2809 Tennis Court - Re-coat**Quantity: (1) Court, 7,000 GSF**

Location: Adjacent to clubhouse

Funded?: Yes.

History: Recoated in 2018

Comments: Tennis courts determined to be in good condition typically exhibit smooth and consistent texture and good coloring with high contrast of playing lines. Drainage appears to be adequate and overall appearance is good. Inspect courts regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below. Maintenance projects such as pressure-washing should be considered as Operating expense.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 10,800

Worst Case: \$ 15,300

Lower estimate to repair/coat/strip

Higher estimate

Cost Source: Client Cost History

Comp #: 2811 Tennis Court - Resurface**Quantity: (1) Court, 7,000 GSF**

Location: Tennis court

Funded?: Yes.

History:

Comments: Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
35 years

Remaining Life:
10 years



Best Case: \$ 55,100

Worst Case: \$ 71,600

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace**Quantity: Approx 350 LF**

Location: Tennis courts

Funded?: Yes.

History:

Comments: Tennis court determined to be in fair condition typically exhibits more noticeable surface wear such as cracking or peeling of vinyl coating on chain-link mesh. Posts exhibit some rust and deterioration but overall, fencing is intact, upright and stable. Tennis court fencing should have a very long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court. Costs shown here are based on complete replacement of mesh/fabric as well as poles/framework.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 8,900

Worst Case: \$ 10,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2817 Tennis Court Lighting - Replace**Quantity: (2) Poles, (6) Lights**

Location: Tennis court

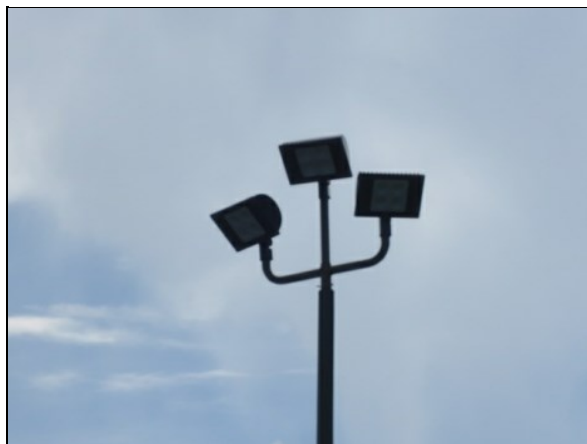
Funded?: Yes.

History: Replaced in 2017

Comments: (2) Large 30' poles with (6) LED fixtures. Tennis court lights determined to be in fair condition typically exhibit some weathering and surface wear, but no unusual functional concerns are observed or reported. Generally appear to be aging normally.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 4,800

Worst Case: \$ 7,100

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2825 Shuffleboard Court - Repair/Re-coat

Quantity: (1) Court

Location: Adjacent to pool deck

Funded?: No. Too small for Reserve designation.

History:

Comments: Concrete shuffleboard court in fair condition overall. Determined to be in fair condition typically exhibit some light surface wear and deterioration that may begin to affect play and should be closely monitored. Overall appearance is decent and consistent. Repaint as part of operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Golf Course & Equipment

Comp #: 2148 Gazebo - Refurbish**Quantity: Approx 150 GSF**

Location: At end of dock in golf course

Funded?: Yes.

History: 2022 replacement planned

Comments: Gazebo 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. 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 gazebo and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance for refurbishing

Higher allowance

Cost Source: AR Cost Database

Comp #: 2151 Tee Markers - Replace**Quantity: (9) Signs**

Location: Golf Course

Funded?: No.

History:

Comments: These can be replaced as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2159 Erosion Control - Replace**Quantity: Approx 110 LF**

Location: Waterline at retention pond(s)

Funded?: Yes.

History:

Comments: A wall is to be built to help control an erosion issue. Future replacement should not be required for many years

Useful Life:

40 years

Remaining Life:

1 years

No Photo Available

Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: Estimate Provided by Client

Comp #: 2191 Bridges - Resurface**Quantity: (2) Bridges, 560 SF**

Location: At golf course area

Funded?: Yes.

History: 2023

Comments: The largest of the bridges is being removed. It is approx 640 SF. The other two bridges have an estimated replacement cost of \$80,000 Funding recommendation shown here provides for the replacement of wood decking. Should be inspected regularly for safety hazards such as loose or lifting boards, splintering, trip hazards, lifting nails/screws, etc. Useful life can sometimes be prolonged by using sealers or other coatings to protect material from advanced weathering.

Useful Life:

30 years

Remaining Life:

1 years



Best Case: \$ 40,000

Worst Case: \$ 85,000

Lower estimate to resurface

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2192 Bridge - Replace/Rebuild

Quantity: (2) Bridges, 1,200 GSF

Location: At golf course area

Funded?: No.

History:

Comments: Bridge 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. There is no expectation for a full replacement at this point. Still generally sturdy, but likely to require more frequent repairs and maintenance. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and does not incorporate any specific testing or structural evaluation. At this time, costs related to this component are expected to be included in the Association's Operating budget or otherwise funded without the need for Reserve funds. 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 #: 2196 Bridge Pilings - Replace

Quantity: (40) Pilings

Location: Bridges

Funded?: No.

History:

Comments: Should be inspected regularly for safety concerns and hazards. Hardware should be inspected and oiled/maintained to allow for ease of motion. A full replacement of these pilings is not expected at this time. These pilings can age differently and should be inspected regularly. These pilings should be inspected regularly to confirm they are not deteriorating to the point of failure. Reevalue this component based on input from the engineers inspection.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2328 Bridge Railings - Replace

Quantity: Approx 330 LF

Location: Bridge railings

Funded?: Yes.

History:

Comments:

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 8,100

Worst Case: \$ 12,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump - Repair

Quantity: (1) 25 HP Pump

Location: Pump room on golf course

Funded?: Yes.

History: Repair motor in 2019 for \$5,100 and replaced in 2021

Comments:

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 4,200

Worst Case: \$ 6,400

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2585 Irrigation Pump - Replace

Quantity: (1) 25 HP Pump

Location: Pump room on golf course

Funded?: Yes.

History: Replaced in 2021

Comments:

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2587 Irrigation Control Panel - Replace**Quantity: (1) Panel**

Location: Pump room

Funded?: Yes.

History:

Comments: This control did not have any issue reported during time of inspection. Panel appeared to be aged. Irrigation panels should have a relatively long life expectancy under normal circumstances. Replacement is often required due to a change in technology or system, lightning strikes, etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 2,700

Worst Case: \$ 5,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2591 Irrigation System -Repair Allowance**Quantity: (1) System**

Location: Landscaped common areas

Funded?: Yes.

History:

Comments: It was reported that a large scale replacement/expansion will be required for the golf course irrigation system. Funding for an allowance at this time until a full scope of work can be determined. As routine maintenance, inspect regularly, test system and repair as needed from Operating budget. We recommend consulting with irrigation vendor (if contracted) to determine what types of repairs and replacements are included in the landscaping contract. If properly installed without defect, most of the elements within this system (distribution piping, valves, sprinkler heads, etc) are generally low-cost and have a failure rate that is difficult to predict, making routine repairs best-suited to be handled through the Operating budget. However, in some instances, Reserve funding can be warranted based on actual project history or expectations for major repairs/replacements. The life expectancies and cost estimates shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 50,000

Worst Case: \$ 75,000

Cost Source: AR Cost Database

Comp #: 2599 Golf Cart - Replace**Quantity: (1) Cart**

Location: Maintenance shed

Funded?: Yes.

History:

Comments: Cart appeared to be older but was noticed to be working during our visit. 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:
2 years



Best Case: \$ 3,200

Worst Case: \$ 4,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2610 Maintenance Equipment - Replace**Quantity: Numerous Pieces**

Location: Maintenance garage/shop

Funded?: No.

History:

Comments: Maintenance equipment is typically replaced on an ongoing basis as an Operating expense. This includes smaller items like blowers, power washers ect. If a pattern of larger expenses develops, or costs rise dramatically, this component should be re-evaluated during future Reserve Study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2850 Mower (3500D)- Replace**Quantity: (1) Toro Groundmaster**

Location: Maintenance shed

Funded?: Yes.

History: Purchased in 2008

Comments: IT was reported that a used one would be purchased when needed. These types of mowers will have varying useful lives depending on their level of use. Normally, most of the mowers will be able to cut areas including the tee boxes, greens, fairways and rough. Some golf course will have specific mowers for each area depending on their size and annual revenue. Best practices say to have these mowers inspected and repaired regularly to ensure they are functioning properly.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Lower Cost Estimate

Higher Estimate

Cost Source: Estimate Provided by Client

Comp #: 2850 Mower (Greenmasters 2020)- Replace**Quantity: (1) Mower**

Location: Maintenance shed

Funded?: Yes.

History: Replaced in 2020

Comments: Normally, most of the mowers will be able to cut areas including the tee boxes, greens, fairways and rough. Some golf course will have specific mowers for each area depending on their size and annual revenue. Best practices say to have these mowers inspected and repaired regularly to ensure they are functioning properly.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 4,800

Worst Case: \$ 6,800

Lower Cost Estimate

Higher Estimate

Cost Source: Client Cost History

Comp #: 2850 Mower (Greenmasters)- Replace**Quantity: (2) Mowers**

Location: Maintenance shed

Funded?: Yes.

History:

Comments: There are (2) Toro Greenmasters Model 2100. reported to be working properly. These types of mowers will have varying useful lives depending on their level of use. Normally, most of the mowers will be able to cut areas including the tee boxes, greens, fairways and rough. Some golf course will have specific mowers for each area depending on their size and annual revenue. Best practices say to have these mowers inspected and repaired regularly to ensure they are functioning properly.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower Cost Estimate

Higher Estimate

Cost Source: Estimate Provided by Client

Comp #: 2856 Golf Course Equipment - Replace**Quantity:**

Location: Golf maintenance shed

Funded?: No.

History:

Comments: (1) 25HP pump (2012), (1) control panel, (16) irrigation zones box and (1) control box in clubhouse. This component is for an allowance for the replacement for smaller golf course maintenance equipment. This would include rakes, chainsaws, shovels, brooms, etc. Normally these components can be handled as an operating expense unless replacement cost are above the minimum cost threshold. No reserve funding required at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 3007 Golf Course Redesign-Repair

Quantity: (1) Allowance

Location:

Funded?: Yes.

History:

Comments: This component is to address areas of erosion that need to be addressed before total slope failure occurs. It was reported a redesign project will have to be completed in the next few years.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Estimate Provided by Client

Maintenance Shed

Comp #: 2139 Site Fencing (Wood) - Replace**Quantity: Approx 430 LF**

Location: Perimeter areas of maintenance area

Funded?: Yes.

History:

Comments: Surface wear was noticed. Fence is mostly hidden except for a few properties. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible.

Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. Plan to replace at roughly the time frame below with funding included here for similar wood replacement. At next replacement, association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:

30 years

Remaining Life:

5 years



Best Case: \$ 18,500

Worst Case: \$ 23,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2344 Wood Siding - Replace

Quantity: Approx 1,750 GSF

Location: Maint. Building exterior

Funded?: Yes.

History:

Comments: These surfaces were older but in fair condition overall. 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. The most important factor in preserving the wood and prolonging its useful life is adequate protection by a good sealer or paint coating, especially in areas with more sun/weather exposure. In most cases, associations can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an allowance for partial replacements may be included within the Reserve Study. For older associations or those with more advanced deterioration, comprehensive replacement of all areas may be advisable. 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:
40 years

Remaining Life:
15 years



Best Case: \$ 14,000

Worst Case: \$ 21,000

Lower estimate to repair/repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2344 Wood Siding -Repaint**Quantity: Approx 1,750 GSF**

Location: Maintenance Sheds

Funded?: Yes. Handled as an in-house expense.

History:

Comments: Maintenance sheds were fair condition. Should be repainted regularly to maintain the wooden surfaces. 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. The most important factor in preserving the wood and prolonging its useful life is adequate protection by a good sealer or paint coating, especially in areas with more sun/weather exposure. In most cases, associations can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an allowance for partial replacements may be included within the Reserve Study. For older associations or those with more advanced deterioration, comprehensive replacement of all areas may be advisable. 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:
15 years

Remaining Life:
12 years



Best Case: \$ 2,100

Worst Case: \$ 2,900

Cost Source: Client Cost History

Comp #: 2381 Roof (Maint Roof) - Replace**Quantity: Approx 1,460 GSF**

Location: Building rooftop

Funded?: Yes.

History:

Comments: This roof did not have any reported leaking but replacement costs would be lower if completed at the same time as the clubhouse and pump room roofs. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Typical signs of wear and failure include curling or cupping of shingle edges, loss of granule cover, slipping or missing sections, etc. Costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred. 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. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. 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:
25 years

Remaining Life:
10 years



Best Case: \$ 7,400

Worst Case: \$ 11,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2853 Trailer - Replace

Quantity: (1) Trailer

Location: Maintenance shed

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Estimate Provided by Client

