

Serving the Carolinas & Mid-Atlantic
1310 S. Tryon Street, Suite 102
Charlotte, NC 28203

Tel : (704) 960-1711
Fax : (704) 960-1719
www.reservestudy.com



**ASSOCIATION
RESERVES™**
Planning For The Inevitable™

Regional Offices
Arizona
California
Colorado
Florida
Hawaii
Nevada
North Carolina
Texas
Washington

Update "With-Site-Visit" Reserve Study



**Daniel Island POA
DICA
Daniel Island, SC**

**Report #: 15074-5
For Period Beginning: January 1, 2021
Expires: December 31, 2021**

Date Prepared: September 28, 2020



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

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

704-960-1711



ASSOCIATION
RESERVES™

Table of Contents

3-Minute Executive Summary	1
Reserve Study Summary	1
Executive Summary (Component List)	3
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
Analysis Summary	17
Reserve Component List Detail	18
Component Significance	20
Accounting-Tax Summary	22
Accounting Tax Summary	24
30-Year Reserve Plan Summary	26
30-Year Reserve Plan Summary	27
30-Year Income/Expense Detail	28
Accuracy, Limitations, and Disclosures	40
Terms and Definitions	41
Component Details	42
Scott Park	43
Pierce Park Pool & Picnic	60
Bellinger Island	87
Edgefield Park Pool & Crow's Nest	100
Miscellaneous	118

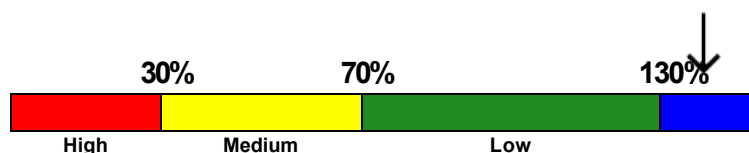
3- Minute Executive Summary

Association: Daniel Island POA **Assoc. #: 15074-5**
 DICA
Location: Daniel Island, SC **# of Units: 2,024**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Project Starting Reserve Balance	\$1,105,452
Currently Fully Funding Reserve Balance	\$765,270
Percent Funded	144.5 %
Recommended 2021 Fully Funding Contributions	\$153,824
Recommended 2021 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$305,820

Reserves % Funded: 144.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

This report is an Update, With-Site-Visit Reserve Study based on a prior study prepared by Association Reserves for your 2020 Fiscal Year. We performed the site inspection on 6/30/2020

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 144.5 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low. 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 \$153,824 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Reserve Funding Goals and Methodology:

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

addressed later in this report.)

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

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

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

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Scott Park				
2139	Pool Fencing, Gate - Replace	25	19	\$25,400
2139	Wood/Mesh Fencing - Replace	25	5	\$8,550
2147	Picnic Shelter - Refurbish/Replace	20	8	\$10,850
2171	Flag Pole - Replace	30	8	\$3,600
2181	Outdoor/Site Furniture - Replace	12	2	\$7,750
2343	Building, Trellis - Seal/Paint	10	3	\$3,500
2383	Metal Roof - Replace	25	24	\$20,650
2543	Security Cameras/RFID - Replace	10	5	\$3,350
2751	Bathrooms - Remodel	20	17	\$11,110
2763	Pool Deck Furniture - Replace	10	6	\$16,250
2769	Pool Deck - Resurface	30	19	\$31,200
2773	Pool - Resurface	12	7	\$39,150
2773	Wading Pool - Resurface	12	7	\$2,850
2779	Pool Filters - Replace	20	7	\$10,750
2781	Pool Heaters - Replace	15	12	\$32,800
2783	Pool Pumps - Repair/Replace	10	0	\$5,750
2793	Pool Lane Dividers - Replace	15	3	\$3,700
2801	Playground Equipment - Replace	20	14	\$26,500
2807	Drinking Fountain - Replace	10	4	\$1,900
Pierce Park Pool & Picnic				
2123	Asphalt - Seal/Repair	4	5	\$5,500
2125	Asphalt - Resurface	20	3	\$49,500
2137	Metal Fence - Replace	30	29	\$24,000
2139	Eqpmt Fencing, Gates - Replace	25	8	\$28,600
2147	Shade Structure - Refurbish/Replace	25	5	\$21,600
2151	Trash Enclosure - Replace	15	10	\$3,285
2171	Flag Pole - Replace	30	13	\$3,500
2181	Chairs and Benches - Replace	15	5	\$6,650
2181	Picnic Tables - Replace	25	8	\$27,000
2343	Bldg Exteriors - Seal/Paint	10	4	\$8,100
2383	Metal Roofs - Replace	35	18	\$109,200
2519	HVAC Systems (Picnic) - Replace	15	9	\$16,850
2519	HVAC Systems (Pool) - Replace	15	1	\$11,550
2543	Security Cameras/RFID - Replace	10	5	\$5,140
2747	Kitchen - Part. Remodel	20	3	\$8,350
2749	Bathrooms (Picnic) - Remodel	20	6	\$15,600
2749	Bathrooms (Pool) - Remodel	20	6	\$15,600
2749	Kitchen Appliances - Replace	15	2	\$5,240
2763	Pool Deck Furniture - Replace	8	3	\$28,050
2769	Pool Deck - Resurface	30	13	\$127,000
2772	Pool Deck Lights - Replace	30	13	\$26,450
2773	Pool - Resurface	12	7	\$54,000
2774	Splash Pad - Maintain/Refurbish	12	9	\$8,475
2779	Pool Filters - Replace	20	3	\$10,010
2781	Pool Heaters - Replace	15	12	\$47,600
2787	Pool Pumps - Repair/Replace	5	0	\$4,070

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2794	Starting Blocks - Replace	15	7	\$13,750
2801	Playground Equipment - Replace	20	15	\$46,600
Bellinger Island				
2101	Concrete Boat Ramp - Repair	30	13	\$12,750
2123	Asphalt - Seal/Repair	4	5	\$7,750
2125	Asphalt - Resurface	20	3	\$19,850
2161	Bulkheads - Repair/Restore	30	26	\$407,000
2191	Bridge, Fishing Dock - Resurface	15	5	\$28,550
2191	Main Dock Bridge - Resurface	15	11	\$10,920
2192	"Treehouse" - Replace/Rebuild	15	3	\$11,150
2192	Bridge, Fishing Dock - Replace	30	18	\$35,800
2192	Main Dock Bridge - Replace	30	26	\$13,600
2195	Floating Dock - Replace	20	16	\$10,170
2196	Gangway - Replace	20	16	\$7,750
2511	Barrier Arm Operator - Replace	20	16	\$4,450
2543	Security Cameras - Upgrade/Replace	10	8	\$4,300
2829	Kayak Lockers - Replace	20	10	\$6,800
Edgefield Park Pool & Crow's Nest				
2107	Concrete Sidewalks - Repair	10	9	\$4,700
2123	Asphalt - Seal/Repair	4	0	\$5,500
2125	Asphalt - Resurface	20	16	\$17,600
2139	Wood Fencing, Railings - Replace	25	21	\$20,550
2175	Parking Lot Lights - Replace	25	21	\$27,500
2316	Wood Decks - Resurface	20	16	\$97,250
2343	Building Exterior - Seal/Paint	10	6	\$7,625
2344	Building Screening - Replace	10	6	\$8,680
2384	Metal Roofs - Replace	30	26	\$32,800
2518	Wheelchair Lift - Replace	25	21	\$31,750
2522	HVAC - Replace	15	11	\$5,450
2750	Bathrooms - Remodel	20	16	\$30,100
2763	Pool Deck Furniture - Replace	10	6	\$35,600
2772	Pool Deck Lights - Replace	25	21	\$29,650
2773	Pool - Resurface	12	8	\$65,100
2779	Pool Filters - Replace	20	16	\$8,680
2781	Pool Heaters - Replace	10	6	\$21,400
2783	Pool Pumps - Repair/Replace	10	6	\$7,650
2792	Pool/Spa ADA Lift - Replace	15	11	\$5,850
30000	Play Fountain - Replace	20	16	\$8,050
Miscellaneous				
2179	Landscape Lights - Partial Replace	15	0	\$7,700
2181	Outdoor/Site Furniture - Replace	5	0	\$5,300
2591	Irrigation System - Misc. Repairs	5	0	\$8,250
2807	Drinking Fountains - Replace	7	1	\$4,150

85 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Scott Park				
2139	Pool Fencing, Gate - Replace	25	19	\$25,400
2139	Wood/Mesh Fencing - Replace	25	5	\$8,550
2147	Picnic Shelter - Refurbish/Replace	20	8	\$10,850
2171	Flag Pole - Replace	30	8	\$3,600
2181	Outdoor/Site Furniture - Replace	12	2	\$7,750
2343	Building, Trellis - Seal/Paint	10	3	\$3,500
2383	Metal Roof - Replace	25	24	\$20,650
2543	Security Cameras/Rfid - Replace	10	5	\$3,350
2751	Bathrooms - Remodel	20	17	\$11,110
2763	Pool Deck Furniture - Replace	10	6	\$16,250
2769	Pool Deck - Resurface	30	19	\$31,200
2773	Pool - Resurface	12	7	\$39,150
2773	Wading Pool - Resurface	12	7	\$2,850
2779	Pool Filters - Replace	20	7	\$10,750
2781	Pool Heaters - Replace	15	12	\$32,800
2783	Pool Pumps - Repair/Replace	10	0	\$5,750
2793	Pool Lane Dividers - Replace	15	3	\$3,700
2801	Playground Equipment - Replace	20	14	\$26,500
2807	Drinking Fountain - Replace	10	4	\$1,900
Pierce Park Pool & Picnic				
2123	Asphalt - Seal/Repair	4	5	\$5,500
2125	Asphalt - Resurface	20	3	\$49,500
2137	Metal Fence - Replace	30	29	\$24,000
2139	Eqpmt Fencing, Gates - Replace	25	8	\$28,600
2147	Shade Structure - Refurbish/Replace	25	5	\$21,600
2151	Trash Enclosure - Replace	15	10	\$3,285
2171	Flag Pole - Replace	30	13	\$3,500
2181	Chairs and Benches - Replace	15	5	\$6,650
2181	Picnic Tables - Replace	25	8	\$27,000
2343	Bldg Exteriors - Seal/Paint	10	4	\$8,100
2383	Metal Roofs - Replace	35	18	\$109,200
2519	HVAC Systems (Picnic) - Replace	15	9	\$16,850
2519	HVAC Systems (Pool) - Replace	15	1	\$11,550
2543	Security Cameras/Rfid - Replace	10	5	\$5,140
2747	Kitchen - Part. Remodel	20	3	\$8,350
2749	Bathrooms (Picnic) - Remodel	20	6	\$15,600
2749	Bathrooms (Pool) - Remodel	20	6	\$15,600
2749	Kitchen Appliances - Replace	15	2	\$5,240
2763	Pool Deck Furniture - Replace	8	3	\$28,050
2769	Pool Deck - Resurface	30	13	\$127,000
2772	Pool Deck Lights - Replace	30	13	\$26,450
2773	Pool - Resurface	12	7	\$54,000
2774	Splash Pad - Maintain/Refurbish	12	9	\$8,475
2779	Pool Filters - Replace	20	3	\$10,010
2781	Pool Heaters - Replace	15	12	\$47,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2787	Pool Pumps - Repair/Replace	5	0	\$4,070
2794	Starting Blocks - Replace	15	7	\$13,750
2801	Playground Equipment - Replace	20	15	\$46,600
Bellinger Island				
2101	Concrete Boat Ramp - Repair	30	13	\$12,750
2123	Asphalt - Seal/Repair	4	5	\$7,750
2125	Asphalt - Resurface	20	3	\$19,850
2161	Bulkheads - Repair/Restore	30	26	\$407,000
2191	Bridge, Fishing Dock - Resurface	15	5	\$28,550
2191	Main Dock Bridge - Resurface	15	11	\$10,920
2192	"Treehouse" - Replace/Rebuild	15	3	\$11,150
2192	Bridge, Fishing Dock - Replace	30	18	\$35,800
2192	Main Dock Bridge - Replace	30	26	\$13,600
2195	Floating Dock - Replace	20	16	\$10,170
2196	Gangway - Replace	20	16	\$7,750
2511	Barrier Arm Operator - Replace	20	16	\$4,450
2543	Security Cameras - Upgrade/Replace	10	8	\$4,300
2829	Kayak Lockers - Replace	20	10	\$6,800
Edgefield Park Pool & Crow's Nest				
2107	Concrete Sidewalks - Repair	10	9	\$4,700
2123	Asphalt - Seal/Repair	4	0	\$5,500
2125	Asphalt - Resurface	20	16	\$17,600
2139	Wood Fencing, Railings - Replace	25	21	\$20,550
2175	Parking Lot Lights - Replace	25	21	\$27,500
2316	Wood Decks - Resurface	20	16	\$97,250
2343	Building Exterior - Seal/Paint	10	6	\$7,625
2344	Building Screening - Replace	10	6	\$8,680
2384	Metal Roofs - Replace	30	26	\$32,800
2518	Wheelchair Lift - Replace	25	21	\$31,750
2522	HVAC - Replace	15	11	\$5,450
2750	Bathrooms - Remodel	20	16	\$30,100
2763	Pool Deck Furniture - Replace	10	6	\$35,600
2772	Pool Deck Lights - Replace	25	21	\$29,650
2773	Pool - Resurface	12	8	\$65,100
2779	Pool Filters - Replace	20	16	\$8,680
2781	Pool Heaters - Replace	10	6	\$21,400
2783	Pool Pumps - Repair/Replace	10	6	\$7,650
2792	Pool/Spa ADA Lift - Replace	15	11	\$5,850
30000	Play Fountain - Replace	20	16	\$8,050
Miscellaneous				
2179	Landscape Lights - Partial Replace	15	0	\$7,700
2181	Outdoor/Site Furniture - Replace	5	0	\$5,300
2591	Irrigation System - Misc. Repairs	5	0	\$8,250
2807	Drinking Fountains - Replace	7	1	\$4,150

85 Total Funded Components

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

Introduction



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

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



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

Methodology



For this [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



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

During our site visit on 6/30/2020, we visually inspected all the buildings and were able to see most components up close. The roofs were viewed from the ground but overall most appear to be aging normally. There was some surface wear noticed of the pergolas at each pool. They should be re-painted to help maintain the appearance that is common throughout the community.



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.

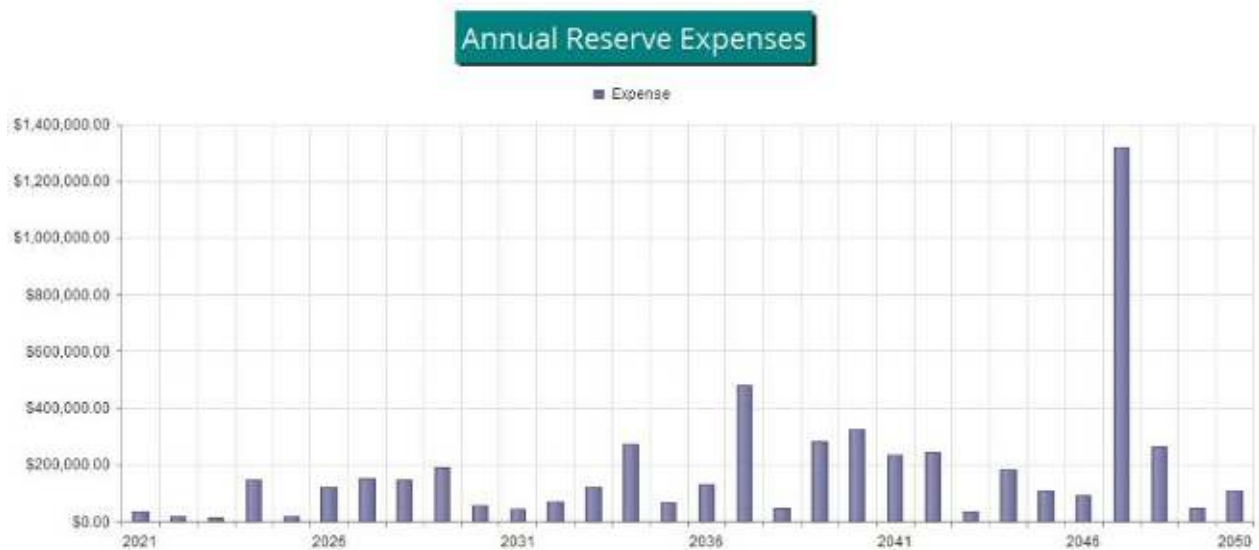


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,105,452 as-of the start of your Fiscal Year on 1/1/2021. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$765,270. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 144.5 % 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 \$153,824 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.

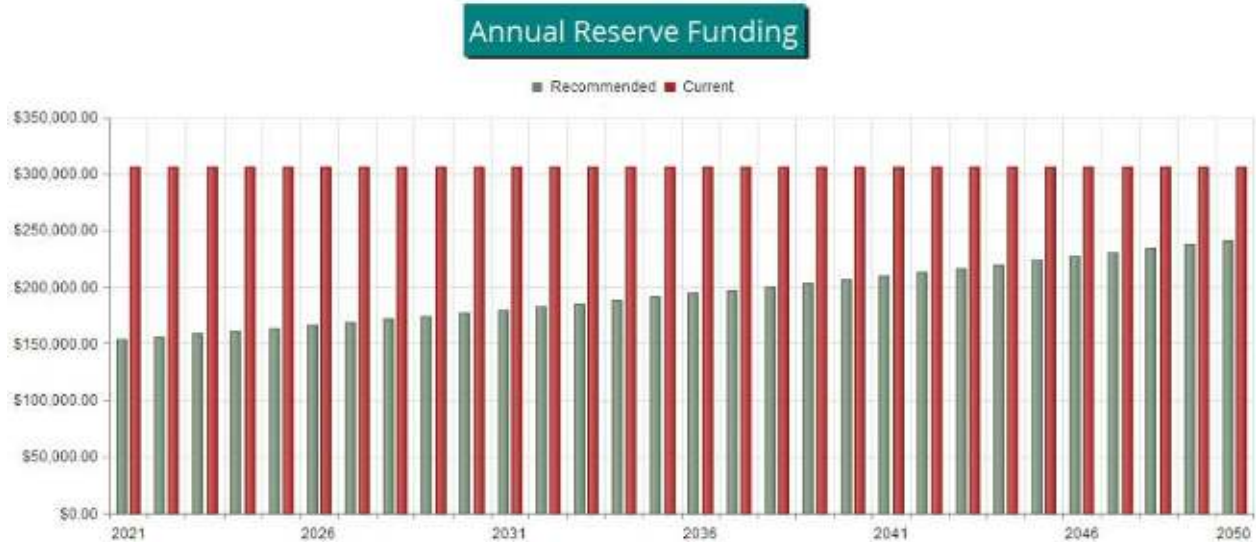


Figure 2

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.

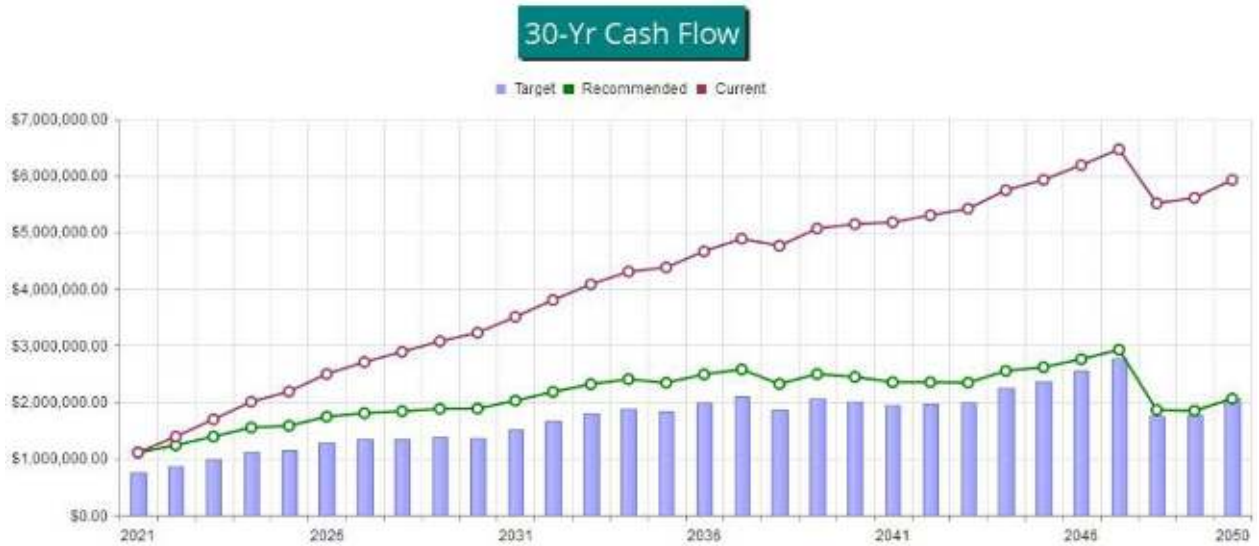


Figure 3

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.

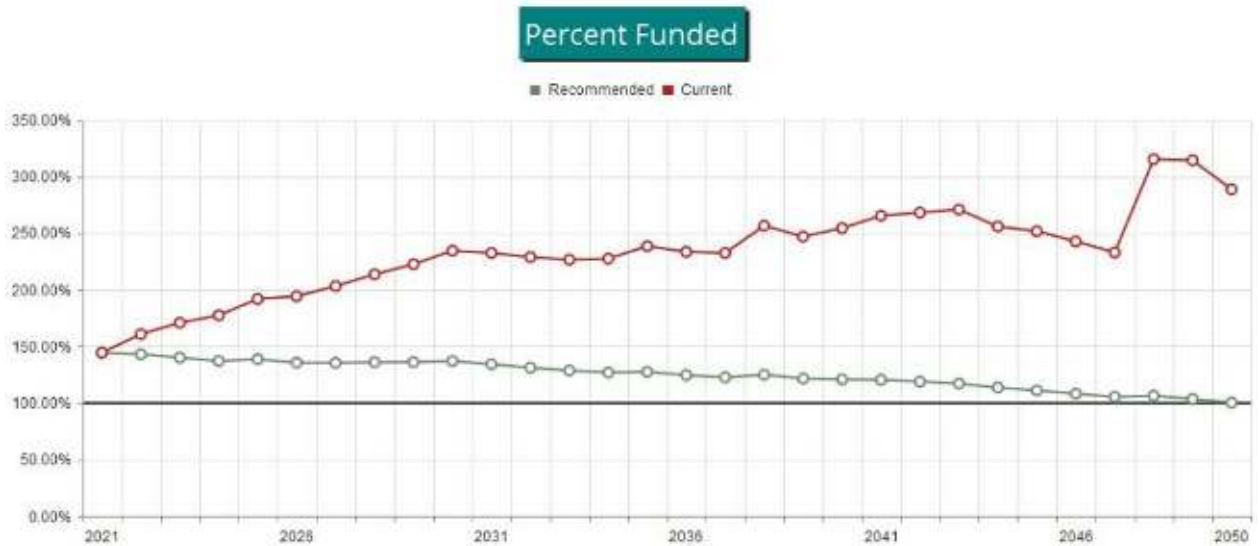


Figure 4

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.

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

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

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.

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

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

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

Budget Summary

15074-5
WSV

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	01/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max					
Scott Park	10	30	0	24	\$265,610	\$5,750	\$101,949	\$118,342	\$21,913
Pierce Park Pool & Picnic	4	35	0	29	\$731,270	\$4,070	\$387,130	\$172,051	\$53,200
Bellinger Island	4	30	3	26	\$580,840	\$0	\$134,097	\$387,134	\$32,724
Edgefield Park Pool & Crow's Nest	4	30	0	26	\$471,485	\$5,500	\$117,287	\$302,061	\$40,747
Miscellaneous	5	15	0	1	\$25,400	\$21,250	\$24,807	\$-10,435	\$5,240
					\$2,074,605	\$36,570	\$765,270	\$969,153	\$153,824
								Percent Funded:	144.5%

Starting Information:

# Units:	2,024	
Base Year:	2021	
Period Start:	01/01/2021	
Period End:	12/31/2021	
Site Inspection Date:	06/30/2020	
Total Assessments:	\$0	Per Unit \$0.00
Budgeted Res Contrib:	\$305,820	Per Unit \$151.10
Starting Reserve Bal:	\$1,105,452	
Interest:	1.00 %	
Inflation:	3.00 %	

Status:

Proportional FFB:	\$765,270
Percent Funded:	144.5 %
Swain Factor:	1.383 %

Recommendation:

<u>Recommended</u> Contribution Rate:	\$153,824	Per Unit \$76.00
<u>Alternate</u> Contribution Rate:	\$0	Per Unit \$0.00
Annual Increase:	1.57 %	
# of Years:	30	
Secondary Annual Increase:	0.00 %	
# of Years:	0	
1st Yr S.A.:	\$0.00	Per Unit \$0.00
2nd Yr S.A.:	\$0.00	Per Unit \$0.00
3rd Yr S.A.:	\$0.00	Per Unit \$0.00
4th Yr S.A.:	\$0.00	Per Unit \$0.00
5th Yr S.A.:	\$0.00	Per Unit \$0.00

Minimum Balance (Full):	\$1,105,452.00
Min Margin (Full):	140.84 %
Minimum Balance (Alt):	(\$4,176,303.14)
Min Margin (Alt):	-8,609.60 %

System Defaults:

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

Reserve Component List Detail

15074-5
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Scott Park						
2139	Pool Fencing, Gate - Replace	Approx 615 LF	25	19	\$23,300	\$27,500
2139	Wood/Mesh Fencing - Replace	Approx 260 LF	25	5	\$7,800	\$9,300
2147	Picnic Shelter - Refurbish/Replace	Approx 242 GSF Footprint	20	8	\$9,300	\$12,400
2171	Flag Pole - Replace	(1) 25' Pole	30	8	\$3,100	\$4,100
2181	Outdoor/Site Furniture - Replace	Apprx (9) Pieces Furn	12	2	\$6,200	\$9,300
2343	Building, Trellis - Seal/Paint	(1) Building	10	3	\$2,900	\$4,100
2383	Metal Roof - Replace	Approx 1,915 GSF	25	24	\$18,000	\$23,300
2543	Security Cameras/RFID - Replace	(3) Cameras, RFID System	10	5	\$2,800	\$3,900
2751	Bathrooms - Remodel	(2) Bathrooms	20	17	\$9,520	\$12,700
2763	Pool Deck Furniture - Replace	Approx (103) Pieces	10	6	\$13,800	\$18,700
2769	Pool Deck - Resurface	Apprx 5,812 GSF	30	19	\$27,500	\$34,900
2773	Pool - Resurface	(1) Large Lap Pool	12	7	\$34,900	\$43,400
2773	Wading Pool - Resurface	(1) Wading Pool	12	7	\$2,500	\$3,200
2779	Pool Filters - Replace	(4) Sand Filters	20	7	\$9,500	\$12,000
2781	Pool Heaters - Replace	(5) Heaters	15	12	\$29,600	\$36,000
2783	Pool Pumps - Repair/Replace	(2) Pumps/Motors	10	0	\$3,600	\$7,900
2793	Pool Lane Dividers - Replace	(5) 25 Meter Lengths	15	3	\$3,100	\$4,300
2801	Playground Equipment - Replace	(1) Tower, (2) Swing Sets	20	14	\$22,200	\$30,800
2807	Drinking Fountain - Replace	(1) Wall Mounted Unit	10	4	\$1,600	\$2,200
Pierce Park Pool & Picnic						
2123	Asphalt - Seal/Repair	Approx 3,090 GSY	4	5	\$4,900	\$6,100
2125	Asphalt - Resurface	Approx 3,090 GSY	20	3	\$43,300	\$55,700
2137	Metal Fence - Replace	Approx 400 LF	30	29	\$18,000	\$30,000
2139	Eqpmt Fencing, Gates - Replace	Approx 210 LF	25	8	\$26,500	\$30,700
2147	Shade Structure - Refurbish/Replace	Approx 640 GSF	25	5	\$18,500	\$24,700
2151	Trash Enclosure - Replace	(1) Enclosure	15	10	\$2,670	\$3,900
2171	Flag Pole - Replace	(1) 25' Pole	30	13	\$2,900	\$4,100
2181	Chairs and Benches - Replace	(11) Adirondack Chairs	15	5	\$5,900	\$7,400
2181	Picnic Tables - Replace	(13) Picnic Tables	25	8	\$23,300	\$30,700
2343	Bldg Exteriors - Seal/Paint	(2) Buildings	10	4	\$6,500	\$9,700
2383	Metal Roofs - Replace	Approx 10,310 GSF	35	18	\$97,400	\$121,000
2519	HVAC Systems (Picnic) - Replace	(2) Systems	15	9	\$14,000	\$19,700
2519	HVAC Systems (Pool) - Replace	(3) Systems	15	1	\$10,400	\$12,700
2543	Security Cameras/RFID - Replace	Approx (6) Cameras, RFID	10	5	\$4,110	\$6,170
2747	Kitchen - Part. Remodel	(1) Kitchen	20	3	\$6,200	\$10,500
2749	Bathrooms (Picnic) - Remodel	(2) Bathrooms	20	6	\$12,800	\$18,400
2749	Bathrooms (Pool) - Remodel	(2) Bathrooms	20	6	\$12,800	\$18,400
2749	Kitchen Appliances - Replace	(3) Appliances	15	2	\$4,650	\$5,830
2763	Pool Deck Furniture - Replace	Approx (129) Pieces	8	3	\$25,400	\$30,700
2769	Pool Deck - Resurface	Approx 24,625 GSF	30	13	\$116,000	\$138,000
2772	Pool Deck Lights - Replace	(10) Light Poles	30	13	\$23,300	\$29,600
2773	Pool - Resurface	(1) Large Lap Pool	12	7	\$48,700	\$59,300
2774	Splash Pad - Maintain/Refurbish	Approx 400 GSF	12	9	\$6,350	\$10,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2779	Pool Filters - Replace	(4) Sand Filters	20	3	\$9,420	\$10,600
2781	Pool Heaters - Replace	(4) Total Heaters	15	12	\$42,300	\$52,900
2787	Pool Pumps - Repair/Replace	(5) Pumps/Motors	5	0	\$3,490	\$4,650
2794	Starting Blocks - Replace	(6) Starting Blocks	15	7	\$12,700	\$14,800
2801	Playground Equipment - Replace	Numerous Components	20	15	\$34,900	\$58,300
Bellinger Island						
2101	Concrete Boat Ramp - Repair	Apprx 1,100 GSF	30	13	\$9,300	\$16,200
2123	Asphalt - Seal/Repair	Apprx 1,240 GSY	4	5	\$7,000	\$8,500
2125	Asphalt - Resurface	Apprx 1,240 GSY	20	3	\$17,400	\$22,300
2161	Bulkheads - Repair/Restore	Lump Sum Allowance	30	26	\$349,000	\$465,000
2191	Bridge, Fishing Dock - Resurface	(1) Section	15	5	\$25,700	\$31,400
2191	Main Dock Bridge - Resurface	(1) Structure	15	11	\$9,840	\$12,000
2192	"Treehouse" - Replace/Rebuild	(1) Structure	15	3	\$9,600	\$12,700
2192	Bridge, Fishing Dock - Replace	(1) Section	30	18	\$32,200	\$39,400
2192	Main Dock Bridge - Replace	(1) Structure	30	26	\$12,200	\$15,000
2195	Floating Dock - Replace	(1) Dock	20	16	\$8,940	\$11,400
2196	Gangway - Replace	(1) Gangway	20	16	\$6,900	\$8,600
2511	Barrier Arm Operator - Replace	(1) Operator	20	16	\$3,800	\$5,100
2543	Security Cameras - Upgrade/Replace	(3) Cameras	10	8	\$3,500	\$5,100
2829	Kayak Lockers - Replace	(1) Locker Structure	20	10	\$5,500	\$8,100
Edgefield Park Pool & Crow's Nest						
2107	Concrete Sidewalks - Repair	Approx 10% of 3830 GSF	10	9	\$4,100	\$5,300
2123	Asphalt - Seal/Repair	Approx 1,100 GSY	4	0	\$4,420	\$6,580
2125	Asphalt - Resurface	Approx 1,100 GSY	20	16	\$15,400	\$19,800
2139	Wood Fencing, Railings - Replace	Approx 650 LF	25	21	\$18,500	\$22,600
2175	Parking Lot Lights - Replace	(5) Lights	25	21	\$25,400	\$29,600
2316	Wood Decks - Resurface	Approx 4,485 GSF	20	16	\$85,500	\$109,000
2343	Building Exterior - Seal/Paint	(1) Building (4,100 GSF)	10	6	\$6,570	\$8,680
2344	Building Screening - Replace	Approx 2,000 GSF	10	6	\$7,620	\$9,740
2384	Metal Roofs - Replace	Approx 3,010 GSF	30	26	\$29,600	\$36,000
2518	Wheelchair Lift - Replace	(1) Lift	25	21	\$28,600	\$34,900
2522	HVAC - Replace	(1) System	15	11	\$4,400	\$6,500
2750	Bathrooms - Remodel	(4) Bathrooms	20	16	\$26,200	\$34,000
2763	Pool Deck Furniture - Replace	(106) Total Pieces	10	6	\$32,000	\$39,200
2772	Pool Deck Lights - Replace	(8) Polle, 16Fixtures	25	21	\$25,400	\$33,900
2773	Pool - Resurface	(1) Pool	12	8	\$59,300	\$70,900
2779	Pool Filters - Replace	(2) Large Filters	20	16	\$7,620	\$9,740
2781	Pool Heaters - Replace	(3) Heaters	10	6	\$19,000	\$23,800
2783	Pool Pumps - Repair/Replace	(2) Pumps	10	6	\$6,600	\$8,700
2792	Pool/Spa ADA Lift - Replace	Numerous Components	15	11	\$4,200	\$7,500
30000	Play Fountain - Replace	(1) Fountain	20	16	\$5,800	\$10,300
Miscellaneous						
2179	Landscape Lights - Partial Replace	Extensive Quantity	15	0	\$6,300	\$9,100
2181	Outdoor/Site Furniture - Replace	Numerous Pieces	5	0	\$4,100	\$6,500
2591	Irrigation System - Misc. Repairs	Extensive Quantity	5	0	\$7,200	\$9,300
2807	Drinking Fountains - Replace	Numerous Fountains	7	1	\$3,100	\$5,200

85 Total Funded Components

Component Significance

15074-5
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Scott Park					
2139	Pool Fencing, Gate - Replace	25	\$25,400	\$1,016	0.91 %
2139	Wood/Mesh Fencing - Replace	25	\$8,550	\$342	0.31 %
2147	Picnic Shelter - Refurbish/Replace	20	\$10,850	\$543	0.48 %
2171	Flag Pole - Replace	30	\$3,600	\$120	0.11 %
2181	Outdoor/Site Furniture - Replace	12	\$7,750	\$646	0.58 %
2343	Building, Trellis - Seal/Paint	10	\$3,500	\$350	0.31 %
2383	Metal Roof - Replace	25	\$20,650	\$826	0.74 %
2543	Security Cameras/RFID - Replace	10	\$3,350	\$335	0.30 %
2751	Bathrooms - Remodel	20	\$11,110	\$556	0.50 %
2763	Pool Deck Furniture - Replace	10	\$16,250	\$1,625	1.45 %
2769	Pool Deck - Resurface	30	\$31,200	\$1,040	0.93 %
2773	Pool - Resurface	12	\$39,150	\$3,263	2.91 %
2773	Wading Pool - Resurface	12	\$2,850	\$238	0.21 %
2779	Pool Filters - Replace	20	\$10,750	\$538	0.48 %
2781	Pool Heaters - Replace	15	\$32,800	\$2,187	1.95 %
2783	Pool Pumps - Repair/Replace	10	\$5,750	\$575	0.51 %
2793	Pool Lane Dividers - Replace	15	\$3,700	\$247	0.22 %
2801	Playground Equipment - Replace	20	\$26,500	\$1,325	1.18 %
2807	Drinking Fountain - Replace	10	\$1,900	\$190	0.17 %
Pierce Park Pool & Picnic					
2123	Asphalt - Seal/Repair	4	\$5,500	\$1,375	1.23 %
2125	Asphalt - Resurface	20	\$49,500	\$2,475	2.21 %
2137	Metal Fence - Replace	30	\$24,000	\$800	0.71 %
2139	Eqpmt Fencing, Gates - Replace	25	\$28,600	\$1,144	1.02 %
2147	Shade Structure - Refurbish/Replace	25	\$21,600	\$864	0.77 %
2151	Trash Enclosure - Replace	15	\$3,285	\$219	0.20 %
2171	Flag Pole - Replace	30	\$3,500	\$117	0.10 %
2181	Chairs and Benches - Replace	15	\$6,650	\$443	0.40 %
2181	Picnic Tables - Replace	25	\$27,000	\$1,080	0.96 %
2343	Bldg Exteriors - Seal/Paint	10	\$8,100	\$810	0.72 %
2383	Metal Roofs - Replace	35	\$109,200	\$3,120	2.79 %
2519	HVAC Systems (Picnic) - Replace	15	\$16,850	\$1,123	1.00 %
2519	HVAC Systems (Pool) - Replace	15	\$11,550	\$770	0.69 %
2543	Security Cameras/RFID - Replace	10	\$5,140	\$514	0.46 %
2747	Kitchen - Part. Remodel	20	\$8,350	\$418	0.37 %
2749	Bathrooms (Picnic) - Remodel	20	\$15,600	\$780	0.70 %
2749	Bathrooms (Pool) - Remodel	20	\$15,600	\$780	0.70 %
2749	Kitchen Appliances - Replace	15	\$5,240	\$349	0.31 %
2763	Pool Deck Furniture - Replace	8	\$28,050	\$3,506	3.13 %
2769	Pool Deck - Resurface	30	\$127,000	\$4,233	3.78 %
2772	Pool Deck Lights - Replace	30	\$26,450	\$882	0.79 %
2773	Pool - Resurface	12	\$54,000	\$4,500	4.02 %
2774	Splash Pad - Maintain/Refurbish	12	\$8,475	\$706	0.63 %
2779	Pool Filters - Replace	20	\$10,010	\$501	0.45 %
2781	Pool Heaters - Replace	15	\$47,600	\$3,173	2.83 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2787	Pool Pumps - Repair/Replace	5	\$4,070	\$814	0.73 %
2794	Starting Blocks - Replace	15	\$13,750	\$917	0.82 %
2801	Playground Equipment - Replace	20	\$46,600	\$2,330	2.08 %
Bellinger Island					
2101	Concrete Boat Ramp - Repair	30	\$12,750	\$425	0.38 %
2123	Asphalt - Seal/Repair	4	\$7,750	\$1,938	1.73 %
2125	Asphalt - Resurface	20	\$19,850	\$993	0.89 %
2161	Bulkheads - Repair/Restore	30	\$407,000	\$13,567	12.11 %
2191	Bridge, Fishing Dock - Resurface	15	\$28,550	\$1,903	1.70 %
2191	Main Dock Bridge - Resurface	15	\$10,920	\$728	0.65 %
2192	"Treehouse" - Replace/Rebuild	15	\$11,150	\$743	0.66 %
2192	Bridge, Fishing Dock - Replace	30	\$35,800	\$1,193	1.07 %
2192	Main Dock Bridge - Replace	30	\$13,600	\$453	0.40 %
2195	Floating Dock - Replace	20	\$10,170	\$509	0.45 %
2196	Gangway - Replace	20	\$7,750	\$388	0.35 %
2511	Barrier Arm Operator - Replace	20	\$4,450	\$223	0.20 %
2543	Security Cameras - Upgrade/Replace	10	\$4,300	\$430	0.38 %
2829	Kayak Lockers - Replace	20	\$6,800	\$340	0.30 %
Edgefield Park Pool & Crow's Nest					
2107	Concrete Sidewalks - Repair	10	\$4,700	\$470	0.42 %
2123	Asphalt - Seal/Repair	4	\$5,500	\$1,375	1.23 %
2125	Asphalt - Resurface	20	\$17,600	\$880	0.79 %
2139	Wood Fencing, Railings - Replace	25	\$20,550	\$822	0.73 %
2175	Parking Lot Lights - Replace	25	\$27,500	\$1,100	0.98 %
2316	Wood Decks - Resurface	20	\$97,250	\$4,863	4.34 %
2343	Building Exterior - Seal/Paint	10	\$7,625	\$763	0.68 %
2344	Building Screening - Replace	10	\$8,680	\$868	0.77 %
2384	Metal Roofs - Replace	30	\$32,800	\$1,093	0.98 %
2518	Wheelchair Lift - Replace	25	\$31,750	\$1,270	1.13 %
2522	HVAC - Replace	15	\$5,450	\$363	0.32 %
2750	Bathrooms - Remodel	20	\$30,100	\$1,505	1.34 %
2763	Pool Deck Furniture - Replace	10	\$35,600	\$3,560	3.18 %
2772	Pool Deck Lights - Replace	25	\$29,650	\$1,186	1.06 %
2773	Pool - Resurface	12	\$65,100	\$5,425	4.84 %
2779	Pool Filters - Replace	20	\$8,680	\$434	0.39 %
2781	Pool Heaters - Replace	10	\$21,400	\$2,140	1.91 %
2783	Pool Pumps - Repair/Replace	10	\$7,650	\$765	0.68 %
2792	Pool/Spa ADA Lift - Replace	15	\$5,850	\$390	0.35 %
30000	Play Fountain - Replace	20	\$8,050	\$403	0.36 %
Miscellaneous					
2179	Landscape Lights - Partial Replace	15	\$7,700	\$513	0.46 %
2181	Outdoor/Site Furniture - Replace	5	\$5,300	\$1,060	0.95 %
2591	Irrigation System - Misc. Repairs	5	\$8,250	\$1,650	1.47 %
2807	Drinking Fountains - Replace	7	\$4,150	\$593	0.53 %
85	Total Funded Components			\$112,024	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
Scott Park							
2139	Pool Fencing, Gate - Replace	25	19	\$25,400	\$6,096	\$8,806	\$1,395.11
2139	Wood/Mesh Fencing - Replace	25	5	\$8,550	\$6,840	\$9,881	\$469.61
2147	Picnic Shelter - Refurbish/Replace	20	8	\$10,850	\$6,510	\$9,404	\$744.93
2171	Flag Pole - Replace	30	8	\$3,600	\$2,640	\$3,814	\$164.78
2181	Outdoor/Site Furniture - Replace	12	2	\$7,750	\$6,458	\$9,329	\$886.82
2343	Building, Trellis - Seal/Paint	10	3	\$3,500	\$2,450	\$3,539	\$480.60
2383	Metal Roof - Replace	25	24	\$20,650	\$826	\$1,193	\$1,134.21
2543	Security Cameras/RFID - Replace	10	5	\$3,350	\$1,675	\$2,420	\$460.00
2751	Bathrooms - Remodel	20	17	\$11,110	\$1,667	\$2,407	\$762.78
2763	Pool Deck Furniture - Replace	10	6	\$16,250	\$6,500	\$9,389	\$2,231.35
2769	Pool Deck - Resurface	30	19	\$31,200	\$11,440	\$16,525	\$1,428.06
2773	Pool - Resurface	12	7	\$39,150	\$16,313	\$23,564	\$4,479.86
2773	Wading Pool - Resurface	12	7	\$2,850	\$1,188	\$1,715	\$326.12
2779	Pool Filters - Replace	20	7	\$10,750	\$6,988	\$10,094	\$738.06
2781	Pool Heaters - Replace	15	12	\$32,800	\$6,560	\$9,476	\$3,002.60
2783	Pool Pumps - Repair/Replace	10	0	\$5,750	\$5,750	\$8,306	\$789.55
2793	Pool Lane Dividers - Replace	15	3	\$3,700	\$2,960	\$4,276	\$338.71
2801	Playground Equipment - Replace	20	14	\$26,500	\$7,950	\$11,484	\$1,819.41
2807	Drinking Fountain - Replace	10	4	\$1,900	\$1,140	\$1,647	\$260.90
Pierce Park Pool & Picnic							
2123	Asphalt - Seal/Repair	4	5	\$5,500	\$0	\$0	\$1,888.06
2125	Asphalt - Resurface	20	3	\$49,500	\$42,075	\$60,778	\$3,398.52
2137	Metal Fence - Replace	30	29	\$24,000	\$800	\$1,156	\$1,098.51
2139	Eqpmt Fencing, Gates - Replace	25	8	\$28,600	\$19,448	\$28,093	\$1,570.87
2147	Shade Structure - Refurbish/Replace	25	5	\$21,600	\$17,280	\$24,961	\$1,186.39
2151	Trash Enclosure - Replace	15	10	\$3,285	\$1,095	\$1,582	\$300.72
2171	Flag Pole - Replace	30	13	\$3,500	\$1,983	\$2,865	\$160.20
2181	Chairs and Benches - Replace	15	5	\$6,650	\$4,433	\$6,404	\$608.76
2181	Picnic Tables - Replace	25	8	\$27,000	\$18,360	\$26,521	\$1,482.99
2343	Bldg Exteriors - Seal/Paint	10	4	\$8,100	\$4,860	\$7,020	\$1,112.24
2383	Metal Roofs - Replace	35	18	\$109,200	\$53,040	\$76,618	\$4,284.19
2519	HVAC Systems (Picnic) - Replace	15	9	\$16,850	\$6,740	\$9,736	\$1,542.49
2519	HVAC Systems (Pool) - Replace	15	1	\$11,550	\$10,780	\$15,572	\$1,057.32
2543	Security Cameras/RFID - Replace	10	5	\$5,140	\$2,570	\$3,712	\$705.79
2747	Kitchen - Part. Remodel	20	3	\$8,350	\$7,098	\$10,253	\$573.29
2749	Bathrooms (Picnic) - Remodel	20	6	\$15,600	\$10,920	\$15,774	\$1,071.05
2749	Bathrooms (Pool) - Remodel	20	6	\$15,600	\$10,920	\$15,774	\$1,071.05
2749	Kitchen Appliances - Replace	15	2	\$5,240	\$4,541	\$6,560	\$479.68
2763	Pool Deck Furniture - Replace	8	3	\$28,050	\$17,531	\$25,324	\$4,814.57
2769	Pool Deck - Resurface	30	13	\$127,000	\$71,967	\$103,958	\$5,812.95
2772	Pool Deck Lights - Replace	30	13	\$26,450	\$14,988	\$21,651	\$1,210.65
2773	Pool - Resurface	12	7	\$54,000	\$22,500	\$32,502	\$6,179.12
2774	Splash Pad - Maintain/Refurbish	12	9	\$8,475	\$2,119	\$3,061	\$969.78
2779	Pool Filters - Replace	20	3	\$10,010	\$8,509	\$12,291	\$687.26

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
2781	Pool Heaters - Replace	15	12	\$47,600	\$9,520	\$13,752	\$4,357.42
2787	Pool Pumps - Repair/Replace	5	0	\$4,070	\$4,070	\$5,879	\$1,117.73
2794	Starting Blocks - Replace	15	7	\$13,750	\$7,333	\$10,593	\$1,258.71
2801	Playground Equipment - Replace	20	15	\$46,600	\$11,650	\$16,829	\$3,199.41
Bellinger Island							
2101	Concrete Boat Ramp - Repair	30	13	\$12,750	\$7,225	\$10,437	\$583.58
2123	Asphalt - Seal/Repair	4	5	\$7,750	\$0	\$0	\$2,660.46
2125	Asphalt - Resurface	20	3	\$19,850	\$16,873	\$24,373	\$1,362.84
2161	Bulkheads - Repair/Restore	30	26	\$407,000	\$54,267	\$78,390	\$18,628.91
2191	Bridge, Fishing Dock - Resurface	15	5	\$28,550	\$19,033	\$27,494	\$2,613.54
2191	Main Dock Bridge - Resurface	15	11	\$10,920	\$2,912	\$4,206	\$999.64
2192	"Treehouse" - Replace/Rebuild	15	3	\$11,150	\$8,920	\$12,885	\$1,020.70
2192	Bridge, Fishing Dock - Replace	30	18	\$35,800	\$14,320	\$20,686	\$1,638.61
2192	Main Dock Bridge - Replace	30	26	\$13,600	\$1,813	\$2,619	\$622.49
2195	Floating Dock - Replace	20	16	\$10,170	\$2,034	\$2,938	\$698.24
2196	Gangway - Replace	20	16	\$7,750	\$1,550	\$2,239	\$532.09
2511	Barrier Arm Operator - Replace	20	16	\$4,450	\$890	\$1,286	\$305.52
2543	Security Cameras - Upgrade/Replace	10	8	\$4,300	\$860	\$1,242	\$590.45
2829	Kayak Lockers - Replace	20	10	\$6,800	\$3,400	\$4,911	\$466.87
Edgefield Park Pool & Crow's Nest							
2107	Concrete Sidewalks - Repair	10	9	\$4,700	\$470	\$679	\$645.37
2123	Asphalt - Seal/Repair	4	0	\$5,500	\$5,500	\$7,945	\$1,888.06
2125	Asphalt - Resurface	20	16	\$17,600	\$3,520	\$5,085	\$1,208.36
2139	Wood Fencing, Railings - Replace	25	21	\$20,550	\$3,288	\$4,750	\$1,128.72
2175	Parking Lot Lights - Replace	25	21	\$27,500	\$4,400	\$6,356	\$1,510.45
2316	Wood Decks - Resurface	20	16	\$97,250	\$19,450	\$28,096	\$6,676.88
2343	Building Exterior - Seal/Paint	10	6	\$7,625	\$3,050	\$4,406	\$1,047.02
2344	Building Screening - Replace	10	6	\$8,680	\$3,472	\$5,015	\$1,191.88
2384	Metal Roofs - Replace	30	26	\$32,800	\$4,373	\$6,317	\$1,501.30
2518	Wheelchair Lift - Replace	25	21	\$31,750	\$5,080	\$7,338	\$1,743.89
2522	HVAC - Replace	15	11	\$5,450	\$1,453	\$2,099	\$498.91
2750	Bathrooms - Remodel	20	16	\$30,100	\$6,020	\$8,696	\$2,066.57
2763	Pool Deck Furniture - Replace	10	6	\$35,600	\$14,240	\$20,570	\$4,888.37
2772	Pool Deck Lights - Replace	25	21	\$29,650	\$4,744	\$6,853	\$1,628.54
2773	Pool - Resurface	12	8	\$65,100	\$21,700	\$31,346	\$7,449.27
2779	Pool Filters - Replace	20	16	\$8,680	\$1,736	\$2,508	\$595.94
2781	Pool Heaters - Replace	10	6	\$21,400	\$8,560	\$12,365	\$2,938.52
2783	Pool Pumps - Repair/Replace	10	6	\$7,650	\$3,060	\$4,420	\$1,050.45
2792	Pool/Spa ADA Lift - Replace	15	11	\$5,850	\$1,560	\$2,253	\$535.52
30000	Play Fountain - Replace	20	16	\$8,050	\$1,610	\$2,326	\$552.69
Miscellaneous							
2179	Landscape Lights - Partial Replace	15	0	\$7,700	\$7,700	\$11,123	\$704.88
2181	Outdoor/Site Furniture - Replace	5	0	\$5,300	\$5,300	\$7,656	\$1,455.53
2591	Irrigation System - Misc. Repairs	5	0	\$8,250	\$8,250	\$11,917	\$2,265.68
2807	Drinking Fountains - Replace	7	1	\$4,150	\$3,557	\$5,138	\$814.07
85 Total Funded Components					\$765,270	\$1,105,452	\$153,824

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
Scott Park					
2139 Pool Fencing, Gate - Replace	25	19	\$25,400	\$6,096	\$1,395.11
2139 Wood/Mesh Fencing - Replace	25	5	\$8,550	\$6,840	\$469.61
2147 Picnic Shelter - Refurbish/Replace	20	8	\$10,850	\$6,510	\$744.93
2171 Flag Pole - Replace	30	8	\$3,600	\$2,640	\$164.78
2181 Outdoor/Site Furniture - Replace	12	2	\$7,750	\$6,458	\$886.82
2343 Building, Trellis - Seal/Paint	10	3	\$3,500	\$2,450	\$480.60
2383 Metal Roof - Replace	25	24	\$20,650	\$826	\$1,134.21
2543 Security Cameras/RFID - Replace	10	5	\$3,350	\$1,675	\$460.00
2751 Bathrooms - Remodel	20	17	\$11,110	\$1,667	\$762.78
2763 Pool Deck Furniture - Replace	10	6	\$16,250	\$6,500	\$2,231.35
2769 Pool Deck - Resurface	30	19	\$31,200	\$11,440	\$1,428.06
2773 Pool - Resurface	12	7	\$39,150	\$16,313	\$4,479.86
2773 Wading Pool - Resurface	12	7	\$2,850	\$1,188	\$326.12
2779 Pool Filters - Replace	20	7	\$10,750	\$6,988	\$738.06
2781 Pool Heaters - Replace	15	12	\$32,800	\$6,560	\$3,002.60
2783 Pool Pumps - Repair/Replace	10	0	\$5,750	\$5,750	\$789.55
2793 Pool Lane Dividers - Replace	15	3	\$3,700	\$2,960	\$338.71
2801 Playground Equipment - Replace	20	14	\$26,500	\$7,950	\$1,819.41
2807 Drinking Fountain - Replace	10	4	\$1,900	\$1,140	\$260.90
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	4	5	\$5,500	\$0	\$1,888.06
2125 Asphalt - Resurface	20	3	\$49,500	\$42,075	\$3,398.52
2137 Metal Fence - Replace	30	29	\$24,000	\$800	\$1,098.51
2139 Eqpmt Fencing, Gates - Replace	25	8	\$28,600	\$19,448	\$1,570.87
2147 Shade Structure - Refurbish/Replace	25	5	\$21,600	\$17,280	\$1,186.39
2151 Trash Enclosure - Replace	15	10	\$3,285	\$1,095	\$300.72
2171 Flag Pole - Replace	30	13	\$3,500	\$1,983	\$160.20
2181 Chairs and Benches - Replace	15	5	\$6,650	\$4,433	\$608.76
2181 Picnic Tables - Replace	25	8	\$27,000	\$18,360	\$1,482.99
2343 Bldg Exteriors - Seal/Paint	10	4	\$8,100	\$4,860	\$1,112.24
2383 Metal Roofs - Replace	35	18	\$109,200	\$53,040	\$4,284.19
2519 HVAC Systems (Picnic) - Replace	15	9	\$16,850	\$6,740	\$1,542.49
2519 HVAC Systems (Pool) - Replace	15	1	\$11,550	\$10,780	\$1,057.32
2543 Security Cameras/RFID - Replace	10	5	\$5,140	\$2,570	\$705.79
2747 Kitchen - Part. Remodel	20	3	\$8,350	\$7,098	\$573.29
2749 Bathrooms (Picnic) - Remodel	20	6	\$15,600	\$10,920	\$1,071.05
2749 Bathrooms (Pool) - Remodel	20	6	\$15,600	\$10,920	\$1,071.05
2749 Kitchen Appliances - Replace	15	2	\$5,240	\$4,541	\$479.68
2763 Pool Deck Furniture - Replace	8	3	\$28,050	\$17,531	\$4,814.57
2769 Pool Deck - Resurface	30	13	\$127,000	\$71,967	\$5,812.95
2772 Pool Deck Lights - Replace	30	13	\$26,450	\$14,988	\$1,210.65
2773 Pool - Resurface	12	7	\$54,000	\$22,500	\$6,179.12
2774 Splash Pad - Maintain/Refurbish	12	9	\$8,475	\$2,119	\$969.78
2779 Pool Filters - Replace	20	3	\$10,010	\$8,509	\$687.26

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
2781	Pool Heaters - Replace	15	12	\$47,600	\$9,520	\$4,357.42
2787	Pool Pumps - Repair/Replace	5	0	\$4,070	\$4,070	\$1,117.73
2794	Starting Blocks - Replace	15	7	\$13,750	\$7,333	\$1,258.71
2801	Playground Equipment - Replace	20	15	\$46,600	\$11,650	\$3,199.41
Bellinger Island						
2101	Concrete Boat Ramp - Repair	30	13	\$12,750	\$7,225	\$583.58
2123	Asphalt - Seal/Repair	4	5	\$7,750	\$0	\$2,660.46
2125	Asphalt - Resurface	20	3	\$19,850	\$16,873	\$1,362.84
2161	Bulkheads - Repair/Restore	30	26	\$407,000	\$54,267	\$18,628.91
2191	Bridge, Fishing Dock - Resurface	15	5	\$28,550	\$19,033	\$2,613.54
2191	Main Dock Bridge - Resurface	15	11	\$10,920	\$2,912	\$999.64
2192	"Treehouse" - Replace/Rebuild	15	3	\$11,150	\$8,920	\$1,020.70
2192	Bridge, Fishing Dock - Replace	30	18	\$35,800	\$14,320	\$1,638.61
2192	Main Dock Bridge - Replace	30	26	\$13,600	\$1,813	\$622.49
2195	Floating Dock - Replace	20	16	\$10,170	\$2,034	\$698.24
2196	Gangway - Replace	20	16	\$7,750	\$1,550	\$532.09
2511	Barrier Arm Operator - Replace	20	16	\$4,450	\$890	\$305.52
2543	Security Cameras - Upgrade/Replace	10	8	\$4,300	\$860	\$590.45
2829	Kayak Lockers - Replace	20	10	\$6,800	\$3,400	\$466.87
Edgefield Park Pool & Crow's Nest						
2107	Concrete Sidewalks - Repair	10	9	\$4,700	\$470	\$645.37
2123	Asphalt - Seal/Repair	4	0	\$5,500	\$5,500	\$1,888.06
2125	Asphalt - Resurface	20	16	\$17,600	\$3,520	\$1,208.36
2139	Wood Fencing, Railings - Replace	25	21	\$20,550	\$3,288	\$1,128.72
2175	Parking Lot Lights - Replace	25	21	\$27,500	\$4,400	\$1,510.45
2316	Wood Decks - Resurface	20	16	\$97,250	\$19,450	\$6,676.88
2343	Building Exterior - Seal/Paint	10	6	\$7,625	\$3,050	\$1,047.02
2344	Building Screening - Replace	10	6	\$8,680	\$3,472	\$1,191.88
2384	Metal Roofs - Replace	30	26	\$32,800	\$4,373	\$1,501.30
2518	Wheelchair Lift - Replace	25	21	\$31,750	\$5,080	\$1,743.89
2522	HVAC - Replace	15	11	\$5,450	\$1,453	\$498.91
2750	Bathrooms - Remodel	20	16	\$30,100	\$6,020	\$2,066.57
2763	Pool Deck Furniture - Replace	10	6	\$35,600	\$14,240	\$4,888.37
2772	Pool Deck Lights - Replace	25	21	\$29,650	\$4,744	\$1,628.54
2773	Pool - Resurface	12	8	\$65,100	\$21,700	\$7,449.27
2779	Pool Filters - Replace	20	16	\$8,680	\$1,736	\$595.94
2781	Pool Heaters - Replace	10	6	\$21,400	\$8,560	\$2,938.52
2783	Pool Pumps - Repair/Replace	10	6	\$7,650	\$3,060	\$1,050.45
2792	Pool/Spa ADA Lift - Replace	15	11	\$5,850	\$1,560	\$535.52
30000	Play Fountain - Replace	20	16	\$8,050	\$1,610	\$552.69
Miscellaneous						
2179	Landscape Lights - Partial Replace	15	0	\$7,700	\$7,700	\$704.88
2181	Outdoor/Site Furniture - Replace	5	0	\$5,300	\$5,300	\$1,455.53
2591	Irrigation System - Misc. Repairs	5	0	\$8,250	\$8,250	\$2,265.68
2807	Drinking Fountains - Replace	7	1	\$4,150	\$3,557	\$814.07
85	Total Funded Components				\$765,270	\$153,824

30-Year Reserve Plan Summary

15074-5
WSV

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contrbns.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	\$1,105,452	\$765,270	144.5 %	Low	\$153,824	\$0	\$11,694	\$36,570
2022	\$1,234,400	\$862,534	143.1 %	Low	\$156,239	\$0	\$13,104	\$16,171
2023	\$1,387,573	\$990,600	140.1 %	Low	\$158,692	\$0	\$14,667	\$13,781
2024	\$1,547,151	\$1,128,534	137.1 %	Low	\$161,183	\$0	\$15,616	\$146,546
2025	\$1,577,405	\$1,137,532	138.7 %	Low	\$163,714	\$0	\$16,581	\$17,445
2026	\$1,740,255	\$1,283,556	135.6 %	Low	\$166,284	\$0	\$17,708	\$121,388
2027	\$1,802,860	\$1,330,795	135.5 %	Low	\$168,895	\$0	\$18,190	\$153,322
2028	\$1,836,622	\$1,350,572	136.0 %	Low	\$171,547	\$0	\$18,568	\$148,200
2029	\$1,878,537	\$1,380,352	136.1 %	Low	\$174,240	\$0	\$18,798	\$188,875
2030	\$1,882,699	\$1,373,386	137.1 %	Low	\$176,976	\$0	\$19,519	\$56,464
2031	\$2,022,730	\$1,506,980	134.2 %	Low	\$179,754	\$0	\$20,997	\$44,961
2032	\$2,178,520	\$1,660,947	131.2 %	Low	\$182,576	\$0	\$22,453	\$69,585
2033	\$2,313,964	\$1,798,821	128.6 %	Low	\$185,443	\$0	\$23,562	\$122,473
2034	\$2,400,496	\$1,891,150	126.9 %	Low	\$188,354	\$0	\$23,686	\$273,808
2035	\$2,338,728	\$1,835,308	127.4 %	Low	\$191,311	\$0	\$24,120	\$66,932
2036	\$2,487,227	\$1,995,956	124.6 %	Low	\$194,315	\$0	\$25,301	\$131,742
2037	\$2,575,101	\$2,099,906	122.6 %	Low	\$197,366	\$0	\$24,456	\$478,692
2038	\$2,318,231	\$1,855,008	125.0 %	Low	\$200,464	\$0	\$24,050	\$48,924
2039	\$2,493,820	\$2,050,979	121.6 %	Low	\$203,611	\$0	\$24,672	\$279,454
2040	\$2,442,649	\$2,021,105	120.9 %	Low	\$206,808	\$0	\$23,945	\$325,012
2041	\$2,348,390	\$1,949,303	120.5 %	Low	\$210,055	\$0	\$23,475	\$233,295
2042	\$2,348,625	\$1,975,885	118.9 %	Low	\$213,353	\$0	\$23,440	\$244,024
2043	\$2,341,394	\$1,998,465	117.2 %	Low	\$216,703	\$0	\$24,438	\$34,298
2044	\$2,548,236	\$2,244,180	113.5 %	Low	\$220,105	\$0	\$25,801	\$180,011
2045	\$2,614,131	\$2,353,816	111.1 %	Low	\$223,560	\$0	\$26,843	\$107,738
2046	\$2,756,796	\$2,548,013	108.2 %	Low	\$227,070	\$0	\$28,387	\$89,289
2047	\$2,922,964	\$2,774,075	105.4 %	Low	\$230,635	\$0	\$23,895	\$1,319,349
2048	\$1,858,146	\$1,747,205	106.3 %	Low	\$234,256	\$0	\$18,514	\$264,778
2049	\$1,846,139	\$1,783,202	103.5 %	Low	\$237,934	\$0	\$19,504	\$47,246
2050	\$2,056,331	\$2,052,026	100.2 %	Low	\$241,670	\$0	\$21,326	\$108,638

30-Year Reserve Plan Summary

15074-5
WSV

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$1,105,452	\$765,270	144.5 %	Low	-49.70 %	\$153,824	\$0	\$11,694	\$36,570
2022	\$1,234,400	\$862,534	143.1 %	Low	1.57 %	\$156,239	\$0	\$13,104	\$16,171
2023	\$1,387,573	\$990,600	140.1 %	Low	1.57 %	\$158,692	\$0	\$14,667	\$13,781
2024	\$1,547,151	\$1,128,534	137.1 %	Low	1.57 %	\$161,183	\$0	\$15,616	\$146,546
2025	\$1,577,405	\$1,137,532	138.7 %	Low	1.57 %	\$163,714	\$0	\$16,581	\$17,445
2026	\$1,740,255	\$1,283,556	135.6 %	Low	1.57 %	\$166,284	\$0	\$17,708	\$121,388
2027	\$1,802,860	\$1,330,795	135.5 %	Low	1.57 %	\$168,895	\$0	\$18,190	\$153,322
2028	\$1,836,622	\$1,350,572	136.0 %	Low	1.57 %	\$171,547	\$0	\$18,568	\$148,200
2029	\$1,878,537	\$1,380,352	136.1 %	Low	1.57 %	\$174,240	\$0	\$18,798	\$188,875
2030	\$1,882,699	\$1,373,386	137.1 %	Low	1.57 %	\$176,976	\$0	\$19,519	\$56,464
2031	\$2,022,730	\$1,506,980	134.2 %	Low	1.57 %	\$179,754	\$0	\$20,997	\$44,961
2032	\$2,178,520	\$1,660,947	131.2 %	Low	1.57 %	\$182,576	\$0	\$22,453	\$69,585
2033	\$2,313,964	\$1,798,821	128.6 %	Low	1.57 %	\$185,443	\$0	\$23,562	\$122,473
2034	\$2,400,496	\$1,891,150	126.9 %	Low	1.57 %	\$188,354	\$0	\$23,686	\$273,808
2035	\$2,338,728	\$1,835,308	127.4 %	Low	1.57 %	\$191,311	\$0	\$24,120	\$66,932
2036	\$2,487,227	\$1,995,956	124.6 %	Low	1.57 %	\$194,315	\$0	\$25,301	\$131,742
2037	\$2,575,101	\$2,099,906	122.6 %	Low	1.57 %	\$197,366	\$0	\$24,456	\$478,692
2038	\$2,318,231	\$1,855,008	125.0 %	Low	1.57 %	\$200,464	\$0	\$24,050	\$48,924
2039	\$2,493,820	\$2,050,979	121.6 %	Low	1.57 %	\$203,611	\$0	\$24,672	\$279,454
2040	\$2,442,649	\$2,021,105	120.9 %	Low	1.57 %	\$206,808	\$0	\$23,945	\$325,012
2041	\$2,348,390	\$1,949,303	120.5 %	Low	1.57 %	\$210,055	\$0	\$23,475	\$233,295
2042	\$2,348,625	\$1,975,885	118.9 %	Low	1.57 %	\$213,353	\$0	\$23,440	\$244,024
2043	\$2,341,394	\$1,998,465	117.2 %	Low	1.57 %	\$216,703	\$0	\$24,438	\$34,298
2044	\$2,548,236	\$2,244,180	113.5 %	Low	1.57 %	\$220,105	\$0	\$25,801	\$180,011
2045	\$2,614,131	\$2,353,816	111.1 %	Low	1.57 %	\$223,560	\$0	\$26,843	\$107,738
2046	\$2,756,796	\$2,548,013	108.2 %	Low	1.57 %	\$227,070	\$0	\$28,387	\$89,289
2047	\$2,922,964	\$2,774,075	105.4 %	Low	1.57 %	\$230,635	\$0	\$23,895	\$1,319,349
2048	\$1,858,146	\$1,747,205	106.3 %	Low	1.57 %	\$234,256	\$0	\$18,514	\$264,778
2049	\$1,846,139	\$1,783,202	103.5 %	Low	1.57 %	\$237,934	\$0	\$19,504	\$47,246
2050	\$2,056,331	\$2,052,026	100.2 %	Low	1.57 %	\$241,670	\$0	\$21,326	\$108,638

30-Year Income/Expense Detail

15074-5
WSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$1,105,452	\$1,234,400	\$1,387,573	\$1,547,151	\$1,577,405
Annual Reserve Contribution	\$153,824	\$156,239	\$158,692	\$161,183	\$163,714
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,694	\$13,104	\$14,667	\$15,616	\$16,581
Total Income	\$1,270,970	\$1,403,744	\$1,560,932	\$1,723,951	\$1,757,700
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$8,222	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$3,825	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$5,750	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$4,043	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$2,138
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$54,090	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$9,117
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$11,897	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$9,124	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$5,559	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$30,651	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$10,938	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$4,070	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$21,691	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$12,184	\$0

Fiscal Year	2021	2022	2023	2024	2025
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$5,500	\$0	\$0	\$0	\$6,190
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$7,700	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$5,300	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$8,250	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$0	\$4,275	\$0	\$0	\$0
Total Expenses	\$36,570	\$16,171	\$13,781	\$146,546	\$17,445
Ending Reserve Balance	\$1,234,400	\$1,387,573	\$1,547,151	\$1,577,405	\$1,740,255

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,740,255	\$1,802,860	\$1,836,622	\$1,878,537	\$1,882,699
Annual Reserve Contribution	\$166,284	\$168,895	\$171,547	\$174,240	\$176,976
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,708	\$18,190	\$18,568	\$18,798	\$19,519
Total Income	\$1,924,247	\$1,989,944	\$2,026,737	\$2,071,575	\$2,079,194

Component

Scott Park

2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$9,912	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$13,744	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$4,560	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$3,884	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$19,403	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$48,150	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$3,505	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$13,221	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0

Pierce Park Pool & Picnic

2123 Asphalt - Seal/Repair	\$6,376	\$0	\$0	\$0	\$7,176
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$36,230	\$0
2147 Shade Structure - Refurbish/Replace	\$25,040	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$7,709	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$34,203	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$21,985
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$5,959	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$18,627	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$18,627	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$66,413	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$11,058
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$4,718	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$16,911	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0

Bellinger Island

2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$8,984	\$0	\$0	\$0	\$10,112
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$33,097	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$5,447	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$6,132
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,967	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$9,105	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$10,364	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$42,508	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$82,467	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$25,553	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$9,135	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$6,144	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$9,564	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$5,257	\$0
Total Expenses	\$121,388	\$153,322	\$148,200	\$188,875	\$56,464
Ending Reserve Balance	\$1,802,860	\$1,836,622	\$1,878,537	\$1,882,699	\$2,022,730

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,022,730	\$2,178,520	\$2,313,964	\$2,400,496	\$2,338,728
Annual Reserve Contribution	\$179,754	\$182,576	\$185,443	\$188,354	\$191,311
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,997	\$22,453	\$23,562	\$23,686	\$24,120
Total Income	\$2,223,481	\$2,383,549	\$2,522,969	\$2,612,536	\$2,554,159
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$11,723
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$5,140	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$46,765	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$7,728	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$40,084
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$2,874
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$8,077	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$4,415	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$5,140	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$12,252
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$38,828	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$186,504	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$38,843	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$67,866	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$5,470	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$18,724	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$11,381	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$15,116	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$9,139	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$7,842	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$7,544	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$8,098	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$7,123	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$11,087	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$44,961	\$69,585	\$122,473	\$273,808	\$66,932
Ending Reserve Balance	\$2,178,520	\$2,313,964	\$2,400,496	\$2,338,728	\$2,487,227

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,487,227	\$2,575,101	\$2,318,231	\$2,493,820	\$2,442,649
Annual Reserve Contribution	\$194,315	\$197,366	\$200,464	\$203,611	\$206,808
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$25,301	\$24,456	\$24,050	\$24,672	\$23,945
Total Income	\$2,706,842	\$2,796,922	\$2,542,745	\$2,722,104	\$2,673,403

Component

Scott Park					
-------------------	--	--	--	--	--

2139	Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$44,539
2139	Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147	Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171	Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181	Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343	Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383	Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543	Security Cameras/RFID - Replace	\$5,219	\$0	\$0	\$0	\$0
2751	Bathrooms - Remodel	\$0	\$0	\$18,363	\$0	\$0
2763	Pool Deck Furniture - Replace	\$0	\$26,076	\$0	\$0	\$0
2769	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$54,709
2773	Pool - Resurface	\$0	\$0	\$0	\$0	\$68,650
2773	Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$4,997
2779	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781	Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783	Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793	Pool Lane Dividers - Replace	\$0	\$0	\$0	\$6,299	\$0
2801	Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0

Pierce Park Pool & Picnic					
--------------------------------------	--	--	--	--	--

2123	Asphalt - Seal/Repair	\$0	\$0	\$9,091	\$0	\$0
2125	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139	Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147	Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151	Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171	Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181	Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181	Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2343	Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383	Metal Roofs - Replace	\$0	\$0	\$0	\$185,906	\$0
2519	HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519	HVAC Systems (Pool) - Replace	\$0	\$18,534	\$0	\$0	\$0
2543	Security Cameras/RFID - Replace	\$8,008	\$0	\$0	\$0	\$0
2747	Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749	Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749	Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749	Kitchen Appliances - Replace	\$0	\$0	\$8,661	\$0	\$0
2763	Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$49,186
2769	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772	Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773	Pool - Resurface	\$0	\$0	\$0	\$0	\$94,689
2774	Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781	Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787	Pool Pumps - Repair/Replace	\$6,341	\$0	\$0	\$0	\$0
2794	Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801	Playground Equipment - Replace	\$72,601	\$0	\$0	\$0	\$0

Bellinger Island					
-------------------------	--	--	--	--	--

2101	Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123	Asphalt - Seal/Repair	\$0	\$0	\$12,810	\$0	\$0
2125	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161	Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191	Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2191	Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192	"Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$18,982	\$0
2192	Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$60,947	\$0
2192	Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195	Floating Dock - Replace	\$0	\$16,320	\$0	\$0	\$0
2196	Gangway - Replace	\$0	\$12,436	\$0	\$0	\$0
2511	Barrier Arm Operator - Replace	\$0	\$7,141	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$7,320	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$8,241
2123 Asphalt - Seal/Repair	\$0	\$8,826	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$28,243	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$156,058	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$12,236	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$13,929	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$48,302	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$57,128	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$13,929	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$34,341	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$12,276	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$12,918	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$11,996	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$8,257	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$12,853	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$6,466	\$0	\$0	\$0	\$0
Total Expenses	\$131,742	\$478,692	\$48,924	\$279,454	\$325,012
Ending Reserve Balance	\$2,575,101	\$2,318,231	\$2,493,820	\$2,442,649	\$2,348,390

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$2,348,390	\$2,348,625	\$2,341,394	\$2,548,236	\$2,614,131
Annual Reserve Contribution	\$210,055	\$213,353	\$216,703	\$220,105	\$223,560
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,475	\$23,440	\$24,438	\$25,801	\$26,843
Total Income	\$2,581,920	\$2,585,418	\$2,582,534	\$2,794,142	\$2,864,535

Component

Scott Park					
-------------------	--	--	--	--	--

2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$6,908	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$41,977
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$10,385	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$3,862

Pierce Park Pool & Picnic					
--------------------------------------	--	--	--	--	--

2123 Asphalt - Seal/Repair	\$0	\$10,232	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$97,693	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$12,011	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$16,466
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$34,253
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$16,479	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$15,766	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$19,756	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$7,351	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$26,346	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0

Bellinger Island					
-------------------------	--	--	--	--	--

2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$14,417	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$39,176	\$0
2161 Bulkheads - Repair/Restore	\$0	\$0	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$51,564	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$0	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$9,934	\$0	\$0	\$0	\$11,180
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$38,229	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$51,158	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$59,064	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$55,158	\$0	\$0	\$0
2773 Pool - Resurface	\$117,578	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$9,572	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$14,900	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$0	\$0	\$7,952	\$0	\$0
Total Expenses	\$233,295	\$244,024	\$34,298	\$180,011	\$107,738
Ending Reserve Balance	\$2,348,625	\$2,341,394	\$2,548,236	\$2,614,131	\$2,756,796

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$2,756,796	\$2,922,964	\$1,858,146	\$1,846,139	\$2,056,331
Annual Reserve Contribution	\$227,070	\$230,635	\$234,256	\$237,934	\$241,670
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,387	\$23,895	\$18,514	\$19,504	\$21,326
Total Income	\$3,012,254	\$3,177,495	\$2,110,916	\$2,103,577	\$2,319,327
# Component					
Scott Park					
2139 Pool Fencing, Gate - Replace	\$0	\$0	\$0	\$0	\$0
2139 Wood/Mesh Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2147 Picnic Shelter - Refurbish/Replace	\$0	\$0	\$0	\$24,824	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$16,714	\$0	\$0	\$0
2343 Building, Trellis - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$7,014	\$0	\$0	\$0	\$0
2751 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$35,045	\$0	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$23,879	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$72,858	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2793 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2807 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Pierce Park Pool & Picnic					
2123 Asphalt - Seal/Repair	\$11,516	\$0	\$0	\$0	\$12,961
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$56,558
2139 Eqpmt Fencing, Gates - Replace	\$0	\$0	\$0	\$0	\$0
2147 Shade Structure - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2151 Trash Enclosure - Replace	\$6,878	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2181 Chairs and Benches - Replace	\$0	\$0	\$0	\$0	\$0
2181 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
2343 Bldg Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2383 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Picnic) - Replace	\$0	\$0	\$0	\$0	\$0
2519 HVAC Systems (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras/RFID - Replace	\$10,762	\$0	\$0	\$0	\$0
2747 Kitchen - Part. Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Picnic) - Remodel	\$0	\$33,643	\$0	\$0	\$0
2749 Bathrooms (Pool) - Remodel	\$0	\$33,643	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$62,307	\$0	\$0
2769 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2774 Splash Pad - Maintain/Refurbish	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$105,733	\$0	\$0
2787 Pool Pumps - Repair/Replace	\$8,522	\$0	\$0	\$0	\$0
2794 Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Bellinger Island					
2101 Concrete Boat Ramp - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$16,227	\$0	\$0	\$0	\$18,263
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2161 Bulkheads - Repair/Restore	\$0	\$877,733	\$0	\$0	\$0
2191 Bridge, Fishing Dock - Resurface	\$0	\$0	\$0	\$0	\$0
2191 Main Dock Bridge - Resurface	\$0	\$23,550	\$0	\$0	\$0
2192 "Treehouse" - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2192 Bridge, Fishing Dock - Replace	\$0	\$0	\$0	\$0	\$0
2192 Main Dock Bridge - Replace	\$0	\$29,330	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$9,838	\$0
2829 Kayak Lockers - Replace	\$0	\$0	\$0	\$0	\$0
Edgefield Park Pool & Crow's Nest					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$11,076
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,584	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Wood Fencing, Railings - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2316 Wood Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$16,444	\$0	\$0	\$0
2344 Building Screening - Replace	\$0	\$18,719	\$0	\$0	\$0
2384 Metal Roofs - Replace	\$0	\$70,736	\$0	\$0	\$0
2518 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Replace	\$0	\$11,753	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$76,775	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2779 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$46,151	\$0	\$0	\$0
2783 Pool Pumps - Repair/Replace	\$0	\$16,498	\$0	\$0	\$0
2792 Pool/Spa ADA Lift - Replace	\$0	\$12,616	\$0	\$0	\$0
30000 Play Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Miscellaneous					
2179 Landscape Lights - Partial Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$11,097	\$0	\$0	\$0	\$0
2591 Irrigation System - Misc. Repairs	\$17,274	\$0	\$0	\$0	\$0
2807 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$9,780
Total Expenses	\$89,289	\$1,319,349	\$264,778	\$47,246	\$108,638
Ending Reserve Balance	\$2,922,964	\$1,858,146	\$1,846,139	\$2,056,331	\$2,210,689

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

Scott Park

Comp #: 2139 Pool Fencing, Gate - Replace

Quantity: Approx 615 LF

Location: Pool perimeter/playground area

Funded?: Yes.

History: Replaced in 2015 for \$20,000 according to information provided

Comments: Aging well and in fair condition overall. 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:
25 years

Remaining Life:
19 years



Best Case: \$ 23,300

Worst Case: \$ 27,500

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2139 Wood/Mesh Fencing - Replace

Quantity: Approx 260 LF

Location: Park perimeter

Funded?: Yes.

History:

Comments: Older appearance but still in fair condition. Slightly extending the RUL. Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. 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. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Client might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are typically higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 7,800

Worst Case: \$ 9,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2147 Picnic Shelter - Refurbish/Replace

Quantity: Approx 242 GSF Footprint

Location: Adjacent to pool deck

Funded?: Yes.

History:

Comments: Surfaces were in fair condition had a welcoming appearance with surface grime noticed. As routine maintenance, inspect regularly and repair as needed from general Operating funds. Clean and paint/stain along with other larger projects (building exteriors, fencing, etc.) or as general maintenance to preserve the appearance of the material and extend its useful life. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure. Local repairs between large scale replacements can be funded as general maintenance item.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 9,300

Worst Case: \$ 12,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2171 Flag Pole - Replace

Quantity: (1) 25' Pole

Location: Scott Park

Funded?: Yes.

History:

Comments: Flag poles should have a very long useful life with minimal maintenance required. Inspect and repair as needed as an Operating expense, and plan to replace at the approximate interval shown below.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 3,100

Worst Case: \$ 4,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2181 Outdoor/Site Furniture - Replace

Quantity: Apprx (9) Pieces Furn

Location: Park area

Funded?: Yes.

History: Some pieces were replaced in 2015 for \$1,635 according to information provided

Comments: (1) benches, (2) BBQ grills, (4) picnic tables. UL slightly extended

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Best to plan for regular intervals of complete replacement at the time frame indicated below, to maintain functionality and a quality appearance as located in highly exposed areas. When replacement pieces are being evaluated, the association should place additional value on materials that require less maintenance, such as wood composites, aluminum and vinyl.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 6,200

Worst Case: \$ 9,300

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2343 Building, Trellis - Seal/Paint

Quantity: (1) Building

Location: Building exterior

Funded?: Yes.

History:

Comments: Building is 1-story and fairly simple, with a wood trellis structure on the pool side measuring approximately 60'x10'.

Fair condition: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

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. During our inspection, we attempted to measure/quantify sealant around window and door frames, but additional sealants may be present in the building envelop which should be replaced at time of painting/waterproofing project. 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 material 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 and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 2,900

Worst Case: \$ 4,100

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2383 Metal Roof - Replace

Quantity: Approx 1,915 GSF

Location: Rooftop

Funded?: Yes.

History: Replaced in 2020

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

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 18,000

Worst Case: \$ 23,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras/RFID - Replace

Quantity: (3) Cameras, RFID System

Location: Scott Park pool area

Funded?: Yes.

History: All new in 2015-2016 according to information provided

Comments: 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 cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other 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:
5 years



Best Case: \$ 2,800

Worst Case: \$ 3,900

Lower estimate to upgrade/replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2751 Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Pool building

Funded?: Yes.

History: Remodeled in 2015 for \$4,252 according to information provided; further remodeling in 2018 for \$6,500

Comments: New sinks were added recently. A refurbishment repair project was ongoing during our site inspection. Men's has one sink, urinal and toilet. Women's has one sink and toilet. Fairly plain décor and finishes. 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. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 9,520

Worst Case: \$ 12,700

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (103) Pieces

Location: Pool deck

Funded?: Yes.

History: Replaced in 2017 for \$14,848 according to information provided.

Comments: (43) chairs, (31) lounge chairs, (11) drink tables, (9) dining tables and (9) umbrellas noted at the time of 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. 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. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 13,800

Worst Case: \$ 18,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2769 Pool Deck - Resurface

Quantity: Apprx 5,812 GSF

Location: Pool deck

Funded?: Yes.

History: Repairs were made in 2016 for \$3,510 according to information provided

Comments: Some of the pavers were noticed to be loose. Paver decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc. We recommend budgeting for replacement at the approximate interval shown here. Here are references for good condition verss fair and poor condition. Paver pool decks determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal. Paver pool decks determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally. Paver pool decks determined to be in poor condition typically exhibit some combination of more significant displacement, lifting, worn surfaces and/or cracking. Aesthetic appeal has declined considerably and replacement is likely to be advisable in the near future.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 27,500

Worst Case: \$ 34,900

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Pool - Resurface

Quantity: (1) Large Lap Pool

Location: Interior finishes of pool

Funded?: Yes.

History: Resurfaced in 2016 for \$35,900 according to information provided

Comments: Footprint area 83'x45' with depth range from 3' to 4'6". Fair condition: 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.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 34,900

Worst Case: \$ 43,400

Lower estimate to resurface

Higher estimate

Cost Source: Client Cost History

Comp #: 2773 Wading Pool - Resurface

Quantity: (1) Wading Pool

Location: Interior finishes of pool

Funded?: Yes.

History: Resurfaced in 2016 for \$2,500 according to information provided

Comments: Pool is 12' in diameter and 1' deep.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 2,500

Worst Case: \$ 3,200

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2779 Pool Filters - Replace

Quantity: (4) Sand Filters

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: Filters were being serviced at time of inspection.

Inventory includes (3) Triton II Commercial TR-140C filters. 2 of them had a manufacture date of 2010 and 1 had a 2009 date and (1) Triton II TR-40 for the wading pool with a 2008 manufacture date. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 9,500

Worst Case: \$ 12,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool Heaters - Replace

Quantity: (5) Heaters

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2018

Comments: Aquacal brand, model 166ARDSBPR, showing 2018 manufacture dates.

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection. Many clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 29,600

Worst Case: \$ 36,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2783 Pool Pumps - Repair/Replace

Quantity: (2) Pumps/Motors

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: One 7.5 HP and one 3/4 HP pump.

Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 3,600

Worst Case: \$ 7,900

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2789 Chlorination Systems - Replace

Quantity: (3) Chemical Feeders

Location: Pool mechanical room

Funded?: No.

History:

Comments: Chlorination systems have been replaced since prior site inspection. Autofeed systems, model A300N. In most cases, chlorination systems can be repaired in sections and individual replacement parts do not meet threshold for Reserve funding. Consult with pool vendor to ensure that chemicals are being stored and contained properly, and that proper balances are being used in pool and/or spa. Improper balances can lead to reduced life expectancy of pool finishes if not addressed. Maintain and repair this system as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2793 Pool Lane Dividers - Replace

Quantity: (5) 25 Meter Lengths

Location: Storage reel

Funded?: Yes.

History:

Comments: Fair condition: Lane dividers determined to be in fair condition typically exhibit some general weathering and deterioration of floats, but conditions are normal based on expected level of use. Aging normally.

Pool lane dividers should be inspected prior to use to identify any broken or missing sections, and to ensure safety. Should be covered and stored when not in use to prolong life expectancy.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 3,100

Worst Case: \$ 4,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2801 Playground Equipment - Replace

Quantity: (1) Tower, (2) Swing Sets

Location: Park

Funded?: Yes.

History: Replaced in 2015 for \$24,000 according to records provided

Comments: Each swing set has (2) swings, and tower is a large, custom design with a slide. Playground equipment/features determined to be in good condition typically exhibit few or no significant signs of wear or age. Any moving parts appear to be functional and serviceable. Style/design is appropriate for the standards of the property.

Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation and observations shown here are strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 22,200

Worst Case: \$ 30,800

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2807 Drinking Fountain - Replace

Quantity: (1) Wall Mounted Unit

Location: Bath-house

Funded?: Yes.

History:

Comments: Halsey-Taylor model, appears to be in fair condition. Semi-protected location.

In general, costs related to this component are expected to be included in the Client'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:
10 years

Remaining Life:
4 years



Best Case: \$ 1,600

Worst Case: \$ 2,200

Cost Source: AR Cost Database

Pierce Park Pool & Picnic

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 3,090 GSY

Location: Parking Lots (North and South)

Funded?: Yes.

History:

Comments: At this point due to the deterioration, a reseal project will only be aesthetic and will unlikely extend the RUL of the asphalt. Extended the reseal to be completed a year or two after the next resurfacing. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
5 years



Best Case: \$ 4,900

Worst Case: \$ 6,100

Lower estimate to seal/repair

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 3,090 GSY

Location: Parking Lots (North and South)

Funded?: Yes.

History:

Comments: Pavement still in poor condition and similar to 2018. Cracking and raveling in areas. Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed.

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:
3 years



Best Case: \$ 43,300

Worst Case: \$ 55,700

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2137 Metal Fence - Replace

Quantity: Approx 400 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Aluminum fencing will eventually break down due to sunlight and weather exposure, and replacement is often less expensive than refinishing. Aluminum is a relatively light material and can be damaged easily if abused. Plan to replace at the approximate interval shown here. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 18,000

Worst Case: \$ 30,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2139 Eqpmt Fencing, Gates - Replace

Quantity: Approx 210 LF

Location: Pool equipment enclosure, gates to pool area

Funded?: Yes.

History:

Comments: (2) gates--one at front and one at rear of pool deck. Fencing refers to the wood section around pool equipment enclosure. A separate component exists for wood/mesh fencing around main pool area.

Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

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. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Client might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are typically higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 26,500

Worst Case: \$ 30,700

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2147 Shade Structure - Refurbish/Replace

Quantity: Approx 640 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: This should be repainted and repaired. Extending the useful life as full replacement not expected within 2 years. As routine maintenance, inspect regularly and repair as needed from general Operating funds. Clean and paint/stain along with other larger projects (building exteriors, fencing, etc.) or as general maintenance to preserve the appearance of the material and extend its useful life. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure. Local repairs between large scale replacements can be funded as general maintenance item.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 18,500

Worst Case: \$ 24,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2151 Trash Enclosure - Replace

Quantity: (1) Enclosure

Location: Pierce Park area

Funded?: Yes.

History:

Comments: Trash enclosure appeared to be in good condition with only minimal surface wear. Full replacement is still expected in the future.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 2,670

Worst Case: \$ 3,900

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2171 Flag Pole - Replace

Quantity: (1) 25' Pole

Location: Yard

Funded?: Yes.

History:

Comments: Flag poles should have a very long useful life with minimal maintenance required. Inspect and repair as needed as an Operating expense, and plan to replace at the approximate interval shown below. Unless otherwise noted, costs to replace are based on replacing with a comparable size and style.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 2,900

Worst Case: \$ 4,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2181 Chairs and Benches - Replace

Quantity: (11) Adirondack Chairs

Location: Picnic shelter

Funded?: Yes.

History:

Comments: These are older but not expected for replacement next year. Extending slightly. (11) chairs and (2) benches at this area. Picnic tables listed separately. Inspect regularly, clean for appearance and repair as needed from general Operating funds. Best to plan for regular intervals of complete replacement at the time frame indicated below, to maintain functionality and a quality appearance as located in highly exposed areas. When replacement pieces are being evaluated, the association should place additional value on materials that require less maintenance, such as wood composites, aluminum and vinyl.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 5,900

Worst Case: \$ 7,400

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2181 Picnic Tables - Replace

Quantity: (13) Picnic Tables

Location: Picnic shelter

Funded?: Yes.

History:

Comments: Minor surface wear but tables were in fair condition with no advanced deterioration noticed. Picnic tables are a vinyl-coated metal type, located under protective cover. Should have an extended useful life. Inspect regularly, clean for appearance and repair as needed from general Operating funds. Best to plan for regular intervals of complete replacement at the time frame indicated below, to maintain functionality and a quality appearance as located in highly exposed areas. When replacement pieces are being evaluated, the association should place additional value on materials that require less maintenance, such as wood composites, aluminum and vinyl.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 23,300

Worst Case: \$ 30,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Bldg Exteriors - Seal/Paint

Quantity: (2) Buildings

Location: Building exteriors

Funded?: Yes.

History: Repainted in 2015-2016

Comments: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. 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 and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 6,500

Worst Case: \$ 9,700

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2383 Metal Roofs - Replace

Quantity: Approx 10,310 GSF

Location: Building rooftops

Funded?: Yes.

History:

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

Useful Life:
35 years

Remaining Life:
18 years



Best Case: \$ 97,400

Worst Case: \$ 121,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2519 HVAC Systems (Picnic) - Replace

Quantity: (2) Systems

Location: Picnic shelter

Funded?: Yes.

History: Replaced in 2015 for \$8,435 according to information provided

Comments: One unit is a 2.5 nominal ton unit with model number N4H330AKF200 and serial number E145001626. the second unit is a 2 nominal ton unit with model number E071127820 and serial number N4H324AKA100. expectancy of HVAC systems can vary greatly depending on location of the property. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles. Treat routine repairs/maintenance such as filter replacement as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life / remaining useful life as indicated within Reserve Study updates. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 14,000

Worst Case: \$ 19,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2519 HVAC Systems (Pool) - Replace

Quantity: (3) Systems

Location: Bathhouse

Funded?: Yes.

History:

Comments: Two Samsung mini-split systems (less than 2-ton capacity) and one Carrier split-system (2-ton, showing 2007 manufacture date).

Life expectancy of HVAC systems can vary greatly depending on location of the property. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles. Treat routine repairs/maintenance such as filter replacement as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life / remaining useful life as indicated within Reserve Study updates. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 10,400

Worst Case: \$ 12,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras/RFID - Replace

Quantity: Approx (6) Cameras, RFID

Location: Pierce Park pool area

Funded?: Yes.

History: All new in 2015-2016 according to information provided

Comments: 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 cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other 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. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,110

Worst Case: \$ 6,170

Lower estimate to upgrade/replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2747 Kitchen - Part. Remodel

Quantity: (1) Kitchen

Location: Picnic shelter

Funded?: Yes.

History: \$370 spent on remodeling/repairs in 2015 according to information provided

Comments: The kitchen was in fair condition but had a lower aesthetic quality when compared to the rest of the Pierce Park area. Some of the cabinet handles were broken and should be repaired. The ground was a coated concrete that should have a long useful life. 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 (see component #2749). Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 6,200

Worst Case: \$ 10,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Picnic) - Remodel

Quantity: (2) Bathrooms

Location: Picnic shelter

Funded?: Yes.

History: Partial remodel project completed in 2016 for \$1,752 according to records provided

Comments: Bathrooms are in fair condition. RUL has been slightly extended. Concrete floors had some minor chipping. Men's has (2) urinals, (2) toilets and (2) sinks. Women's was locked but is assumed to be more or less the same with no urinals. 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. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 12,800

Worst Case: \$ 18,400

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Pool) - Remodel

Quantity: (2) Bathrooms

Location: Pool building

Funded?: Yes.

History: Minor remodeling projects in 2016 for \$2,354 according to information provided

Comments: Bathrooms are in fair condition. RUL has been slightly extended. Men's has (2) sinks, (2) urinals, (1) toilet and (1) shower. Women's is about the same but with (2) toilets. Concrete floors and plain fixtures and finishes.

Fair condition: 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. Generally in serviceable condition.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 12,800

Worst Case: \$ 18,400

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Kitchen Appliances - Replace

Quantity: (3) Appliances

Location: Kitchen interior

Funded?: Yes.

History:

Comments: Appliances were not tested but assumed to be functioning normally. Equipment had included a microwave, refrigerator/freezer combo and a humidifier. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Replacement should ideally be coordinated with kitchen remodeling (see component #2747). Funding recommendation shown here is for replacing with comparable quality appliances. Individual pieces may be replaced as needed using Operating funds.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 4,650

Worst Case: \$ 5,830

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (129) Pieces

Location: Pool deck

Funded?: Yes.

History: Some pieces replaced/added in 2017 for \$6,627

Comments: (53) lounges, (14) tables, (67) chairs, (2) benches, (2) trash cans were counted during the inspection. Umbrellas may have been in storage for the season. RUL has been truncated as many of the lounges appear to be aging poorly and have significant surface wear. Could be restrapped.

Inspect regularly and repair or replace 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 quality pieces.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 25,400

Worst Case: \$ 30,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck - Resurface

Quantity: Approx 24,625 GSF

Location: Pool deck

Funded?: Yes.

History: Repairs were made in 2016 for \$5,395 according to information provided

Comments: Good condition: Paver pool decks determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal.

Paver decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc. We recommend budgeting for replacement at the approximate interval shown here.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 116,000

Worst Case: \$ 138,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lights - Replace

Quantity: (10) Light Poles

Location: Pool deck

Funded?: Yes.

History:

Comments: (7) single-fixtures, and (3) dual fixtures (as pictured). Fair condition: Pool deck 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.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety. Replacement is often coordinated with other exterior or site lighting, or with pool fence or other components in this area. Cost shown are based on replacement with comparable size and design standards.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 23,300

Worst Case: \$ 29,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Pool - Resurface

Quantity: (1) Large Lap Pool

Location: Pool area

Funded?: Yes.

History: Pool was resurfaced in 2016 for \$25,600 according to information provided, but tiles not replaced

Comments: Pool footprint area is 83'x45' (main section) plus 30'x21' (warm up area). Depth ranges from 3' to 5'. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below to preserve this important amenity of the association.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 48,700

Worst Case: \$ 59,300

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2774 Splash Pad - Maintain/Refurbish

Quantity: Approx 400 GSF

Location: Pool deck area

Funded?: Yes.

History: Minor repairs made in 2015 for approximately \$400; resurfacing scheduled for 2018 at \$8,000

Comments: Splash pad is a concrete area with (38) in-ground jets/fountains. Not in use at time of inspection but assumed to be functional. A general allowance for repairs and maintenance is shown here. Best practice would be to coordinate projects with resurfacing projects for pool to minimize unnecessary downtime.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 6,350

Worst Case: \$ 10,600

Lower allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2779 Pool Filters - Replace

Quantity: (4) Sand Filters

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: (3) Triton II Commercial TR-140C filters, and (1) Triton II AT-60 for the spray pad. All are in a protected area and appear to be the original ones. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. In most cases, replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 9,420

Worst Case: \$ 10,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool Heaters - Replace

Quantity: (4) Total Heaters

Location: Enclosure adjacent to pool deck

Funded?: Yes.

History: Replaced in 2018; total cost reported to be \$44,889

Comments: Heaters include:

- (1) Aquacal "Great Big Bopper" model 500BRDSBPA, showing 2017 manufacture date.
- (1) Aquacal model 166BRDSBPR, showing 2017 manufacture date.
- (2) Raypak gas heaters, model C-R406A-EN-X, showing 2017 manufacture dates.

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection. Many clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 42,300

Worst Case: \$ 52,900

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2787 Pool Pumps - Repair/Replace

Quantity: (5) Pumps/Motors

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: (1) 7.5 HP and (2) 1/2 HP pumps and (1) 1 HP. Larger pump appears to be newer. Pool and spa pumps can be repaired or replaced for relatively low cost in most cases. However, if multiple repairs or replacements are required at the same time, then it may be warranted to use Reserve funds for these expenses. An allowance for ongoing projects is recommended here.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,490

Worst Case: \$ 4,650

Lower allowance to repair/replace motors and pumps

Higher allowance

Cost Source: AR Cost Database

Comp #: 2789 Chlorination Systems - Replace

Quantity: (2) Chemical Feeders

Location: Pool mechanical room

Funded?: No.

History:

Comments: No access to inspect at time of 2018 inspection date. Assumed to be same equipment as observed during 2014 inspection date.

In most cases, chlorination systems can be repaired in sections and individual replacement parts do not meet threshold for Reserve funding. Consult with pool vendor to ensure that chemicals are being stored and contained properly, and that proper balances are being used in pool and/or spa. Improper balances can lead to reduced life expectancy of pool finishes if not addressed. Maintain and repair this system as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2793 Lifeguard Stand - Replace

Quantity: (1) Mobile Stand

Location: Pool Deck

Funded?: No.

History: One replaced for \$615

Comments: The existing lifeguard stands are to be replaced with smaller models according to Management staff. Plan for recurring replacement at the approximate interval shown here.

Note: one was reported to have been replaced for \$615, and the other has been discarded according to information provided.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2794 Starting Blocks - Replace

Quantity: (6) Starting Blocks

Location: Pool deck

Funded?: Yes.

History:

Comments: These appear to be aging well. Extending useful life as most diving boards/blocks last at least 15 years. SR Smith brand, mounted into pool deck at time of inspection. Should be inspected regularly for cracks and other problems. Best practice is to remove for off-season, or keep covered.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 12,700

Worst Case: \$ 14,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2795 Pool Lane Dividers - Replace

Quantity: (5) 25 Meter Lengths

Location: Storage reel

Funded?: No.

History: Replaced in 2015 for \$961.50 according to information provided

Comments: Appeared to be a mix of older and newer sections. Some lane lines were covered and out of use at time of inspection, which should help prolong useful life. Pool lane dividers should be inspected prior to use to identify any broken or missing sections, and to ensure safety.

In general, costs related to this component are expected to be included in the Client'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 #: 2801 Playground Equipment - Replace

Quantity: Numerous Components

Location: Adjacent to pool deck

Funded?: Yes.

History:

Comments: (2) 2-swing sets, (1) Reflex structure (1) monkey bar/climber piece, (1) merry-go-round. All new since the prior inspection in 2014, except for the swing sets.

Good condition: Playground equipment/features determined to be in good condition typically exhibit few or no significant signs of wear or age. Any moving parts appear to be functional and serviceable. Style/design is appropriate for the standards of the property.

Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation and observations shown here are strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 34,900

Worst Case: \$ 58,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2803 BBQs - Replace

Quantity: (5) Grills

Location: Picnic area

Funded?: No.

History:

Comments: Two grills have been added since prior site inspection. Others are older and showing significant rust. Barbecues were not tested during site inspection, and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. No expectation to replace all at one time; cost is not expected to meet threshold for Reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2807 Drinking Fountains - Replace

Quantity: (2) Wall Mounted Units

Location: Building exteriors

Funded?: No.

History:

Comments: In general, costs related to this component are expected to be included in the Client'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:

Bellinger Island

Comp #: 2101 Concrete Boat Ramp - Repair

Quantity: Apprx 1,100 GSF

Location: Boat ramp

Funded?: Yes.

History:

Comments: Some breakage in isolated sections. No consistent deterioration issues noticed.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 9,300

Worst Case: \$ 16,200

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Apprx 1,240 GSY

Location: Boat dock area

Funded?: Yes.

History: Completed in 2018 for \$7,332

Comments: Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
5 years



Best Case: \$ 7,000

Worst Case: \$ 8,500

Lower estimate to seal/repair

Higher estimate

Cost Source: Client Cost History

Comp #: 2125 Asphalt - Resurface

Quantity: Apprx 1,240 GSY

Location: Boat dock area

Funded?: Yes.

History:

Comments: Remaining useful life has been extended here at the request of Management IN 2018. Rough, raveled appearance. Some crumbling and cracking noted. We recommend having surface sealed and repaired as directed in component #2123; regular cycles of seal coating are recommended for maximum design life. 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) at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 17,400

Worst Case: \$ 22,300

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2161 Bulkheads - Repair/Restore

Quantity: Lump Sum Allowance

Location: Bellinger Island

Funded?: Yes.

History: Completely replaced and partially expanded according to information provided. Complete as of 2017

Comments: Major erosion control/restoration project was completed in 2017, including the installation of concrete block matting over exposed sections of the riverbank (see photo). Some other sections consist of constructed bulkheads fronted by rip-rap.

In our experience and based on discussion with management, these sections should have an indefinite useful life with no predictable need for complete replacement. Should be periodically inspected for shifting, settling, damage, etc. An allowance for major repairs/restoration is included here based on recent project costs.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 349,000

Worst Case: \$ 465,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2191 Bridge, Fishing Dock - Resurface

Quantity: (1) Section

Location: Along pathway, West of boat launch ramp

Funded?: Yes.

History:

Comments: RUL extended as conditions would not warrant a replacement in 3 years. This bridge and fishing dock was not replaced at the same time as the other major construction projects in the area. Bridge section measures approximately 43' x 8'6", with 86 LF of railings. The dock section measures approximately 31'x10'.

Fair condition: wood 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. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 25,700

Worst Case: \$ 31,400

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2191 Main Dock Bridge - Resurface

Quantity: (1) Structure

Location: Adjacent to boat ramp

Funded?: Yes.

History: Reconstructed in 2017

Comments: Measures approximately 43'x6'. Bridge structures determined to be in good condition typically exhibit little to no signs of instability or significant wear to structural framework beneath the exposed decking. No apparent sagging, twisting, or other advanced deterioration.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 9,840

Worst Case: \$ 12,000

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database

Comp #: 2192 "Treehouse" - Replace/Rebuild

Quantity: (1) Structure

Location: West side of island

Funded?: Yes.

History:

Comments: Irregular/diamond shape deck with (2) small staircases. Deck footprint areas measure approximately 19'x12'. Located in a difficult to reach area, so costs have been increased accordingly. Damage and deterioration noticed in areas.

Fair condition: 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. 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. 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 limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 9,600

Worst Case: \$ 12,700

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database

Comp #: 2192 Bridge, Fishing Dock - Replace

Quantity: (1) Section

Location: Along pathway, West of boat launch ramp

Funded?: Yes.

History:

Comments: This bridge and fishing dock were not replaced at the same time as the other major construction projects in the area. Bridge section measures approximately 43' x 8'6", with 86 LF of railings. The dock section measures approximately 31'x10'.

Fair condition: wood 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. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 32,200

Worst Case: \$ 39,400

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database

Comp #: 2192 Main Dock Bridge - Replace

Quantity: (1) Structure

Location: Adjacent to boat ramp

Funded?: Yes.

History: Reconstructed in 2017

Comments: Measures approximately 43'x6'. Bridge structures determined to be in good condition typically exhibit little to no signs of instability or significant wear to structural framework beneath the exposed decking. No apparent sagging, twisting, or other advanced deterioration.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 12,200

Worst Case: \$ 15,000

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database

Comp #: 2195 Floating Dock - Replace

Quantity: (1) Dock

Location: Adjacent to boat launch ramp

Funded?: Yes.

History: Replaced in 2017

Comments: Dock is L-shaped, with total footprint area measuring approximately 240 GSF. Overall these floaters appeared to be aging normally. No areas noticed to be sinking or damaged. Floating docks determined to be in good condition typically exhibit few or minor signs of significant wear and tear. Hardware and attachments are all in serviceable condition, and floats appear to be adequate and keep dock level.

Floating dock(s) should be inspected regularly for safety concerns and trip hazards. Individual floats can typically be repaired or replaced as an Operating expense. Plan to replace the entire assembly at the approximate interval shown here. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Costs to replace are based on replacement with similar type unless otherwise noted.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 8,940

Worst Case: \$ 11,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2196 Gangway - Replace

Quantity: (1) Gangway

Location: Adjacent to boat launch ramp

Funded?: Yes.

History: Replaced in 2017

Comments: Gangway measures approximately 21' long and 3'6" wide. Good condition: Gangways determined to be in good condition typically exhibit no apparent tripping or slip and fall hazards. Walking surfaces are not tilting and should have non-slip coatings or finishes, and all handrails, framing and hardware should be generally free from rust or corrosion. All moving parts are well oiled and provide ease of motion.

Gangway should be inspected regularly for safety concerns. Hardware should be inspected and maintained on a regular basis to ensure good function, and attachments to adjacent structures inspected for signs of failure. Whenever possible, walking surfaces should have non-slip coatings or treads for safety. Costs to replace are based on replacement with similar type and size unless otherwise noted.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 6,900

Worst Case: \$ 8,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2501 Electronic Key System - Replace

Quantity: (1) System

Location: Boat area parking

Funded?: No.

History:

Comments: One card reader, which appeared to be original to this area. Worn and weathered appearance. Not tested, but assumed to be functional. Cost to replace one card reader is not expected to meet threshold for Reserve funding. Replace as needed as an Operating expense, or in conjunction with the barrier arm units.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2511 Barrier Arm Operator - Replace

Quantity: (1) Operator

Location: Boat area parking

Funded?: Yes.

History:

Comments: Magnetic Auto Controls, model Access Pro L-RC02040, serial number U20035247.

Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as needed. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 3,800

Worst Case: \$ 5,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

Quantity: (3) Cameras

Location: Throughout parking area

Funded?: Yes.

History:

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

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 3,500

Worst Case: \$ 5,100

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2829 Kayak Lockers - Replace

Quantity: (1) Locker Structure

Location: Bellinger Island

Funded?: Yes.

History:

Comments: These lockers were mostly protected from direct sunlight on all surfaces. UL and RUL extended. They appear to be aging well with only minor surface wear. Wood frame structure, approximately 15'x19' footprint. Hardware and wood exteriors appeared to be in good condition overall. Should be inspected and repaired as needed as an Operating expense.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 5,500

Worst Case: \$ 8,100

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Edgefield Park Pool & Crow's Nest

Comp #: 2107 Concrete Sidewalks - Repair

Quantity: Approx 10% of 3830 GSF

Location: Area sidewalks

Funded?: Yes.

History:

Comments: Concrete sidewalks determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal and sporadic, and any trip hazards are isolated, not consistent in all areas. Normal signs of wear and age. 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 emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 4,100

Worst Case: \$ 5,300

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 1,100 GSY

Location: Parking Lot (excludes gravel sections)

Funded?: Yes.

History:

Comments: Asphalt seal-coat determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. Traffic markings still make contrast with pavement, but are showing some fading and wear. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 4,420

Worst Case: \$ 6,580

Lower estimate to seal/repair

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 1,100 GSY

Location: Parking lot

Funded?: Yes.

History:

Comments: Surfaces are still aging well. Some pebbling in areas but overall surfaces in good condition. Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface. 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:
16 years



Best Case: \$ 15,400

Worst Case: \$ 19,800

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2139 Wood Fencing, Railings - Replace

Quantity: Approx 650 LF

Location: Pool perimeter, building exteriors

Funded?: Yes.

History:

Comments: Fence was still aging well. No issues noticed during our visit except minor surface wear. Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition. 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. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the 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:
25 years

Remaining Life:
21 years



Best Case: \$ 18,500

Worst Case: \$ 22,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Parking Lot Lights - Replace

Quantity: (5) Lights

Location: Parking lot

Funded?: Yes.

History:

Comments: LED fixtures. Good condition: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 25,400

Worst Case: \$ 29,600

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2316 Wood Decks - Resurface

Quantity: Approx 4,485 GSF

Location: Crow's Nest Decking

Funded?: Yes.

History: Constructed in 2016

Comments: No additional deterioration noticed. Wood surfaces These decking surfaces were in good condition with only minimal surface wear noticed. Wooden decks should be inspected regually to confirm there are no safety or tripping hazards. Eventually this material will break down to the point of failure. Best practices recommend repairing a single board as needed as an operating expense.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 85,500

Worst Case: \$ 109,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Building Exterior - Seal/Paint

Quantity: (1) Building (4,100 GSF)

Location: Building exterior

Funded?: Yes.

History:

Comments: Minor surface wear was noticed but overall surfaces were in fair condition. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. Painted exterior surfaces determined to be in good condition typically exhibit consistent, attractive color and texture with no unusual or significant signs of wear or deterioration. Appearance is good and upholding the aesthetic standards of the development. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 6,570

Worst Case: \$ 8,680

Lower estimate to seal/repaint

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2344 Building Screening - Replace

Quantity: Approx 2,000 GSF

Location: Crow's Nest

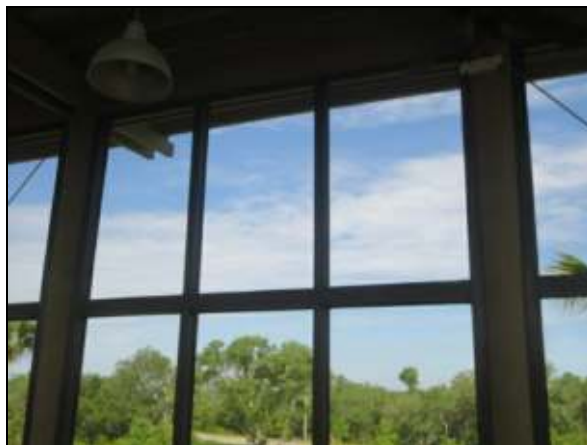
Funded?: Yes.

History:

Comments: The building screen appeared to be in fair condition. All material was securely fastened to the wooden framing. No tears were visible.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 7,620

Worst Case: \$ 9,740

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2384 Metal Roofs - Replace

Quantity: Approx 3,010 GSF

Location: Rooftop for Crow's Nest Deck

Funded?: Yes.

History:

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

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 29,600

Worst Case: \$ 36,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2518 Wheelchair Lift - Replace

Quantity: (1) Lift

Location: Crow's Nest Deck

Funded?: Yes.

History:

Comments: Manufacturer: Savaria

Weight Rating: 750 lb.

Should be inspected for safety and proper function on a regular basis to prevent injury or misuse. Keep moving parts unobstructed and abide by any safety or weight restrictions posted on the device. Vendors report that useful life is not necessarily dependent on level of use, although it is a contributing factor. Replacement is sometimes warranted due to lack of available replacement parts, etc. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 28,600

Worst Case: \$ 34,900

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Replace

Quantity: (1) System

Location: Crow's Nest

Funded?: Yes.

History:

Comments: Mistubishi mini-split system. 2-ton capacity, installed in 2016.

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. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 4,400

Worst Case: \$ 6,500

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2750 Bathrooms - Remodel

Quantity: (4) Bathrooms

Location: Common area bathrooms

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 26,200

Worst Case: \$ 34,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: (106) Total Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: (35) chairs, (9) umbrellas, (4) picnic tables, (9) tables, (36) lounges, (8) drink tables, (5) Adirondack chairs counted at time of inspection. Furniture was in storage for the season. Telescope brand.

Good condition: Pool deck furniture determined to be in good condition typically exhibits minimal or no signs of aging, such as surface wear, chipped or rusted framework, etc. Pieces are consistent in style and condition and appropriate for the standards of the property.

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. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with a comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 32,000

Worst Case: \$ 39,200

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2767 Pool Deck - Repair

Quantity: Approx 7,030 GSF

Location: Pool deck

Funded?: No.

History:

Comments: Concrete deck, which appeared to be in new/good condition at time of inspection.

In general, costs related to this component are expected to be included in the Client'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 #: 2772 Pool Deck Lights - Replace

Quantity: (8) Polle, 16Fixtures

Location: Pool deck

Funded?: Yes.

History:

Comments: Each pole has 2 or 3 fixtures. Good condition: Pool deck lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety. Replacement is often coordinated with other exterior or site lighting, or with pool fence or other components in this area. Cost shown are based on replacement with comparable size and design standards.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 25,400

Worst Case: \$ 33,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Pool - Resurface

Quantity: (1) Pool

Location: Pool area

Funded?: Yes.

History:

Comments: Approximately 4,000 GSF footprint area with 409 waterline/perimeter length. Depth ranges from zero entry at West side to average of 4'.

Good condition: Swimming pools determined to be in good condition typically exhibit a generally smooth, consistent appearance with no noticeable chipping or cracking of the surface. Little or no staining or discoloration. Waterline tile/finish is clean and attractive with no cracked or missing tiles.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 59,300

Worst Case: \$ 70,900

Lower estimate to resurface

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2779 Pool Filters - Replace

Quantity: (2) Large Filters

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: Pentair sand filters, model THS3461, new in 2016.

Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 7,620

Worst Case: \$ 9,740

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2781 Pool Heaters - Replace

Quantity: (3) Heaters

Location: Enclosure at deck of Crow's Nest

Funded?: Yes.

History:

Comments: Aqua Cal, Inc. Brand, model 166ARDSBPP (all same), and showing 2016 manufacture dates.

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection. Many clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 19,000

Worst Case: \$ 23,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2783 Pool Pumps - Repair/Replace

Quantity: (2) Pumps

Location: Pool mechanical room

Funded?: Yes.

History:

Comments: (1) 7.5 HP and (1) 0.5 HP, both new in 2016.

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. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 6,600

Worst Case: \$ 8,700

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2792 Pool/Spa ADA Lift - Replace

Quantity: Numerous Components

Location: Pool area

Funded?: Yes.

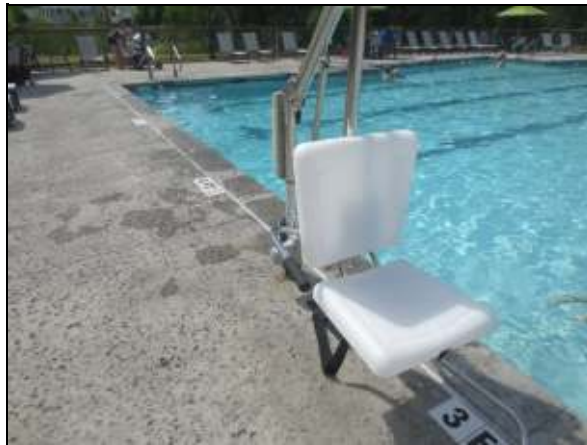
History:

Comments: Spectrum Aquatics brand, serial number 20158, with 350 lb capacity.

ADA lifts should be inspected regularly to ensure proper function and safe conditions. Make minor repairs and replace individual parts as needed as an Operating expense. Plan for upgrade or replacement at the approximate interval shown here. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 4,200

Worst Case: \$ 7,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 30000 Play Fountain - Replace

Quantity: (1) Fountain

Location:

Funded?: Yes.

History:

Comments: Functioning properly during the site visit. Full replacement expected in the future.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 5,800

Worst Case: \$ 10,300

Cost Source: AR Cost Database

Miscellaneous

Comp #: 2179 Landscape Lights - Partial Replace

Quantity: Extensive Quantity

Location: Parks and other common areas

Funded?: Yes.

History: Planned for 2020

Comments: Landscape lights should be inspected periodically to ensure proper function and adequate lighting in all areas. We recommend consideration of LED fixtures or other energy-saving options whenever possible. Individual fixtures should be replaced as needed as an Operating expense. This component has been included for funding at the request of Management.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,300

Worst Case: \$ 9,100

Lower allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2181 Outdoor/Site Furniture - Replace

Quantity: Numerous Pieces

Location: Parks, common areas, etc.

Funded?: Yes.

History: Replaced some furniture for \$4,174 in 2015 according to records provided. Another project planned for 2020

Comments: The Association has assorted wood benches, metal benches, concrete benches, picnic tables, and trash cans scattered at various locations. Due to difference in ages, there is no expectation to replace all at one time.

This component represents an ongoing allowance for additional furniture, replacements, repairs, etc., to be spent as needed at the discretion of the Association.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,100

Worst Case: \$ 6,500

Lower allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2591 Irrigation System - Misc. Repairs

Quantity: Extensive Quantity

Location: Misc. common areas

Funded?: Yes.

History: Planned for 2020

Comments: 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:
5 years

Remaining Life:
0 years



Best Case: \$ 7,200

Worst Case: \$ 9,300

Lower allowance for repairs/replacements

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2797 Playground Fall Surfaces - Re-fill

Quantity: Numerous Areas

Location: Playground/tot lots

Funded?: No.

History:

Comments: Fall surfaces are restored and replenished on a regular, annual basis through the Operating budget according to management. No need for Reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2807 Drinking Fountains - Replace

Quantity: Numerous Fountains

Location: Parks, trails, misc. common areas

Funded?: Yes.

History:

Comments: Note: this component refers specifically to the more decorative fountains such as the one pictured here. Basic wall-mounted fountains at building locations can be repaired or replaced as needed as an Operating expense.

Management reported that there have been some problems with fountains during cold weather, as some parts tend to freeze and crack. In general, fountains are in good aesthetic condition and can be repaired/maintained as an Operating expense. No specific need to replace all at one time. An allowance for ongoing, partial repairs and replacements is recommended here in order to supplement the Operating budget.

Useful Life:
7 years

Remaining Life:
1 years



Best Case: \$ 3,100

Worst Case: \$ 5,200

Lower allowance to repair/replace

Higher allowance

Cost Source: AR Cost Database