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Daniel Island POA
Captains Island
Daniel Island, SC



Report #: 45322-0
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
Update "With-Site-Visit"

June 23, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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Daniel Island POA - Captains Island

Daniel Island, SC

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

Report #: 45322-0

of Units: 94

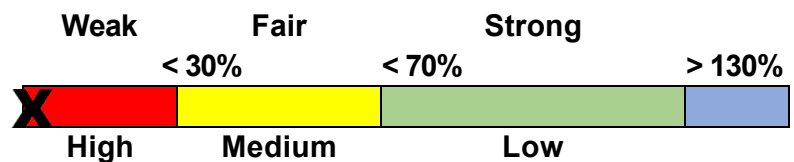
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$241,854
Percent Funded	0.0 %
Recommended 2026 Reserve Transfers (Full Funding)	\$71,000
Alternate/Minimum 2026 Reserve Transfers (Baseline Funding)	\$64,800
Recommended 2026 Special Assessments for Reserves	\$0
Client's Budgeted 2025 Reserve Transfers	\$0

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

General Information and Commentary:

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 3/26/2025.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your Reserve funding amount to \$71,000 in the upcoming fiscal year. Going forward, the funding rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Recommended Reserve Transfers (Full Funding):

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 Community Association Institute's Reserve Study Standards (RSS) 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 our opinion, the 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.

Alternative Reserve Transfers (Threshold Funding):

A reserve study threshold funding method sets a target for the reserve fund balance, aiming to keep it above a certain dollar amount or percentage of the fully funded amount. This method is a middle ground between baseline funding (keeping the balance above zero) and full funding (having 100% of the required funds on hand). It allows for flexibility in funding while still ensuring a reasonable level of financial security for future repairs and replacements

Annual Increases to Reserve Funding:

We believe that the client should adjust Reserve funding annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates. Industry recommendation is for a "With Site Visit" Reserve Study update to be completed once every three years.

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
Bell House (2019)			
2120 Pavers (Walks/Paths) - Replace	40	33	\$22,350
2123 Asphalt - Seal/Repair	4	2	\$2,000
2125 Asphalt - Resurface	20	14	\$13,200
2137 Metal Fence - Replace	25	19	\$17,150
2166 Mailbox Kiosks - Replace	25	19	\$19,200
2167 Mail Kiosk Structure - Refurbish	15	24	\$12,450
2171 Flag Pole - Replace	35	29	\$3,500
2176 Landscape Lights - Replace	20	14	\$11,000
2181 Outdoor/Site Furniture - Replace	10	4	\$11,500
2193 Boat/Floating Decking - Resurface	15	9	\$39,250
2194 Boat Dock Structure – Rebuild	35	29	\$94,500
2195 Floating Dock - Replace	30	24	\$36,750
2195 Floating Dock w/ Kayak Launch - Replace	30	24	\$80,500
2196 Gangways - Replace	30	24	\$33,250
2374 Pavilion Roof (Metal) - Replace	30	23	\$5,550
2543 Security Cameras - Upgrade/Replace	10	9	\$5,740
River Porch (2021)			
2105 Concrete - Repair 2.5%	10	5	\$3,200
2120 Brick Pavers (Walks/Paths) - Replace	40	35	\$14,350
2137 Metal Fencing - Replace	25	20	\$28,600
2145 Entry Gates - Replace	25	20	\$19,200
2176 Lighting - Upgrade	20	15	\$21,250
2181 Outdoor/Site Furniture - Replace	15	10	\$34,500
2193 Boat/Floating Decking - Resurface	15	11	\$55,750
2194 Boat Dock Structure – Rebuild	30	26	\$206,850
2195 Floating Dock - Replace	30	26	\$45,550
2196 Gangway - Replace	30	26	\$30,625
2322 Wood Decking - Rebuild/Replace	40	35	\$154,700
2326 Deck Railings - Replace	30	25	\$10,500
2343 Building Exterior - Seal/Paint	7	2	\$8,720
2367 Common Windows & Doors - Replace	40	35	\$22,550
2374 Dock Pavilion Roof (Metal) - Replace	30	26	\$6,300
2384 Main Pavilion Roof (Metal) - Replace	30	25	\$70,420
2389 Gutters/Downspouts - Replace	30		\$980
2503 Access Control System - Replace	15	10	\$13,000
2509 Gate Operators - Replace	10	4	\$13,000
2523 HVAC (River Porch) - Replace	15	10	\$6,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2543 Security Cameras - Upgrade/Replace	10	9	\$30,950
2750 Bathrooms - Remodel	20	15	\$17,200
2825 Bocce Ball Courts - Refurbish	10	5	\$4,000

39 Total Funded Components

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

Introduction



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

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



Reserve funding is not "for the future". Ongoing Reserve transfers are intended 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.

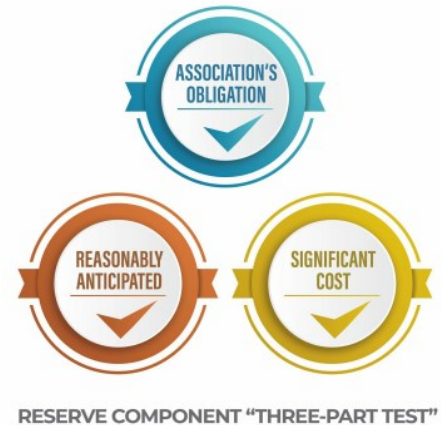
Methodology



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 three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual 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 natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

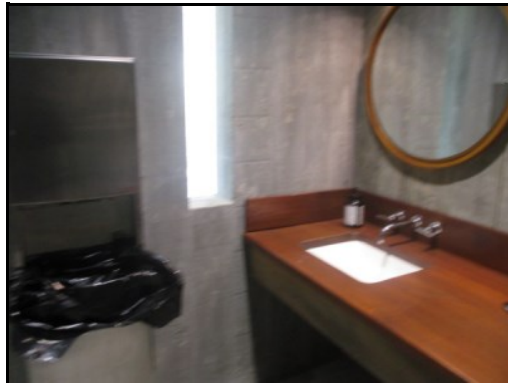
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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 3/26/2025, we started with a brief meeting with Tony Elder and members of his staff. We thank them for their assistance and input during this process. During our inspection, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



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's component list 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 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 Cash Flow Detail table.

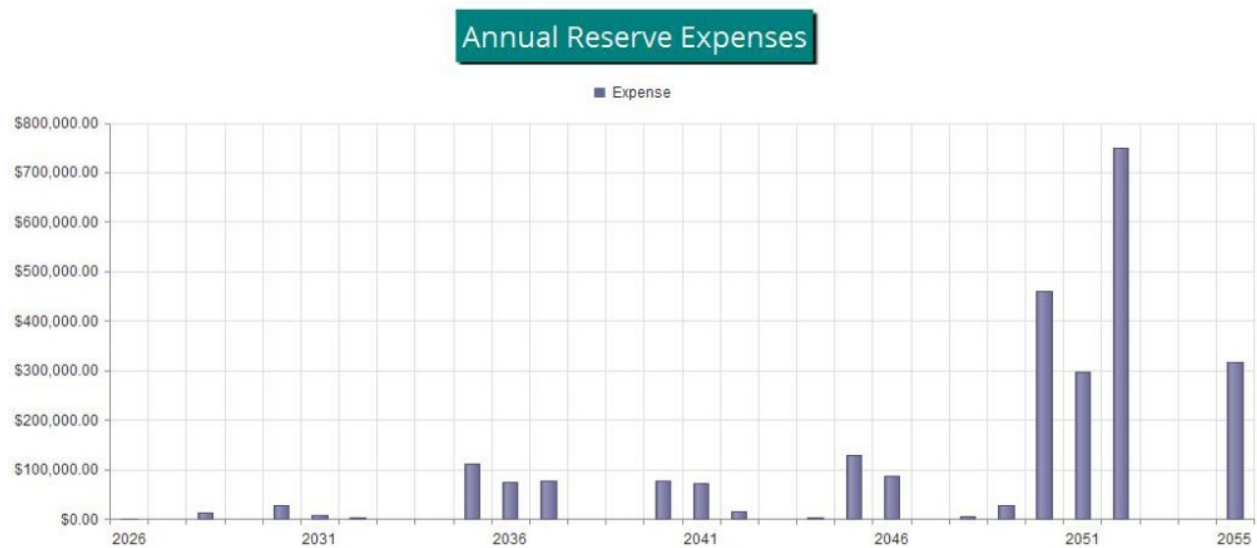


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$241,854. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded. In our experience, approximately 58% of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$71,000 in the upcoming fiscal year. At minimum, the Association must budget \$64,800 for Reserves in the upcoming year to maintain a Reserve balance above \$0 through the totality of the cash flow projection. Either funding plan would also require a special assessment of \$0 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.

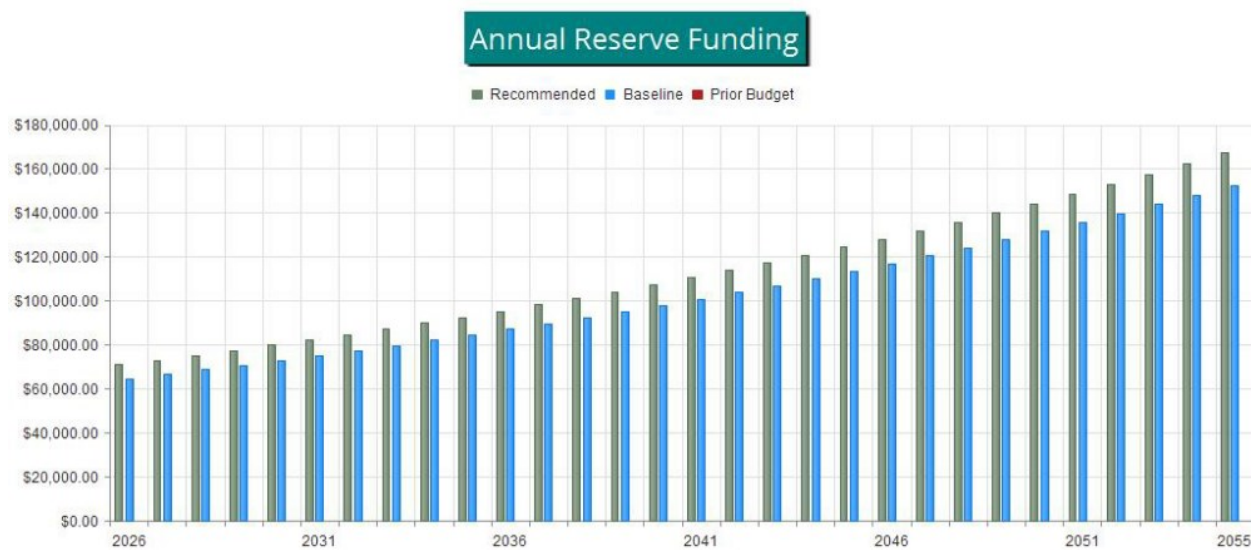


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association’s current funding rate, all compared to your always-changing Fully Funded Balance target.

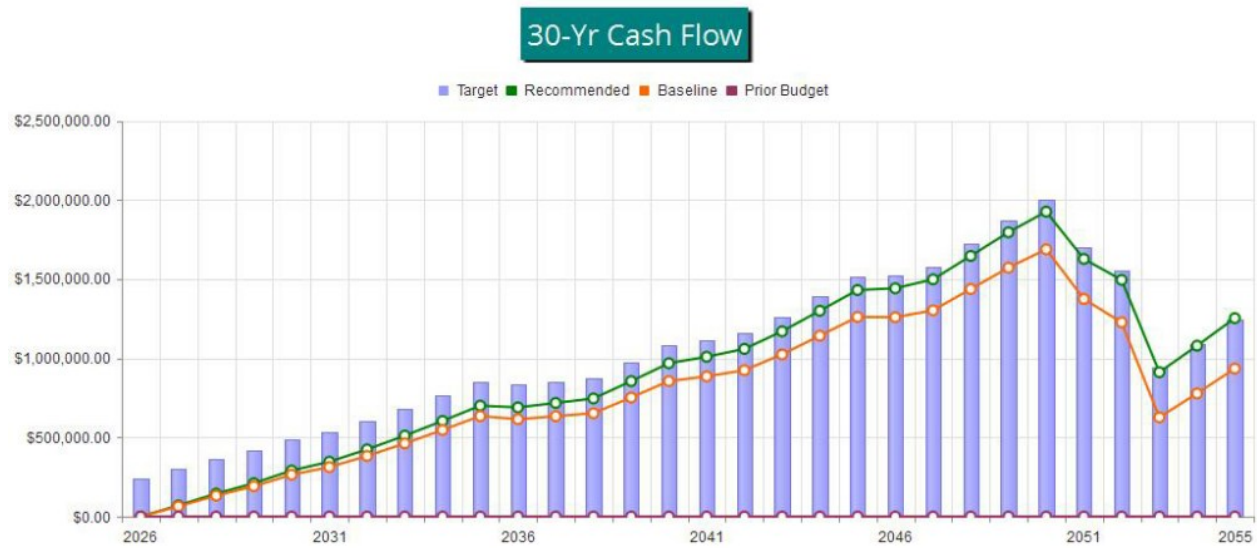


Figure 3

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.

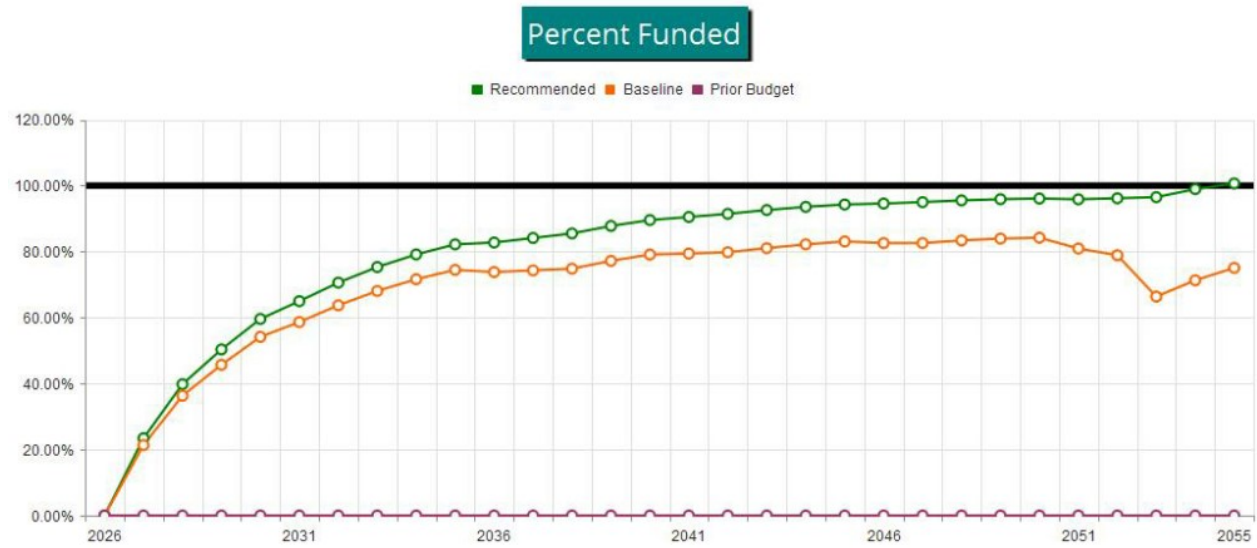


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



Reserve Component List Detail

Report # 45322-0
With-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Bell House (2019)							
2120	Pavers (Walks/Paths) - Replace	2,030	GSF	40	33	\$20,100	\$24,600
2123	Asphalt - Seal/Repair	440	GSY	4	2	\$1,800	\$2,200
2125	Asphalt - Resurface	440	GSY	20	14	\$11,900	\$14,500
2137	Metal Fence - Replace	245	LF	25	19	\$15,400	\$18,900
2166	Mailbox Kiosks - Replace	6	Kiosks	25	19	\$17,300	\$21,100
2167	Mail Kiosk Structure - Refurbish	1	Structure	15	24	\$11,200	\$13,700
2171	Flag Pole - Replace	1	Flag Pole	35	29	\$3,150	\$3,850
2176	Landscape Lights - Replace	1	Numerous Lights	20	14	\$9,900	\$12,100
2181	Outdoor/Site Furniture - Replace	14	Pieces	10	4	\$10,400	\$12,600
2193	Boat/Floating Decking - Resurface	1,570	GSF	15	9	\$35,300	\$43,200
2194	Boat Dock Structure – Rebuild	900	GSF	35	29	\$85,000	\$104,000
2195	Floating Dock - Replace	210	GSF	30	24	\$33,100	\$40,400
2195	Floating Dock w/ Kayak Launch - Replace	460	GSF	30	24	\$72,400	\$88,600
2196	Gangways - Replace	190	GSF	30	24	\$29,900	\$36,600
2374	Pavilion Roof (Metal) - Replace	370	GSF	30	23	\$5,000	\$6,100
2543	Security Cameras - Upgrade/Replace	1	System	10	9	\$5,170	\$6,310
River Porch (2021)							
2105	Concrete - Repair 2.5%	4,230	GSF	10	5	\$2,880	\$3,520
2120	Brick Pavers (Walks/Paths) - Replace	1,590	GSF	40	35	\$12,900	\$15,800
2137	Metal Fencing - Replace	440	LF	25	20	\$25,700	\$31,500
2145	Entry Gates - Replace	240	GSF	25	20	\$17,300	\$21,100
2176	Lighting - Upgrade	85	Lights	20	15	\$19,100	\$23,400
2181	Outdoor/Site Furniture - Replace	53	Pieces	15	10	\$31,000	\$38,000
2193	Boat/Floating Decking - Resurface	2,230	GSF	15	11	\$50,200	\$61,300
2194	Boat Dock Structure – Rebuild	1,970	GSF	30	26	\$186,000	\$228,000
2195	Floating Dock - Replace	260	GSF	30	26	\$41,000	\$50,100
2196	Gangway - Replace	175	GSF	30	26	\$27,600	\$33,700
2322	Wood Decking - Rebuild/Replace	2,210	GSF	40	35	\$139,000	\$170,000
2326	Deck Railings - Replace	140	LF	30	25	\$9,450	\$11,600
2343	Building Exterior - Seal/Paint	1	Lump Sum Allowance	7	2	\$7,850	\$9,590
2367	Common Windows & Doors - Replace	1	Lump Sum Allowance	40	35	\$20,300	\$24,800
2374	Dock Pavilion Roof (Metal) - Replace	420	GSF	30	26	\$5,670	\$6,930
2384	Main Pavilion Roof (Metal) - Replace	5,030	GSF	30	25	\$63,400	\$77,500
2389	Gutters/Downspouts - Replace	70	LF	30		\$882	\$1,080
2503	Access Control System - Replace	1	System	15	10	\$11,700	\$14,300
2509	Gate Operators - Replace	2	Operators	10	4	\$11,700	\$14,300
2523	HVAC (River Porch) - Replace	1	System	15	10	\$5,400	\$6,600
2543	Security Cameras - Upgrade/Replace	1	System	10	9	\$27,900	\$34,000
2750	Bathrooms - Remodel	2	Bathrooms	20	15	\$15,500	\$18,900
2825	Bocce Ball Courts - Refurbish	1	Courts	10	5	\$3,600	\$4,400
39	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Bell House (2019)								
2120	Pavers (Walks/Paths) - Replace	\$22,350	X	7	/	40	=	\$3,911
2123	Asphalt - Seal/Repair	\$2,000	X	2	/	4	=	\$1,000
2125	Asphalt - Resurface	\$13,200	X	6	/	20	=	\$3,960
2137	Metal Fence - Replace	\$17,150	X	6	/	25	=	\$4,116
2166	Mailbox Kiosks - Replace	\$19,200	X	6	/	25	=	\$4,608
2167	Mail Kiosk Structure - Refurbish	\$12,450	X	0	/	15	=	\$0
2171	Flag Pole - Replace	\$3,500	X	6	/	35	=	\$600
2176	Landscape Lights - Replace	\$11,000	X	6	/	20	=	\$3,300
2181	Outdoor/Site Furniture - Replace	\$11,500	X	6	/	10	=	\$6,900
2193	Boat/Floating Decking - Resurface	\$39,250	X	6	/	15	=	\$15,700
2194	Boat Dock Structure – Rebuild	\$94,500	X	6	/	35	=	\$16,200
2195	Floating Dock - Replace	\$36,750	X	6	/	30	=	\$7,350
2195	Floating Dock w/ Kayak Launch - Replace	\$80,500	X	6	/	30	=	\$16,100
2196	Gangways - Replace	\$33,250	X	6	/	30	=	\$6,650
2374	Pavilion Roof (Metal) - Replace	\$5,550	X	7	/	30	=	\$1,295
2543	Security Cameras - Upgrade/Replace	\$5,740	X	1	/	10	=	\$574
River Porch (2021)								
2105	Concrete - Repair 2.5%	\$3,200	X	5	/	10	=	\$1,600
2120	Brick Pavers (Walks/Paths) - Replace	\$14,350	X	5	/	40	=	\$1,794
2137	Metal Fencing - Replace	\$28,600	X	5	/	25	=	\$5,720
2145	Entry Gates - Replace	\$19,200	X	5	/	25	=	\$3,840
2176	Lighting - Upgrade	\$21,250	X	5	/	20	=	\$5,313
2181	Outdoor/Site Furniture - Replace	\$34,500	X	5	/	15	=	\$11,500
2193	Boat/Floating Decking - Resurface	\$55,750	X	4	/	15	=	\$14,867
2194	Boat Dock Structure – Rebuild	\$206,850	X	4	/	30	=	\$27,580
2195	Floating Dock - Replace	\$45,550	X	4	/	30	=	\$6,073
2196	Gangway - Replace	\$30,625	X	4	/	30	=	\$4,083
2322	Wood Decking - Rebuild/Replace	\$154,700	X	5	/	40	=	\$19,338
2326	Deck Railings - Replace	\$10,500	X	5	/	30	=	\$1,750
2343	Building Exterior - Seal/Paint	\$8,720	X	5	/	7	=	\$6,229
2367	Common Windows & Doors - Replace	\$22,550	X	5	/	40	=	\$2,819
2374	Dock Pavilion Roof (Metal) - Replace	\$6,300	X	4	/	30	=	\$840
2384	Main Pavilion Roof (Metal) - Replace	\$70,420	X	5	/	30	=	\$11,737
2389	Gutters/Downspouts - Replace	\$980	X	30	/	30	=	\$980
2503	Access Control System - Replace	\$13,000	X	5	/	15	=	\$4,333
2509	Gate Operators - Replace	\$13,000	X	6	/	10	=	\$7,800
2523	HVAC (River Porch) - Replace	\$6,000	X	5	/	15	=	\$2,000
2543	Security Cameras - Upgrade/Replace	\$30,950	X	1	/	10	=	\$3,095
2750	Bathrooms - Remodel	\$17,200	X	5	/	20	=	\$4,300
2825	Bocce Ball Courts - Refurbish	\$4,000	X	5	/	10	=	\$2,000
								\$241,854



Component Significance

Report # 45322-0
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Bell House (2019)					
2120	Pavers (Walks/Paths) - Replace	40	\$22,350	\$559	1.08 %
2123	Asphalt - Seal/Repair	4	\$2,000	\$500	0.97 %
2125	Asphalt - Resurface	20	\$13,200	\$660	1.28 %
2137	Metal Fence - Replace	25	\$17,150	\$686	1.33 %
2166	Mailbox Kiosks - Replace	25	\$19,200	\$768	1.49 %
2167	Mail Kiosk Structure - Refurbish	15	\$12,450	\$830	1.61 %
2171	Flag Pole - Replace	35	\$3,500	\$100	0.19 %
2176	Landscape Lights - Replace	20	\$11,000	\$550	1.07 %
2181	Outdoor/Site Furniture - Replace	10	\$11,500	\$1,150	2.23 %
2193	Boat/Floating Decking - Resurface	15	\$39,250	\$2,617	5.08 %
2194	Boat Dock Structure – Rebuild	35	\$94,500	\$2,700	5.24 %
2195	Floating Dock - Replace	30	\$36,750	\$1,225	2.38 %
2195	Floating Dock w/ Kayak Launch - Replace	30	\$80,500	\$2,683	5.21 %
2196	Gangways - Replace	30	\$33,250	\$1,108	2.15 %
2374	Pavilion Roof (Metal) - Replace	30	\$5,550	\$185	0.36 %
2543	Security Cameras - Upgrade/Replace	10	\$5,740	\$574	1.11 %
River Porch (2021)					
2105	Concrete - Repair 2.5%	10	\$3,200	\$320	0.62 %
2120	Brick Pavers (Walks/Paths) - Replace	40	\$14,350	\$359	0.70 %
2137	Metal Fencing - Replace	25	\$28,600	\$1,144	2.22 %
2145	Entry Gates - Replace	25	\$19,200	\$768	1.49 %
2176	Lighting - Upgrade	20	\$21,250	\$1,063	2.06 %
2181	Outdoor/Site Furniture - Replace	15	\$34,500	\$2,300	4.46 %
2193	Boat/Floating Decking - Resurface	15	\$55,750	\$3,717	7.21 %
2194	Boat Dock Structure – Rebuild	30	\$206,850	\$6,895	13.38 %
2195	Floating Dock - Replace	30	\$45,550	\$1,518	2.95 %
2196	Gangway - Replace	30	\$30,625	\$1,021	1.98 %
2322	Wood Decking - Rebuild/Replace	40	\$154,700	\$3,868	7.50 %
2326	Deck Railings - Replace	30	\$10,500	\$350	0.68 %
2343	Building Exterior - Seal/Paint	7	\$8,720	\$1,246	2.42 %
2367	Common Windows & Doors - Replace	40	\$22,550	\$564	1.09 %
2374	Dock Pavilion Roof (Metal) - Replace	30	\$6,300	\$210	0.41 %
2384	Main Pavilion Roof (Metal) - Replace	30	\$70,420	\$2,347	4.55 %
2389	Gutters/Downspouts - Replace	30	\$980	\$33	0.06 %
2503	Access Control System - Replace	15	\$13,000	\$867	1.68 %
2509	Gate Operators - Replace	10	\$13,000	\$1,300	2.52 %
2523	HVAC (River Porch) - Replace	15	\$6,000	\$400	0.78 %
2543	Security Cameras - Upgrade/Replace	10	\$30,950	\$3,095	6.01 %
2750	Bathrooms - Remodel	20	\$17,200	\$860	1.67 %
2825	Bocce Ball Courts - Refurbish	10	\$4,000	\$400	0.78 %
39	Total Funded Components			\$51,538	100.00 %



30-Year Reserve Plan Summary

Report # 45322-0
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$0	\$241,854	0.0 %	High	\$71,000	\$0	\$352	\$980
2027	\$70,372	\$300,329	23.4 %	High	\$73,130	\$0	\$1,074	\$0
2028	\$144,576	\$363,135	39.8 %	Medium	\$75,324	\$0	\$1,774	\$11,373
2029	\$210,301	\$417,724	50.3 %	Medium	\$77,584	\$0	\$2,502	\$0
2030	\$290,387	\$487,328	59.6 %	Medium	\$79,911	\$0	\$3,180	\$27,575
2031	\$345,903	\$532,330	65.0 %	Medium	\$82,308	\$0	\$3,846	\$8,347
2032	\$423,711	\$600,251	70.6 %	Low	\$84,778	\$0	\$4,670	\$2,388
2033	\$510,771	\$678,163	75.3 %	Low	\$87,321	\$0	\$5,570	\$0
2034	\$603,662	\$762,743	79.1 %	Low	\$89,941	\$0	\$6,516	\$0
2035	\$700,119	\$851,787	82.2 %	Low	\$92,639	\$0	\$6,944	\$110,462
2036	\$689,239	\$832,827	82.8 %	Low	\$95,418	\$0	\$7,029	\$74,587
2037	\$717,099	\$852,327	84.1 %	Low	\$98,281	\$0	\$7,310	\$77,171
2038	\$745,518	\$871,892	85.5 %	Low	\$101,229	\$0	\$7,998	\$0
2039	\$854,745	\$973,733	87.8 %	Low	\$104,266	\$0	\$9,110	\$0
2040	\$968,122	\$1,080,901	89.6 %	Low	\$107,394	\$0	\$9,880	\$76,688
2041	\$1,008,707	\$1,114,633	90.5 %	Low	\$110,616	\$0	\$10,332	\$71,121
2042	\$1,058,533	\$1,157,520	91.4 %	Low	\$113,934	\$0	\$11,136	\$13,993
2043	\$1,169,611	\$1,263,017	92.6 %	Low	\$117,352	\$0	\$12,339	\$0
2044	\$1,299,302	\$1,388,647	93.6 %	Low	\$120,873	\$0	\$13,643	\$3,405
2045	\$1,430,413	\$1,517,172	94.3 %	Low	\$124,499	\$0	\$14,352	\$128,076
2046	\$1,441,187	\$1,523,851	94.6 %	Low	\$128,234	\$0	\$14,689	\$86,332
2047	\$1,497,778	\$1,576,520	95.0 %	Low	\$132,081	\$0	\$15,710	\$0
2048	\$1,645,569	\$1,722,568	95.5 %	Low	\$136,043	\$0	\$17,195	\$3,832
2049	\$1,794,975	\$1,872,012	95.9 %	Low	\$140,125	\$0	\$18,595	\$28,163
2050	\$1,925,532	\$2,003,930	96.1 %	Low	\$144,328	\$0	\$17,754	\$460,834
2051	\$1,626,779	\$1,697,297	95.8 %	Low	\$148,658	\$0	\$15,600	\$296,521
2052	\$1,494,517	\$1,553,946	96.2 %	Low	\$153,118	\$0	\$12,023	\$748,499
2053	\$911,159	\$944,090	96.5 %	Low	\$157,712	\$0	\$9,946	\$0
2054	\$1,078,816	\$1,090,328	98.9 %	Low	\$162,443	\$0	\$11,654	\$0
2055	\$1,252,913	\$1,244,490	100.7 %	Low	\$167,316	\$0	\$11,833	\$317,406



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 45322-0
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$0	\$241,854	0.0 %		High	\$64,800	\$0	\$321	\$980
2027	\$64,141	\$300,329	21.4 %		High	\$66,744	\$0	\$980	\$0
2028	\$131,864	\$363,135	36.3 %		Medium	\$68,746	\$0	\$1,613	\$11,373
2029	\$190,851	\$417,724	45.7 %		Medium	\$70,809	\$0	\$2,273	\$0
2030	\$263,932	\$487,328	54.2 %		Medium	\$72,933	\$0	\$2,879	\$27,575
2031	\$312,169	\$532,330	58.6 %		Medium	\$75,121	\$0	\$3,471	\$8,347
2032	\$382,415	\$600,251	63.7 %		Medium	\$77,375	\$0	\$4,218	\$2,388
2033	\$461,620	\$678,163	68.1 %		Medium	\$79,696	\$0	\$5,038	\$0
2034	\$546,354	\$762,743	71.6 %		Low	\$82,087	\$0	\$5,901	\$0
2035	\$634,341	\$851,787	74.5 %		Low	\$84,549	\$0	\$6,242	\$110,462
2036	\$614,671	\$832,827	73.8 %		Low	\$87,086	\$0	\$6,238	\$74,587
2037	\$633,407	\$852,327	74.3 %		Low	\$89,698	\$0	\$6,426	\$77,171
2038	\$652,360	\$871,892	74.8 %		Low	\$92,389	\$0	\$7,018	\$0
2039	\$751,767	\$973,733	77.2 %		Low	\$95,161	\$0	\$8,030	\$0
2040	\$854,959	\$1,080,901	79.1 %		Low	\$98,016	\$0	\$8,696	\$76,688
2041	\$884,982	\$1,114,633	79.4 %		Low	\$100,956	\$0	\$9,040	\$71,121
2042	\$923,858	\$1,157,520	79.8 %		Low	\$103,985	\$0	\$9,733	\$13,993
2043	\$1,023,583	\$1,263,017	81.0 %		Low	\$107,105	\$0	\$10,821	\$0
2044	\$1,141,508	\$1,388,647	82.2 %		Low	\$110,318	\$0	\$12,005	\$3,405
2045	\$1,260,425	\$1,517,172	83.1 %		Low	\$113,627	\$0	\$12,590	\$128,076
2046	\$1,258,566	\$1,523,851	82.6 %		Low	\$117,036	\$0	\$12,798	\$86,332
2047	\$1,302,068	\$1,576,520	82.6 %		Low	\$120,547	\$0	\$13,686	\$0
2048	\$1,436,301	\$1,722,568	83.4 %		Low	\$124,164	\$0	\$15,033	\$3,832
2049	\$1,571,665	\$1,872,012	84.0 %		Low	\$127,888	\$0	\$16,290	\$28,163
2050	\$1,687,681	\$2,003,930	84.2 %		Low	\$131,725	\$0	\$15,301	\$460,834
2051	\$1,373,872	\$1,697,297	80.9 %		Low	\$135,677	\$0	\$12,994	\$296,521
2052	\$1,226,022	\$1,553,946	78.9 %		Low	\$139,747	\$0	\$9,259	\$748,499
2053	\$626,529	\$944,090	66.4 %		Medium	\$143,940	\$0	\$7,017	\$0
2054	\$777,486	\$1,090,328	71.3 %		Low	\$148,258	\$0	\$8,555	\$0
2055	\$934,299	\$1,244,490	75.1 %		Low	\$152,705	\$0	\$8,559	\$317,406



30-Year Income/Expense Detail

Report # 45322-0
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$70,372	\$144,576	\$210,301	\$290,387
Annual Reserve Funding	\$71,000	\$73,130	\$75,324	\$77,584	\$79,911
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$352	\$1,074	\$1,774	\$2,502	\$3,180
Total Income	\$71,352	\$144,576	\$221,674	\$290,387	\$373,478
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$2,122	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$12,943
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$9,251	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$980	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$14,632
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$980	\$0	\$11,373	\$0	\$27,575
Ending Reserve Balance	\$70,372	\$144,576	\$210,301	\$290,387	\$345,903

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$345,903	\$423,711	\$510,771	\$603,662	\$700,119
Annual Reserve Funding	\$82,308	\$84,778	\$87,321	\$89,941	\$92,639
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,846	\$4,670	\$5,570	\$6,516	\$6,944
Total Income	\$432,058	\$513,159	\$603,662	\$700,119	\$799,701
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$2,388	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$51,212
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$7,489
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$3,710	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$11,378
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$40,383
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$4,637	\$0	\$0	\$0	\$0
Total Expenses	\$8,347	\$2,388	\$0	\$0	\$110,462
Ending Reserve Balance	\$423,711	\$510,771	\$603,662	\$700,119	\$689,239

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$689,239	\$717,099	\$745,518	\$854,745	\$968,122
Annual Reserve Funding	\$95,418	\$98,281	\$101,229	\$104,266	\$107,394
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,029	\$7,310	\$7,998	\$9,110	\$9,880
Total Income	\$791,686	\$822,689	\$854,745	\$968,122	\$1,085,395
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$2,688	\$0	\$0	\$0	\$3,025
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$19,966
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$16,638
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$17,395
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$46,365	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$77,171	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$17,471	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$19,664
2523 HVAC (River Porch) - Replace	\$8,063	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$74,587	\$77,171	\$0	\$0	\$76,688
Ending Reserve Balance	\$717,099	\$745,518	\$854,745	\$968,122	\$1,008,707

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,008,707	\$1,058,533	\$1,169,611	\$1,299,302	\$1,430,413
Annual Reserve Funding	\$110,616	\$113,934	\$117,352	\$120,873	\$124,499
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,332	\$11,136	\$12,339	\$13,643	\$14,352
Total Income	\$1,129,655	\$1,183,604	\$1,299,302	\$1,433,818	\$1,569,264
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$3,405	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$30,073
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$33,667
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$10,065
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$4,985	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$33,107	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$13,993	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$54,271
2750 Bathrooms - Remodel	\$26,797	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$6,232	\$0	\$0	\$0	\$0
Total Expenses	\$71,121	\$13,993	\$0	\$3,405	\$128,076
Ending Reserve Balance	\$1,058,533	\$1,169,611	\$1,299,302	\$1,430,413	\$1,441,187

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,441,187	\$1,497,778	\$1,645,569	\$1,794,975	\$1,925,532
Annual Reserve Funding	\$128,234	\$132,081	\$136,043	\$140,125	\$144,328
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,689	\$15,710	\$17,195	\$18,595	\$17,754
Total Income	\$1,584,110	\$1,645,569	\$1,798,808	\$1,953,695	\$2,087,614
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$3,832	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$25,308
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$23,377
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$79,787
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$74,705
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$163,640
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$67,590
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$10,953	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$51,655	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$34,677	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$17,210	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$26,426
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$86,332	\$0	\$3,832	\$28,163	\$460,834
Ending Reserve Balance	\$1,497,778	\$1,645,569	\$1,794,975	\$1,925,532	\$1,626,779

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,626,779	\$1,494,517	\$911,159	\$1,078,816	\$1,252,913
Annual Reserve Funding	\$148,658	\$153,118	\$157,712	\$162,443	\$167,316
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,600	\$12,023	\$9,946	\$11,654	\$11,833
Total Income	\$1,791,038	\$1,659,658	\$1,078,816	\$1,252,913	\$1,432,062
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$4,313	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$8,248
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$222,695
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$13,527
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$6,700	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$72,235	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$120,230	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$446,091	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$98,233	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$66,046	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$21,985	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$13,587	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$147,444	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$27,219	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$12,563	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$72,936
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$8,375	\$0	\$0	\$0	\$0
Total Expenses	\$296,521	\$748,499	\$0	\$0	\$317,406
Ending Reserve Balance	\$1,494,517	\$911,159	\$1,078,816	\$1,252,913	\$1,114,656



30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 45322-0
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$64,141	\$131,864	\$190,851	\$263,932
Annual Reserve Funding	\$64,800	\$66,744	\$68,746	\$70,809	\$72,933
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$321	\$980	\$1,613	\$2,273	\$2,879
Total Income	\$65,121	\$131,864	\$202,223	\$263,932	\$339,744
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$2,122	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$12,943
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure - Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$9,251	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$980	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$14,632
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$980	\$0	\$11,373	\$0	\$27,575
Ending Reserve Balance	\$64,141	\$131,864	\$190,851	\$263,932	\$312,169

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$312,169	\$382,415	\$461,620	\$546,354	\$634,341
Annual Reserve Funding	\$75,121	\$77,375	\$79,696	\$82,087	\$84,549
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,471	\$4,218	\$5,038	\$5,901	\$6,242
Total Income	\$390,762	\$464,008	\$546,354	\$634,341	\$725,133
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$2,388	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$51,212
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$7,489
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$3,710	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$11,378
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$40,383
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$4,637	\$0	\$0	\$0	\$0
Total Expenses	\$8,347	\$2,388	\$0	\$0	\$110,462
Ending Reserve Balance	\$382,415	\$461,620	\$546,354	\$634,341	\$614,671

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$614,671	\$633,407	\$652,360	\$751,767	\$854,959
Annual Reserve Funding	\$87,086	\$89,698	\$92,389	\$95,161	\$98,016
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,238	\$6,426	\$7,018	\$8,030	\$8,696
Total Income	\$707,994	\$729,531	\$751,767	\$854,959	\$961,670
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$2,688	\$0	\$0	\$0	\$3,025
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$19,966
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$16,638
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$17,395
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$46,365	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$77,171	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$17,471	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$19,664
2523 HVAC (River Porch) - Replace	\$8,063	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$74,587	\$77,171	\$0	\$0	\$76,688
Ending Reserve Balance	\$633,407	\$652,360	\$751,767	\$854,959	\$884,982

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$884,982	\$923,858	\$1,023,583	\$1,141,508	\$1,260,425
Annual Reserve Funding	\$100,956	\$103,985	\$107,105	\$110,318	\$113,627
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,040	\$9,733	\$10,821	\$12,005	\$12,590
Total Income	\$994,979	\$1,037,576	\$1,141,508	\$1,263,830	\$1,386,642
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$3,405	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$30,073
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$33,667
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$10,065
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$4,985	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$33,107	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$13,993	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$54,271
2750 Bathrooms - Remodel	\$26,797	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$6,232	\$0	\$0	\$0	\$0
Total Expenses	\$71,121	\$13,993	\$0	\$3,405	\$128,076
Ending Reserve Balance	\$923,858	\$1,023,583	\$1,141,508	\$1,260,425	\$1,258,566

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,258,566	\$1,302,068	\$1,436,301	\$1,571,665	\$1,687,681
Annual Reserve Funding	\$117,036	\$120,547	\$124,164	\$127,888	\$131,725
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,798	\$13,686	\$15,033	\$16,290	\$15,301
Total Income	\$1,388,400	\$1,436,301	\$1,575,498	\$1,715,844	\$1,834,707
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$3,832	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$25,308
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$23,377
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$79,787
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$74,705
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$163,640
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$67,590
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$10,953	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$0	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$51,655	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$34,677	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$0	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$17,210	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$26,426
2523 HVAC (River Porch) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$86,332	\$0	\$3,832	\$28,163	\$460,834
Ending Reserve Balance	\$1,302,068	\$1,436,301	\$1,571,665	\$1,687,681	\$1,373,872

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,373,872	\$1,226,022	\$626,529	\$777,486	\$934,299
Annual Reserve Funding	\$135,677	\$139,747	\$143,940	\$148,258	\$152,705
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,994	\$9,259	\$7,017	\$8,555	\$8,559
Total Income	\$1,522,543	\$1,375,028	\$777,486	\$934,299	\$1,095,563
# Component					
Bell House (2019)					
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$4,313	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2167 Mail Kiosk Structure - Refurbish	\$0	\$0	\$0	\$0	\$0
2171 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$8,248
2176 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$0	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$0	\$0	\$0	\$222,695
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock w/ Kayak Launch - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangways - Replace	\$0	\$0	\$0	\$0	\$0
2374 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$13,527
River Porch (2021)					
2105 Concrete - Repair 2.5%	\$6,700	\$0	\$0	\$0	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
2176 Lighting - Upgrade	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$72,235	\$0	\$0	\$0	\$0
2193 Boat/Floating Decking - Resurface	\$0	\$120,230	\$0	\$0	\$0
2194 Boat Dock Structure – Rebuild	\$0	\$446,091	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$98,233	\$0	\$0	\$0
2196 Gangway - Replace	\$0	\$66,046	\$0	\$0	\$0
2322 Wood Decking - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$21,985	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2374 Dock Pavilion Roof (Metal) - Replace	\$0	\$13,587	\$0	\$0	\$0
2384 Main Pavilion Roof (Metal) - Replace	\$147,444	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$27,219	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2523 HVAC (River Porch) - Replace	\$12,563	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$72,936
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2825 Bocce Ball Courts - Refurbish	\$8,375	\$0	\$0	\$0	\$0
Total Expenses	\$296,521	\$748,499	\$0	\$0	\$317,406
Ending Reserve Balance	\$1,226,022	\$626,529	\$777,486	\$934,299	\$778,157



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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). 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 representative(s) 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)
UOM	Unit of Measure
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

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the three-part criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Bell House (2019)

Comp #: 2120 Pavers (Walks/Paths) - Replace**Approx Quantity: 2,030 GSF****Location:** Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the area (2018-2019)**Comments:** Good condition: Paver walkway and/or paths 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 evident at time of inspection.

Concrete pavers in sidewalk/path applications should have a very long useful life and typically are replaced for aesthetic reasons before physical failure. Should be inspected regularly for trip hazards, lifting, etc. to avoid liability issues. Individual sections can usually be removed and replaced to address settling issues, lifting from tree roots, cracked pavers, etc. A wide variety of sizes, color patterns and other design choices are available. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Cost estimates below are based on replacement to a similar quality and style as existing pavers. Some Clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:

40 years

Remaining Life:

33 years

**Lower Estimate:**

\$ 20,100

Higher Estimate:

\$ 24,600

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Approx Quantity: 440 GSY

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Good condition: Asphalt seal-coat determined to be in good condition typically exhibits a uniform and dark coat with good contrast between traffic markings and pavement.

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:

2 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: Estimate Provided by Client

Comp #: 2125 Asphalt - Resurface**Approx Quantity: 440 GSY****Location:** Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the area (2018-2019)**Comments:** Fair condition: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:

20 years

Remaining Life:

14 years

**Lower Estimate:**

\$ 11,900

Higher Estimate:

\$ 14,500

Cost Source: AR Cost Database

Comp #: 2137 Metal Fence - Replace**Approx Quantity: 245 LF****Location:** Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the area (2018-2019)**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 minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
25 years**Remaining Life:**
19 years**Lower Estimate:**

\$ 15,400

Higher Estimate:

\$ 18,900

Cost Source: AR Cost Database

Comp #: 2166 Mailbox Kiosks - Replace

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Fair condition: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly, but appearance is diminishing.

Approx Quantity: 6 Kiosks

The Client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Individual home owners may be responsible for routine upkeep. Mailboxes should be inspected periodically for damage, vandalism, etc. and repaired as-needed. We recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates are based on replacement with a comparable sizes and styles. However, a wide variety of replacement options are available and this component should be adjusted if the Client expects to replace with a different size and/or style.

Useful Life:
25 years

Remaining Life:
19 years



Lower Estimate:

\$ 17,300

Higher Estimate:

\$ 21,100

Cost Source: AR Cost Database

Comp #: 2167 Mail Kiosk Structure - Refurbish

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Approximate Measurements -
Metal Siding/Roof: 440 GSF
Windows: 54 GSF

Approx Quantity: 1 Structure

Should be inspected regularly for damage and deterioration, and regular preventive maintenance should be conducted as an Operating expense. Although pavilion structures are a lower priority than occupied, air conditioned spaces, roof replacements should still be anticipated at the approximate timeline shown here. Remaining useful life is based upon consideration of installation/replacement date, evident conditions, and/or our experience with similar roofing systems. Unless otherwise noted, cost estimates shown below assume replacement with similar material as existing.

Useful Life:
15 years

Remaining Life:
24 years



Lower Estimate:	\$ 11,200	Higher Estimate:	\$ 13,700
Cost Source: AR Cost Database			

Comp #: 2171 Flag Pole - Replace

Approx Quantity: 1 Flag Pole

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

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. Costs to replace are based on replacing with a comparable size and style

Flag poles should have a very long useful life with minimal maintenance and repairs required. Inspect and repair as-needed as an Operating expense. 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. If the Client anticipates replacement with a different type/style, the findings within this report should be adjusted accordingly during future Reserve Study updates.

Useful Life:
35 years

Remaining Life:
29 years



Lower Estimate:

\$ 3,150

Higher Estimate:

\$ 3,850

Cost Source: Client Cost History, plus Inflation

Comp #: 2176 Landscape Lights - Replace

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Inspected 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 association. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Approx Quantity: 1 Numerous Lights

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 Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years



Lower Estimate:

\$ 9,900

Higher Estimate:

\$ 12,100

Cost Source: Estimate Provided by Client

Comp #: 2181 Outdoor/Site Furniture - Replace**Approx Quantity: 14 Pieces****Location:** Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the area (2018-2019)**Comments:** Approximate Measurements/Count -

- (2) Picnic Table
- (4) Bar Chairs
- (1) Bar Table
- (4) Adirondack Chair
- (2) Rocking Chair
- (1) Drinking Table

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Inspect regularly, clean for appearance and repair as-needed from general Operating funds. Individual replacements should likely be handled as an Operating expense. We recommend planning for regular intervals of comprehensive replacement at the time frame indicated below to maintain a consistent, attractive appearance in the common areas. Cost estimates below are based on replacement with comparable types of pieces as the existing unless otherwise noted.

Useful Life:

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 10,400

Higher Estimate:

\$ 12,700

Cost Source: Estimate Provided by Client

Comp #: 2193 Boat/Floating Decking - Resurface

Approx Quantity: 1,570 GSF

Location: Waterfront common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Fair condition: Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracked/splintered sections, minor amounts of warping, and rust/corrosion noticeable on hardware elements. Overall appearance is acceptable but noticeably diminishing.

Docks should be inspected, cleaned, and repaired regularly as part of the Clients Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:

15 years

Remaining Life:

9 years



Lower Estimate:

\$ 35,300

Higher Estimate:

\$ 43,200

Cost Source: Estimate Provided by Client

Comp #: 2194 Boat Dock Structure – Rebuild
Location: Waterfront common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the area (2018-2019)
Comments: Additional Measurements -
Handrails: 230 LF

Approx Quantity: 900 GSF

Fair condition: Dock structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable, but at this stage, more exposed components may begin to wear at an accelerated pace. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Funding for deck resurfacing is included within component #2193 of this report. This component refers to the need to more comprehensively replace dock framework. Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. 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 provided by the Client during future Reserve Study updates.

Useful Life:
35 years

Remaining Life:
29 years



Lower Estimate:
\$ 85,100

Higher Estimate:
\$ 104,000

Cost Source: AR Cost Database

Comp #: 2195 Floating Dock - Replace

Location: Waterfront common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Fair condition: Floating docks determined to be in fair condition typically exhibit more moderate to advanced signs of weathering and age. Hardware and attachments show more rust and corrosion, but remain serviceable. Appearance is diminishing, but dock is still serving purpose.

Approx Quantity: 210 GSF

Floating dock should be inspected regularly for safety concerns (i.e. trip hazards, loose attachments, etc.). Minor repairs and individual replacements are expected to be handled as an Operating expense. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life: 30 years				
Remaining Life: 24 years				
Lower Estimate:	\$ 33,100	Higher Estimate:	\$ 40,400	
Cost Source: AR Cost Database				

Comp #: 2195 Floating Dock w/ Kayak Launch - Replace

Approx Quantity: 460 GSF

Location: Waterfront common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Fair condition: Floating docks determined to be in fair condition typically exhibit more moderate to advanced signs of weathering and age. Hardware and attachments show more rust and corrosion, but remain serviceable. Appearance is diminishing, but dock is still serving purpose.

Floating dock should be inspected regularly for safety concerns (i.e. trip hazards, loose attachments, etc.). Minor repairs and individual replacements are expected to be handled as an Operating expense. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life:

30 years

Remaining Life:

24 years



Lower Estimate:

\$ 72,500

Higher Estimate:

\$ 88,600

Cost Source: AR Cost Database

Approx Quantity: 190 GSF

Location: Waterfront common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Number of Gangways: (2)

Fair condition: Gangways determined to be in fair condition typically exhibit more moderate to advanced surface wear, with some rust or corrosion. Hardware and moving parts are worn but in working condition. Appearance is acceptable but diminishing.

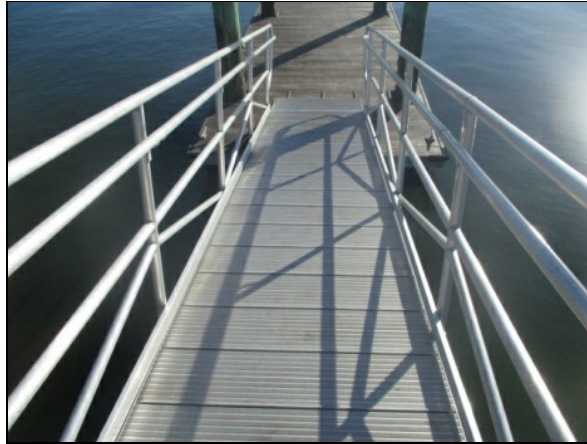
Gangway should be inspected regularly for safety concerns. Hardware should be inspected and maintained on a regular basis to ensure good function, and attachments to adjacent structures inspected for signs of failure. Whenever possible, walking surfaces should have non-slip coatings or treads for safety. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life:

30 years

Remaining Life:

24 years



Lower Estimate:

\$ 29,900

Higher Estimate:

\$ 36,600

Cost Source: Estimate Provided by Client

Comp #: 2374 Pavilion Roof (Metal) - Replace

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the area (2018-2019)

Comments: Should be inspected regularly for damage and deterioration, and regular preventive maintenance should be conducted as an Operating expense. Although pavilion structures are a lower priority than occupied, air conditioned spaces, roof replacements should still be anticipated at the approximate timeline shown here. Remaining useful life is based upon consideration of installation/replacement date, evident conditions, and/or our experience with similar roofing systems. Unless otherwise noted, cost estimates shown below assume replacement with similar material as existing.

Useful Life:
30 years

Remaining Life:
23 years



Lower Estimate:

\$ 5,000

Higher Estimate:

\$ 6,110

Cost Source: AR Cost Database

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Approx Quantity: 1 System

Location: Common area at entrance of Captains Island (corner of Captains Island Dr and Rhoden Island Dr)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: (Listed below)

Comments: Project History (As Reported/Available) -

2018-2019: Original construction of the property (per information provided)

2025: Security cameras were upgraded

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:

9 years



Lower Estimate:

\$ 5,170

Higher Estimate:

\$ 6,310

Cost Source: Estimate Provided by Client

River Porch (2021)

Comp #: 2105 Concrete - Repair 2.5%**Approx Quantity: 4,230 GSF****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)**Comments:** Good condition: Concrete driveways determined to be in good condition typically exhibit smooth surfaces with positive slopes. Good, consistent aesthetic condition.

Driveways are reported to be the maintenance, repair, and replacement responsibility of the Client. All areas should be inspected periodically to identify potential trip hazards or other safety issues. Concrete maintenance typically consists of pressure washing, crack repairs, and replacement of small sections as-needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Although life expectancy for comprehensive replacement has been deemed to be too indeterminate for Reserve designation, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates, and adjustments made based on the most current information available at that time.

Useful Life:

10 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 2,880

Higher Estimate:

\$ 3,520

Cost Source: AR Cost Database

Comp #: 2120 Brick Pavers (Walks/Paths) - Replace

Approx Quantity: 1,590 GSF

Location: River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Fair condition: Paver walkway and/or paths 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.

Concrete pavers in sidewalk/path applications should have a very long useful life and typically are replaced for aesthetic reasons before physical failure. Should be inspected regularly for trip hazards, lifting, etc. to avoid liability issues. Individual sections can usually be removed and replaced to address settling issues, lifting from tree roots, cracked pavers, etc. A wide variety of sizes, color patterns and other design choices are available. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Cost estimates below are based on replacement to a similar quality and style as existing pavers. Some Clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:

40 years

Remaining Life:

35 years



Lower Estimate:

\$ 12,900

Higher Estimate:

\$ 15,800

Cost Source: AR Cost Database

Comp #: 2137 Metal Fencing - Replace

Approx Quantity: 440 LF

Location: Perimeter of property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Good condition: Metal fencing determined to be in good condition exhibits a stable and upright frame, with no evident signs or reports of damage/repairs. All components and hardware show little to no advanced signs of wear or age. Fencing appears to be in good aesthetic and functional condition.

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 minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate:

\$ 25,700

Higher Estimate:

\$ 31,500

Cost Source: AR Cost Database

Comp #: 2145 Entry Gates - Replace

Approx Quantity: 240 GSF

Location: River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Approximate Measurements/Count -

(1) Golf Cart Gate: 80 GSF

(1) Vehicle Gate: 140 GSF

(1) Pedestrian Gate: 20 GSF

Good condition: Entry/exit gates determined to be in good condition typically exhibit a uniform finish, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the property/development.

We strongly recommend regular inspections, maintenance, and repairs to help prolong useful life cycles. Gates should be cleaned, painted, and/or touched-up through the Operating budget. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure, and vehicular damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below based on evident conditions at the time of inspection.

Useful Life:

25 years

Remaining Life:

20 years



Lower Estimate:

\$ 17,300

Higher Estimate:

\$ 21,100

Cost Source: AR Cost Database

Comp #: 2151 Wood Trash Enclosures - Replace**Approx Quantity: 1 Enclosure****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** No. Too small for Reserve designation.**History:** Presumed to be original to the construction of the River Porch common area (2021)

Comments: Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding at this time. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 2176 Lighting - Upgrade**Approx Quantity: 85 Lights****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)

Comments: Fair condition: Light Fixtures 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.

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 Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

20 years

Remaining Life:

15 years

**Lower Estimate:**

\$ 19,100

Higher Estimate:

\$ 23,400

Cost Source: Estimate Provided by Client

Comp #: 2181 Outdoor/Site Furniture - Replace

Approx Quantity: 53 Pieces

Location: River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Approximate Measurements/Count -

- (12) Adirondack chair
- (8) Rocking chair
- (2) Couches
- (2) Tables/glass
- (16) Barstools
- (4) Cushion Chairs
- (1) Supply cabinets
- (5) Drinking tables
- (2) Coffee Tables
- (1) Picnic Table

Good condition: Outdoor/site furnishings determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as-needed from general Operating funds. Individual replacements should likely be handled as an Operating expense. We recommend planning for regular intervals of comprehensive replacement at the time frame indicated below to maintain a consistent, attractive appearance in the common areas. Cost estimates below are based on replacement with comparable types of pieces as the existing unless otherwise noted.

Useful Life:
15 years

Remaining Life:
10 years



Lower Estimate:

\$ 31,100

Higher Estimate:

\$ 38,000

Cost Source: AR Cost Database

Comp #: 2193 Boat/Floating Decking - Resurface

Approx Quantity: 2,230 GSF

Location: Waterfront of the River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Funding recommendation shown here provides for replacement of decking and railing on a shorter life expectancy than overall structure due to more sun and weather exposure. Should be inspected regularly for safety hazards such as loose or lifting boards, splintering, trip hazards, lifting nails/screws, etc. Useful life can sometimes be prolonged by using sealers or other coatings to protect material from advanced weathering.

Docks should be inspected, cleaned, and repaired regularly as part of the Clients Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
11 years



Lower Estimate:	\$ 50,200	Higher Estimate:	\$ 61,300
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Cost Source: Estimate Provided by Client

Comp #: 2194 Boat Dock Structure – Rebuild

Approx Quantity: 1,970 GSF

Location: Waterfront of the River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Additional Measurements/Counts -

Dock Railing: 690 LF

(1) Pedestrian Gate

Good condition: Dock 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.

Funding for deck resurfacing is included within component #2193 of this report. This component refers to the need to more comprehensively replace dock framework. Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. 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 provided by the Client during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
26 years



Lower Estimate:	\$ 186,000	Higher Estimate:	\$ 228,000
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Cost Source: AR Cost Database

Comp #: 2195 Floating Dock - Replace

Approx Quantity: 260 GSF

Location: Waterfront of the River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

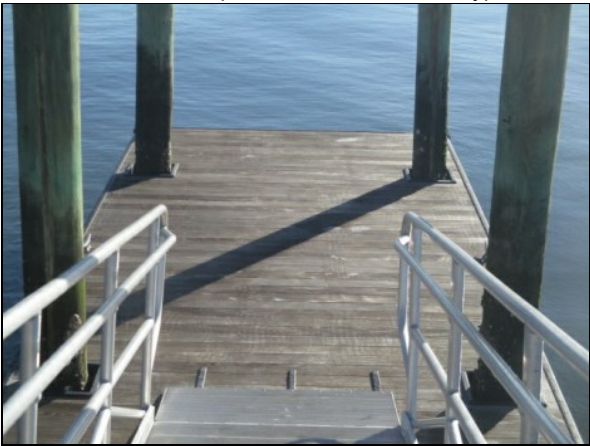
Comments: Approx 690 handrail - 3' Height

Fair condition: Floating docks determined to be in fair condition typically exhibit more moderate to advanced signs of weathering and age. Hardware and attachments show more rust and corrosion, but remain serviceable. Appearance is diminishing, but dock is still serving purpose.

Floating dock should be inspected regularly for safety concerns (i.e. trip hazards, loose attachments, etc.). Minor repairs and individual replacements are expected to be handled as an Operating expense. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life:
30 years

Remaining Life:
26 years



Lower Estimate:	\$ 41,000	Higher Estimate:	\$ 50,100
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Cost Source: AR Cost Database

Comp #: 2196 Gangway - Replace**Approx Quantity: 175 GSF****Location:** Waterfront of the River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)**Comments:** 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. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life:

30 years

Remaining Life:

26 years

**Lower Estimate:**

\$ 27,600

Higher Estimate:

\$ 33,700

Cost Source: AR Cost Database

Comp #: 2322 Wood Decking - Rebuild/Replace

Approx Quantity: 2,210 GSF

Location: River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Fair condition: Exterior wood decks determined to be in fair condition typically exhibit more moderate signs of exposure and wear. 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.

Funding for deck resurfacing is included within component #2321 of this report. This component refers to the need to more comprehensively replace deck framework. Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. 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. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for budgeting purposes only, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:
40 years

Remaining Life:
35 years



Lower Estimate:	\$ 139,000	Higher Estimate:	\$ 170,000
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Cost Source: AR Cost Database

Comp #: 2326 Deck Railings - Replace**Approx Quantity: 140 LF****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)**Comments:** Fair condition: Deck railings determined to be in fair condition typically exhibit some wear and age, but are not showing any advanced surface wear, loose attachments, rust, etc. Appearance may be declining or outdated at this stage, but railings are still performing their intended function.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:

30 years

Remaining Life:

25 years

**Lower Estimate:**

\$ 9,450

Higher Estimate:

\$ 11,600

Cost Source: AR Cost Database

Comp #: 2343 Building Exterior - Seal/Paint**Approx Quantity: 1 Lump Sum Allowance****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)**Comments:** 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:

7 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 7,850

Higher Estimate:

\$ 9,590

Cost Source: AR Cost Database

Comp #: 2367 Common Windows & Doors - Replace

Location: River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the River Porch common area (2021)

Comments: Approximate Measurements/Count -
20 GSF of Window/SGD Surface Area
(3) Screen Doors
(2) Wood Doors - Bathrooms

Approx Quantity: 1 Lump Sum Allowance

Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life:
40 years

Remaining Life:
35 years



Lower Estimate:

\$ 20,300

Higher Estimate:

\$ 24,800

Cost Source: AR Cost Database

Comp #: 2374 Dock Pavilion Roof (Metal) - Replace

Approx Quantity: 420 GSF

Location: Pavilion rooftop

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: Should be inspected regularly for damage and deterioration, and regular preventive maintenance should be conducted as an Operating expense. Although pavilion structures are a lower priority than occupied, air conditioned spaces, roof replacements should still be anticipated at the approximate timeline shown here. Remaining useful life is based upon consideration of installation/replacement date, evident conditions, and/or our experience with similar roofing systems. Unless otherwise noted, cost estimates shown below assume replacement with similar material as existing.

Useful Life:
30 years

Remaining Life:
26 years



Lower Estimate:	\$ 5,670	Higher Estimate:	\$ 6,930
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Cost Source: AR Cost Database

Comp #: 2384 Main Pavilion Roof (Metal) - Replace**Approx Quantity: 5,030 GSF****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)

Comments: 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. For more information, we recommend consulting with independent roofing consultants or with organizations such as the International Institute of Building Enclosure Consultants (IIBEC) <https://iibec.org> and the National Roofing Contractors Assn. (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. 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.

Useful Life:

30 years

Remaining Life:

25 years

**Lower Estimate:**

\$ 63,400

Higher Estimate:

\$ 77,500

Cost Source: AR Cost Database

Comp #: 2389 Gutters/Downspouts - Replace**Approx Quantity: 70 LF****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Too small for Reserve designation.**History:** Presumed to be original to the construction of the River Porch common area (2021)

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
30 years**Remaining Life:****Lower Estimate:**

\$ 882

Higher Estimate:

\$ 1,080

Cost Source: AR Cost Database

Comp #: 2503 Access Control System - Replace**Approx Quantity: 1 System****Location:** Entrances to building, amenity areas, etc. at the River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the River Porch common area (2021)

Comments: Card/fob reader devices are assumed to be functional. Minimal or no subjective/aesthetic value for this component. Individual readers can often be replaced as an Operating expense due to damage or localized failures. Due to use, exposure, and advancements in technology, we recommend to plan for replacement of devices and control system at the approximate interval shown below. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:
15 years**Remaining Life:**
10 years**Lower Estimate:**

\$ 11,700

Higher Estimate:

\$ 14,300

Cost Source: AR Cost Database

Comp #: 2509 Gate Operators - Replace

Approx Quantity: 2 Operators

Location: Gate entrance of the River Porch common area (off of Old Compass Rd)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Manufactured in 2020

Comments: We recommend regular inspections, including service and repairs as-needed, to be paid through the Operating budget. Minimal or no subjective/aesthetic value for this component. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Even with ongoing maintenance, we recommend that the Client plan for replacement at typical life expectancy indicated below. 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. However, replacement cycles should be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
4 years



Lower Estimate:	\$ 11,700	Higher Estimate:	\$ 14,300
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Cost Source: AR Cost Database

Comp #: 2523 HVAC (River Porch) - Replace
Location: River Porch common area (off of Old Compass Rd)
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the River Porch common area (2021)
Comments: Brand: Mitsubshi
Model #: SUZ-KA09NA2

Approx Quantity: 1 System

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. 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. 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. Funding estimates shown below are for system(s) with same type and size/capacity as the current system. For mini-split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
10 years



Lower Estimate:	\$ 5,400	Higher Estimate:	\$ 6,600
Cost Source: AR Cost Database			

Comp #: 2543 Security Cameras - Upgrade/Replace**Approx Quantity: 1 System****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:****Comments:** Project History (As Reported/Available) -

2018-2019: Original construction of the property (per information provided)

2025: Security cameras were upgraded

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:

9 years

**Lower Estimate:**

\$ 27,900

Higher Estimate:

\$ 34,000

Cost Source: Estimate Provided by Client

Comp #: 2591 Irrigation System - Replace**Approx Quantity: 1 System****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** No. Too indeterminate for Reserve designation - handle as an Operational Expense.**History:**

Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then 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:**

No Photo Available

Lower Estimate:**Higher Estimate:****Cost Source:**

Comp #: 2743 Gas Firepit Brick - Refurbish/Replace**Approx Quantity: 1 Fireplace****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** No. Too indeterminate for Reserve designation - handle as an Operational Expense.**History:**

Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then 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:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 2750 Bathrooms - Remodel**Approx Quantity: 2 Bathrooms****Location:** River Porch common area (off of Old Compass Rd)**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:**

Comments: 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. In general, estimates shown are based primarily on cosmetic remodeling, not necessarily total "gut" remodel projects unless otherwise noted.

Useful Life:

20 years

Remaining Life:

15 years

**Lower Estimate:**

\$ 15,500

Higher Estimate:

\$ 18,900

Cost Source: Estimate Provided by Client

Comp #: 2825 Bocce Ball Courts - Refurbish
Location: River Porch common area (off of Old Compass Rd)
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Fair condition: Bocce ball courts determined to be in fair condition typically exhibit minor, routine signs of wear and deterioration, but no unusual concerns or impediments to play. Playing surface may have some thinner or bare patches, but is still adequate overall. Curb appeal is satisfactory.

Approx Quantity: 1 Courts

Bocce courts should be inspected periodically for trip hazards, drainage concerns or other problems. Life expectancy assumes normal amount of usage and good care and maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on last resurfacing date, manufacturer and vendor recommendations and our experience with comparable courts. Costs shown here assume courts will be resurfaced/replaced with same materials as currently in place unless otherwise noted. Costs may also include allowances for additional features (if present) such as benches, lights, scoreboards, etc.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: AR Cost Database
