

Serving the Carolinas
3440 Toringdon Way, Suite 205
Charlotte, NC 28277

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



**ASSOCIATION
RESERVES®**

Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



The Retreat *Daniel Island, SC*



Report #: 53359-0
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY "Full"

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.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	8
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we transfer to Reserves?	11
What is our Recommended Funding Goal?	11
Site Inspection Notes	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Reserve Component List Detail	17
Fully Funded Balance	18
Component Significance	19
30-Year Reserve Plan Summary	20
30-Year Reserve Plan Summary (Alternate Funding Plan)	21
30-Year Income/Expense Detail	22
30-Year Reserve Plan Summary (Alternate Funding Plan)	28
Accuracy, Limitations, and Disclosures	34
Terms and Definitions	35
Component Details	36
Site and Grounds	37
Building Exteriors	56
Mechanical/Electrical/Plumbing	65
Common Interiors	69



The Retreat -
Daniel Island, SC
Level of Service: "Full"

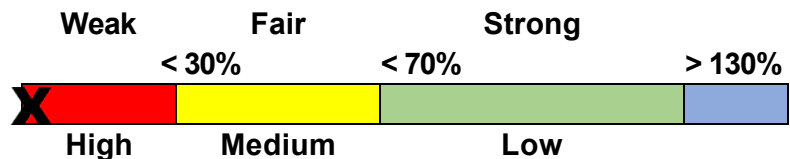
Report #: **53359-0**
of Units: 2
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$75,971
Percent Funded	0.0 %
Recommended 2026 Reserve Transfers (Full Funding)	\$45,300
Alternate/Minimum 2026 Reserve Transfers (Baseline Funding)	\$41,900
Recommended 2026 Special Assessments for Reserves	\$0
Client's Budgeted 2025 Reserve Transfers	\$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 an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2025 Fiscal Year. We performed the site inspection on 3/24/2025

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 \$45,300 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 Association Reserves, #53359-0 4 of 72 6/23/2025

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
Site and Grounds			
2105 Boat Launch - Resurface	40	38	\$36,750
2107 Concrete Sidewalks - Repair	5	3	\$1,755
2120 Brick Pavers (Walks/Paths) - Replace	40	38	\$7,650
2123 Asphalt - Seal/Repair	4	2	\$8,550
2125 Asphalt - Resurface	20	18	\$55,350
2137 Metal Fencing - Replace	25	22	\$62,300
2145 Pedestrian Gate - Replace	25	22	\$5,000
2145 Sliding Gate - Replace	25	22	\$11,550
2166 Mailbox Kiosks - Replace	25	23	\$13,650
2177 Bollard Lights - Replace	20	18	\$5,400
2179 Landscape Lights - Replace	10	8	\$3,900
2193 Dock (East Side) - Repair/Resurface	10	8	\$6,750
2193 Dock (West side) - Repair/Resurface	10	8	\$9,900
2194 Dock (East side) - Replace/Rebuild	20	18	\$21,600
2194 Dock (West side) - Replace/Rebuild	20	18	\$32,000
2195 Floating Dock (East side) - Replace	20	18	\$51,000
2195 Floating Dock (West side) - Replace	20	18	\$65,650
2196 Gangway (East side) - Replace	20	18	\$31,750
2196 Gangway (West side) - Replace	20	18	\$28,900
2384 Pavilion Roof (Metal) - Replace	40	38	\$6,550
Building Exteriors			
2315 Coated Deck System - Repair/Re-coat	4	2	\$5,350
2316 Coated Deck System - Resurface	20	18	\$25,550
2326 Deck Railings - Replace	25	23	\$9,000
2351 Fiber Cement Siding - Repair/Paint	7	5	\$6,100
2371 Metal Utility Doors - Partial Replace	30	28	\$38,550
2378 Single Ply Roofing - Replace	20	18	\$8,350
2384 Metal Roofing - Replace	30	28	\$35,700
2389 Gutters/Downspouts - Replace	30	28	\$4,750
Mechanical/Electrical/Plumbing			
2503 Access Control System - Replace	15	13	\$7,550
2509 Gate Operator - Replace	15	13	\$5,000
2522 HVAC (Bathroom) - Replace	15	13	\$13,000
2522 Overhead Heater (Pavilion) - Replace	15	13	\$22,850
Common Interiors			
2705 Interior Lights - Replace	20	18	\$3,100
2743 Furniture & Décor - Replace	10	8	\$4,800

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2749 Bathrooms - Remodel	20	18	\$31,000

35 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

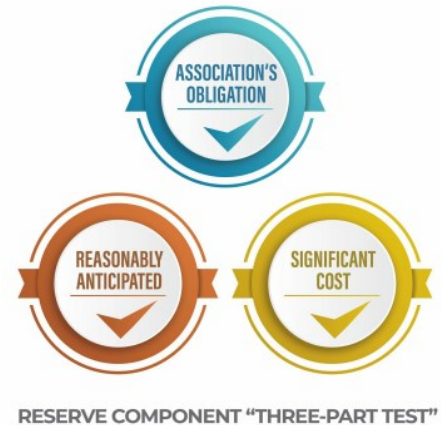


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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 3/24/2025, 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.

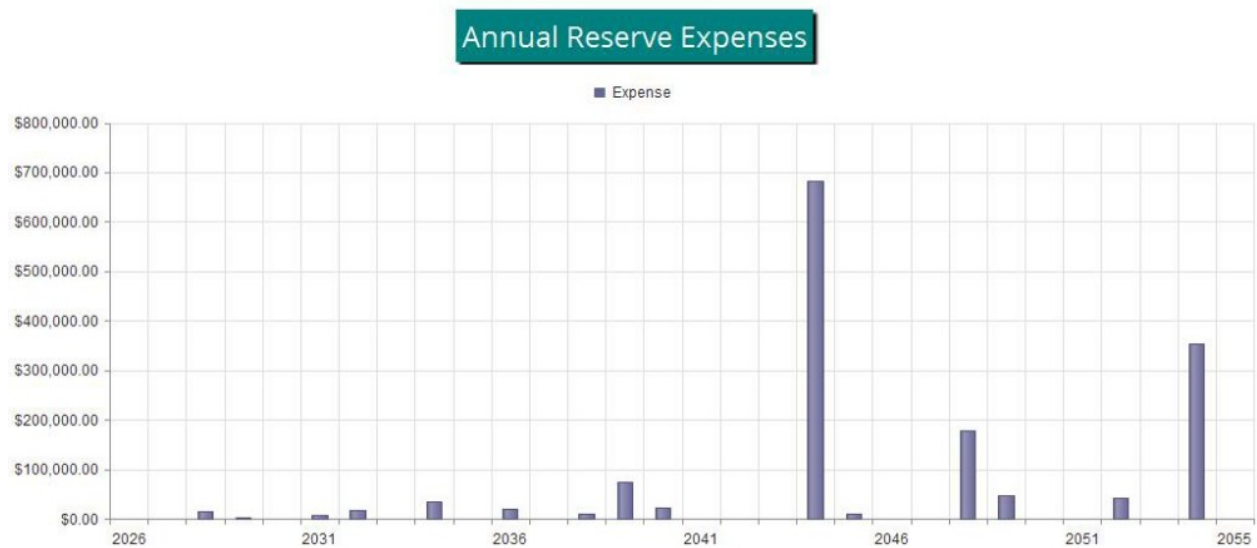


Figure 1

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 \$75,971. 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.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$45,300 in the upcoming fiscal year. At minimum, the Association must budget \$41,900 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.

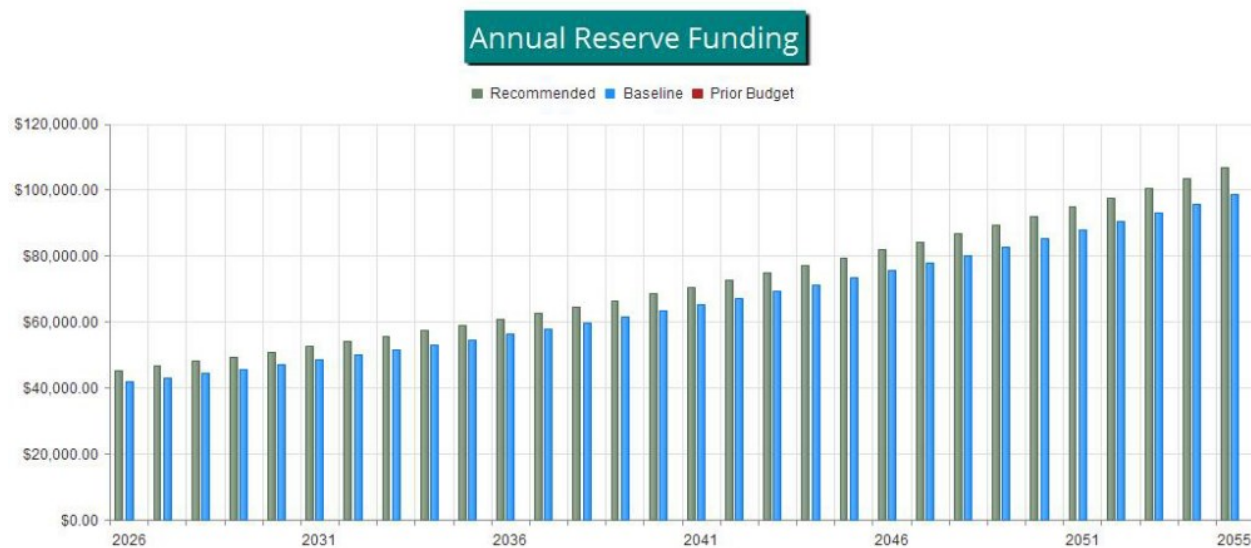


Figure 2

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.

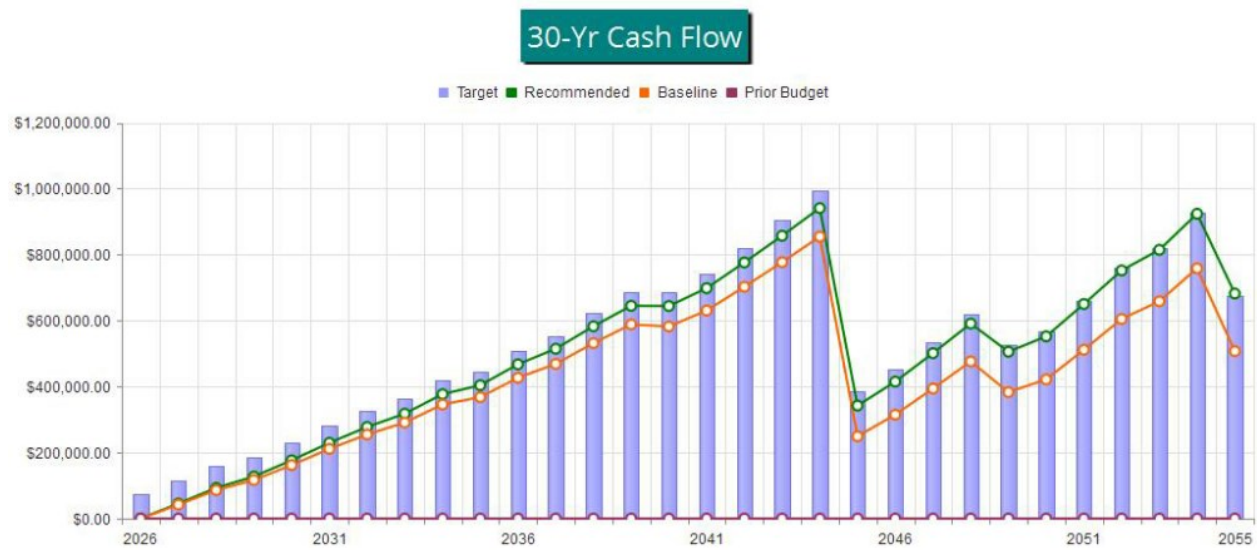


Figure 3

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.

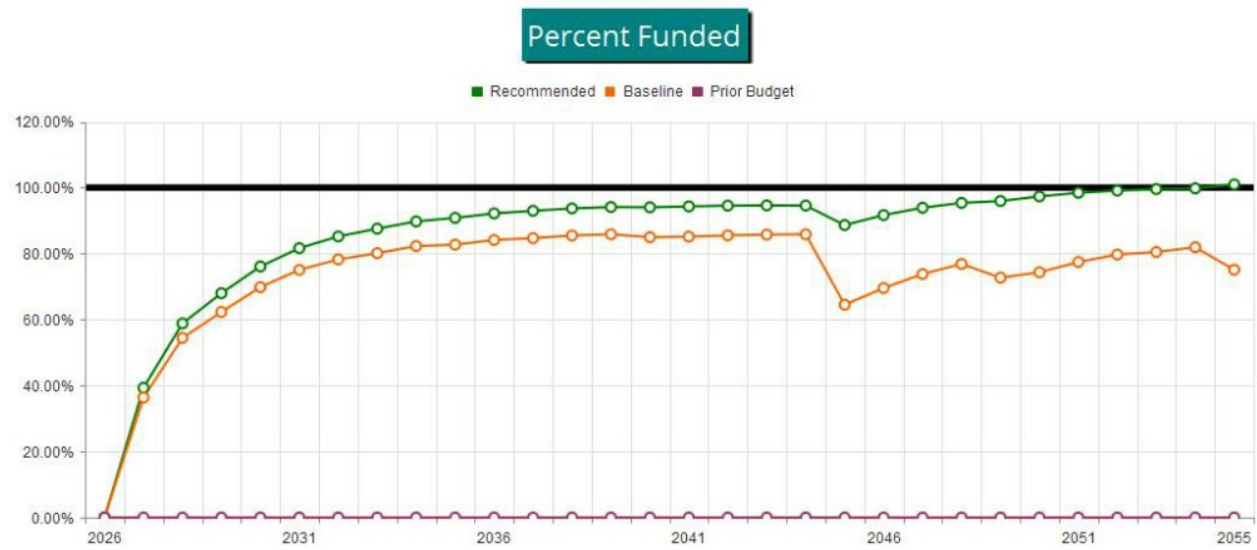


Figure 4



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.



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Site and Grounds							
2105	Boat Launch - Resurface	1,470	GSF	40	38	\$33,100	\$40,400
2107	Concrete Sidewalks - Repair	3,510	GSF	5	3	\$1,580	\$1,930
2120	Brick Pavers (Walks/Paths) - Replace	850	GSF	40	38	\$6,880	\$8,420
2123	Asphalt - Seal/Repair	2,640	GSY	4	2	\$7,700	\$9,400
2125	Asphalt - Resurface	2,640	GSY	20	18	\$49,800	\$60,900
2137	Metal Fencing - Replace	890	LF	25	22	\$56,100	\$68,500
2145	Pedestrian Gate - Replace	1	Gates	25	22	\$4,500	\$5,500
2145	Sliding Gate - Replace	140	GSF	25	22	\$10,400	\$12,700
2166	Mailbox Kiosks - Replace	4	Kiosks	25	23	\$12,300	\$15,000
2177	Bollard Lights - Replace	6	Lights	20	18	\$4,860	\$5,940
2179	Landscape Lights - Replace	18	Lights	10	8	\$3,510	\$4,290
2193	Dock (East Side) - Repair/Resurface	270	GSF	10	8	\$6,080	\$7,420
2193	Dock (West side) - Repair/Resurface	400	GSF	10	8	\$8,910	\$10,900
2194	Dock (East side) - Replace/Rebuild	270	GSF	20	18	\$19,400	\$23,800
2194	Dock (West side) - Replace/Rebuild	400	GSF	20	18	\$28,800	\$35,200
2195	Floating Dock (East side) - Replace	300	GSF	20	18	\$45,900	\$56,100
2195	Floating Dock (West side) - Replace	380	GSF	20	18	\$59,100	\$72,200
2196	Gangway (East side) - Replace	180	GSF	20	18	\$28,600	\$34,900
2196	Gangway (West side) - Replace	170	GSF	20	18	\$26,000	\$31,800
2384	Pavilion Roof (Metal) - Replace	370	GSF	40	38	\$5,900	\$7,200
Building Exteriors							
2315	Coated Deck System - Repair/Re-coat	2,130	GSF	4	2	\$4,820	\$5,880
2316	Coated Deck System - Resurface	2,130	GSF	20	18	\$23,000	\$28,100
2326	Deck Railings - Replace	120	LF	25	23	\$8,100	\$9,900
2351	Fiber Cement Siding - Repair/Paint	1,890	GSF	7	5	\$5,490	\$6,710
2371	Metal Utility Doors - Partial Replace	11	Total Doors	30	28	\$34,700	\$42,400
2378	Single Ply Roofing - Replace	830	GSF	20	18	\$7,520	\$9,180
2384	Metal Roofing - Replace	2,550	GSF	30	28	\$32,100	\$39,300
2389	Gutters/Downspouts - Replace	370	LF	30	28	\$4,280	\$5,220
Mechanical/Electrical/Plumbing							
2503	Access Control System - Replace	4	Readers	15	13	\$6,800	\$8,300
2509	Gate Operator - Replace	1	Operator	15	13	\$4,500	\$5,500
2522	HVAC (Bathroom) - Replace	2	System	15	13	\$11,700	\$14,300
2522	Overhead Heater (Pavilion) - Replace	8	System	15	13	\$20,600	\$25,100
Common Interiors							
2705	Interior Lights - Replace	1	Lights	20	18	\$2,790	\$3,410
2743	Furniture & Décor - Replace	1	Lump Sum Allowance	10	8	\$4,320	\$5,280
2749	Bathrooms - Remodel	2	Bathrooms	20	18	\$27,900	\$34,100
35	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2105	Boat Launch - Resurface	\$36,750	X	2	/	40	=	\$1,838
2107	Concrete Sidewalks - Repair	\$1,755	X	2	/	5	=	\$702
2120	Brick Pavers (Walks/Paths) - Replace	\$7,650	X	2	/	40	=	\$383
2123	Asphalt - Seal/Repair	\$8,550	X	2	/	4	=	\$4,275
2125	Asphalt - Resurface	\$55,350	X	2	/	20	=	\$5,535
2137	Metal Fencing - Replace	\$62,300	X	3	/	25	=	\$7,476
2145	Pedestrian Gate - Replace	\$5,000	X	3	/	25	=	\$600
2145	Sliding Gate - Replace	\$11,550	X	3	/	25	=	\$1,386
2166	Mailbox Kiosks - Replace	\$13,650	X	2	/	25	=	\$1,092
2177	Bollard Lights - Replace	\$5,400	X	2	/	20	=	\$540
2179	Landscape Lights - Replace	\$3,900	X	2	/	10	=	\$780
2193	Dock (East Side) - Repair/Resurface	\$6,750	X	2	/	10	=	\$1,350
2193	Dock (West side) - Repair/Resurface	\$9,900	X	2	/	10	=	\$1,980
2194	Dock (East side) - Replace/Rebuild	\$21,600	X	2	/	20	=	\$2,160
2194	Dock (West side) - Replace/Rebuild	\$32,000	X	2	/	20	=	\$3,200
2195	Floating Dock (East side) - Replace	\$51,000	X	2	/	20	=	\$5,100
2195	Floating Dock (West side) - Replace	\$65,650	X	2	/	20	=	\$6,565
2196	Gangway (East side) - Replace	\$31,750	X	2	/	20	=	\$3,175
2196	Gangway (West side) - Replace	\$28,900	X	2	/	20	=	\$2,890
2384	Pavilion Roof (Metal) - Replace	\$6,550	X	2	/	40	=	\$328
Building Exteriors								
2315	Coated Deck System - Repair/Re-coat	\$5,350	X	2	/	4	=	\$2,675
2316	Coated Deck System - Resurface	\$25,550	X	2	/	20	=	\$2,555
2326	Deck Railings - Replace	\$9,000	X	2	/	25	=	\$720
2351	Fiber Cement Siding - Repair/Paint	\$6,100	X	2	/	7	=	\$1,743
2371	Metal Utility Doors - Partial Replace	\$38,550	X	2	/	30	=	\$2,570
2378	Single Ply Roofing - Replace	\$8,350	X	2	/	20	=	\$835
2384	Metal Roofing - Replace	\$35,700	X	2	/	30	=	\$2,380
2389	Gutters/Downspouts - Replace	\$4,750	X	2	/	30	=	\$317
Mechanical/Electrical/Plumbing								
2503	Access Control System - Replace	\$7,550	X	2	/	15	=	\$1,007
2509	Gate Operator - Replace	\$5,000	X	2	/	15	=	\$667
2522	HVAC (Bathroom) - Replace	\$13,000	X	2	/	15	=	\$1,733
2522	Overhead Heater (Pavilion) - Replace	\$22,850	X	2	/	15	=	\$3,047
Common Interiors								
2705	Interior Lights - Replace	\$3,100	X	2	/	20	=	\$310
2743	Furniture & Décor - Replace	\$4,800	X	2	/	10	=	\$960
2749	Bathrooms - Remodel	\$31,000	X	2	/	20	=	\$3,100
								\$75,971



Component Significance

Report # 53359-0
Full

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds				
2105 Boat Launch - Resurface	40	\$36,750	\$919	2.52 %
2107 Concrete Sidewalks - Repair	5	\$1,755	\$351	0.96 %
2120 Brick Pavers (Walks/Paths) - Replace	40	\$7,650	\$191	0.53 %
2123 Asphalt - Seal/Repair	4	\$8,550	\$2,138	5.87 %
2125 Asphalt - Resurface	20	\$55,350	\$2,768	7.60 %
2137 Metal Fencing - Replace	25	\$62,300	\$2,492	6.84 %
2145 Pedestrian Gate - Replace	25	\$5,000	\$200	0.55 %
2145 Sliding Gate - Replace	25	\$11,550	\$462	1.27 %
2166 Mailbox Kiosks - Replace	25	\$13,650	\$546	1.50 %
2177 Bollard Lights - Replace	20	\$5,400	\$270	0.74 %
2179 Landscape Lights - Replace	10	\$3,900	\$390	1.07 %
2193 Dock (East Side) - Repair/Resurface	10	\$6,750	\$675	1.85 %
2193 Dock (West side) - Repair/Resurface	10	\$9,900	\$990	2.72 %
2194 Dock (East side) - Replace/Rebuild	20	\$21,600	\$1,080	2.97 %
2194 Dock (West side) - Replace/Rebuild	20	\$32,000	\$1,600	4.39 %
2195 Floating Dock (East side) - Replace	20	\$51,000	\$2,550	7.00 %
2195 Floating Dock (West side) - Replace	20	\$65,650	\$3,283	9.02 %
2196 Gangway (East side) - Replace	20	\$31,750	\$1,588	4.36 %
2196 Gangway (West side) - Replace	20	\$28,900	\$1,445	3.97 %
2384 Pavilion Roof (Metal) - Replace	40	\$6,550	\$164	0.45 %
Building Exteriors				
2315 Coated Deck System - Repair/Re-coat	4	\$5,350	\$1,338	3.67 %
2316 Coated Deck System - Resurface	20	\$25,550	\$1,278	3.51 %
2326 Deck Railings - Replace	25	\$9,000	\$360	0.99 %
2351 Fiber Cement Siding - Repair/Paint	7	\$6,100	\$871	2.39 %
2371 Metal Utility Doors - Partial Replace	30	\$38,550	\$1,285	3.53 %
2378 Single Ply Roofing - Replace	20	\$8,350	\$418	1.15 %
2384 Metal Roofing - Replace	30	\$35,700	\$1,190	3.27 %
2389 Gutters/Downspouts - Replace	30	\$4,750	\$158	0.43 %
Mechanical/Electrical/Plumbing				
2503 Access Control System - Replace	15	\$7,550	\$503	1.38 %
2509 Gate Operator - Replace	15	\$5,000	\$333	0.92 %
2522 HVAC (Bathroom) - Replace	15	\$13,000	\$867	2.38 %
2522 Overhead Heater (Pavilion) - Replace	15	\$22,850	\$1,523	4.18 %
Common Interiors				
2705 Interior Lights - Replace	20	\$3,100	\$155	0.43 %
2743 Furniture & Décor - Replace	10	\$4,800	\$480	1.32 %
2749 Bathrooms - Remodel	20	\$31,000	\$1,550	4.26 %
35 Total Funded Components			\$36,409	100.00 %



30-Year Reserve Plan Summary

Report # 53359-0
Full

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	\$75,971	0.0 %	High	\$45,300	\$0	\$228	\$0
2027	\$45,528	\$115,751	39.3 %	Medium	\$46,659	\$0	\$692	\$0
2028	\$92,878	\$157,850	58.8 %	Medium	\$48,059	\$0	\$1,100	\$14,747
2029	\$127,291	\$187,181	68.0 %	Medium	\$49,501	\$0	\$1,518	\$1,918
2030	\$176,391	\$231,800	76.1 %	Low	\$50,986	\$0	\$2,028	\$0
2031	\$229,405	\$280,961	81.7 %	Low	\$52,515	\$0	\$2,533	\$7,072
2032	\$277,382	\$325,580	85.2 %	Low	\$54,091	\$0	\$2,975	\$16,597
2033	\$317,850	\$363,031	87.6 %	Low	\$55,713	\$0	\$3,473	\$0
2034	\$377,036	\$420,043	89.8 %	Low	\$57,385	\$0	\$3,903	\$34,336
2035	\$403,988	\$444,783	90.8 %	Low	\$59,106	\$0	\$4,355	\$0
2036	\$467,450	\$507,057	92.2 %	Low	\$60,879	\$0	\$4,908	\$18,680
2037	\$514,557	\$553,426	93.0 %	Low	\$62,706	\$0	\$5,484	\$0
2038	\$582,747	\$621,939	93.7 %	Low	\$64,587	\$0	\$6,135	\$8,697
2039	\$644,772	\$685,106	94.1 %	Low	\$66,525	\$0	\$6,442	\$73,654
2040	\$644,083	\$684,867	94.0 %	Low	\$68,520	\$0	\$6,709	\$21,025
2041	\$698,288	\$740,481	94.3 %	Low	\$70,576	\$0	\$7,369	\$0
2042	\$776,233	\$821,121	94.5 %	Low	\$72,693	\$0	\$8,163	\$0
2043	\$857,089	\$905,932	94.6 %	Low	\$74,874	\$0	\$8,986	\$0
2044	\$940,950	\$995,094	94.6 %	Low	\$77,120	\$0	\$6,414	\$682,088
2045	\$342,396	\$386,238	88.6 %	Low	\$79,434	\$0	\$3,785	\$10,696
2046	\$414,918	\$452,566	91.7 %	Low	\$81,817	\$0	\$4,579	\$0
2047	\$501,314	\$533,874	93.9 %	Low	\$84,271	\$0	\$5,459	\$0
2048	\$591,045	\$619,653	95.4 %	Low	\$86,799	\$0	\$5,481	\$177,719
2049	\$505,607	\$527,048	95.9 %	Low	\$89,403	\$0	\$5,286	\$48,165
2050	\$552,131	\$567,261	97.3 %	Low	\$92,086	\$0	\$6,009	\$0
2051	\$650,226	\$660,510	98.4 %	Low	\$94,848	\$0	\$7,009	\$0
2052	\$752,083	\$758,844	99.1 %	Low	\$97,694	\$0	\$7,829	\$43,132
2053	\$814,474	\$818,058	99.6 %	Low	\$100,624	\$0	\$8,688	\$0
2054	\$923,786	\$925,900	99.8 %	Low	\$103,643	\$0	\$8,025	\$353,496
2055	\$681,958	\$675,375	101.0 %	Low	\$106,752	\$0	\$7,387	\$0



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 53359-0
Full

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	\$75,971	0.0 %	High	\$41,900	\$0	\$210	\$0
2027	\$42,110	\$115,751	36.4 %	Medium	\$43,157	\$0	\$640	\$0
2028	\$85,907	\$157,850	54.4 %	Medium	\$44,452	\$0	\$1,012	\$14,747
2029	\$116,625	\$187,181	62.3 %	Medium	\$45,785	\$0	\$1,392	\$1,918
2030	\$161,884	\$231,800	69.8 %	Medium	\$47,159	\$0	\$1,863	\$0
2031	\$210,906	\$280,961	75.1 %	Low	\$48,574	\$0	\$2,327	\$7,072
2032	\$254,735	\$325,580	78.2 %	Low	\$50,031	\$0	\$2,727	\$16,597
2033	\$290,896	\$363,031	80.1 %	Low	\$51,532	\$0	\$3,181	\$0
2034	\$345,609	\$420,043	82.3 %	Low	\$53,078	\$0	\$3,566	\$34,336
2035	\$367,917	\$444,783	82.7 %	Low	\$54,670	\$0	\$3,971	\$0
2036	\$426,557	\$507,057	84.1 %	Low	\$56,310	\$0	\$4,474	\$18,680
2037	\$468,661	\$553,426	84.7 %	Low	\$57,999	\$0	\$4,999	\$0
2038	\$531,660	\$621,939	85.5 %	Low	\$59,739	\$0	\$5,597	\$8,697
2039	\$588,300	\$685,106	85.9 %	Low	\$61,532	\$0	\$5,849	\$73,654
2040	\$582,026	\$684,867	85.0 %	Low	\$63,378	\$0	\$6,060	\$21,025
2041	\$630,438	\$740,481	85.1 %	Low	\$65,279	\$0	\$6,661	\$0
2042	\$702,379	\$821,121	85.5 %	Low	\$67,237	\$0	\$7,394	\$0
2043	\$777,010	\$905,932	85.8 %	Low	\$69,254	\$0	\$8,154	\$0
2044	\$854,418	\$995,094	85.9 %	Low	\$71,332	\$0	\$5,516	\$682,088
2045	\$249,177	\$386,238	64.5 %	Medium	\$73,472	\$0	\$2,819	\$10,696
2046	\$314,771	\$452,566	69.6 %	Medium	\$75,676	\$0	\$3,542	\$0
2047	\$393,989	\$533,874	73.8 %	Low	\$77,946	\$0	\$4,350	\$0
2048	\$476,285	\$619,653	76.9 %	Low	\$80,285	\$0	\$4,295	\$177,719
2049	\$383,147	\$527,048	72.7 %	Low	\$82,693	\$0	\$4,023	\$48,165
2050	\$421,697	\$567,261	74.3 %	Low	\$85,174	\$0	\$4,664	\$0
2051	\$511,535	\$660,510	77.4 %	Low	\$87,729	\$0	\$5,580	\$0
2052	\$604,844	\$758,844	79.7 %	Low	\$90,361	\$0	\$6,313	\$43,132
2053	\$658,387	\$818,058	80.5 %	Low	\$93,072	\$0	\$7,082	\$0
2054	\$758,540	\$925,900	81.9 %	Low	\$95,864	\$0	\$6,326	\$353,496
2055	\$507,235	\$675,375	75.1 %	Low	\$98,740	\$0	\$5,592	\$0

30-Year Income/Expense Detail

Report # 53359-0

Full

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$45,528	\$92,878	\$127,291	\$176,391
Annual Reserve Funding	\$45,300	\$46,659	\$48,059	\$49,501	\$50,986
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$228	\$692	\$1,100	\$1,518	\$2,028
Total Income	\$45,528	\$92,878	\$142,037	\$178,309	\$229,405
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$1,918	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$9,071	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$5,676	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$14,747	\$1,918	\$0
Ending Reserve Balance	\$45,528	\$92,878	\$127,291	\$176,391	\$229,405

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$229,405	\$277,382	\$317,850	\$377,036	\$403,988
Annual Reserve Funding	\$52,515	\$54,091	\$55,713	\$57,385	\$59,106
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,533	\$2,975	\$3,473	\$3,903	\$4,355
Total Income	\$284,453	\$334,447	\$377,036	\$438,324	\$467,450
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,223	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$10,209	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$4,940	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$8,551	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$12,541	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$6,388	\$0	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$7,072	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$6,080	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,072	\$16,597	\$0	\$34,336	\$0
Ending Reserve Balance	\$277,382	\$317,850	\$377,036	\$403,988	\$467,450

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$467,450	\$514,557	\$582,747	\$644,772	\$644,083
Annual Reserve Funding	\$60,879	\$62,706	\$64,587	\$66,525	\$68,520
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,908	\$5,484	\$6,135	\$6,442	\$6,709
Total Income	\$533,237	\$582,747	\$653,469	\$717,738	\$719,313
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,577	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$11,490	\$0	\$0	\$0	\$12,933
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$7,190	\$0	\$0	\$0	\$8,092
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$8,697	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$11,087	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$7,343	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$19,091	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$33,556	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,680	\$0	\$8,697	\$73,654	\$21,025
Ending Reserve Balance	\$514,557	\$582,747	\$644,772	\$644,083	\$698,288

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$698,288	\$776,233	\$857,089	\$940,950	\$342,396
Annual Reserve Funding	\$70,576	\$72,693	\$74,874	\$77,120	\$79,434
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,369	\$8,163	\$8,986	\$6,414	\$3,785
Total Income	\$776,233	\$857,089	\$940,950	\$1,024,484	\$425,614
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,988	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$14,556	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$94,230	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$9,193	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$6,639	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$11,491	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$16,854	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$36,773	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$54,478	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$86,824	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$111,765	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$54,052	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$49,200	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$0	\$9,108	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$43,497	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$10,696
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$14,215	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$5,278	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$8,172	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$52,775	\$0
Total Expenses	\$0	\$0	\$0	\$682,088	\$10,696
Ending Reserve Balance	\$776,233	\$857,089	\$940,950	\$342,396	\$414,918

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$414,918	\$501,314	\$591,045	\$505,607	\$552,131
Annual Reserve Funding	\$81,817	\$84,271	\$86,799	\$89,403	\$92,086
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,579	\$5,459	\$5,481	\$5,286	\$6,009
Total Income	\$501,314	\$591,045	\$683,325	\$600,297	\$650,226
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$3,464	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$16,383	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$119,373	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$9,581	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$22,131	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$26,939	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$10,251	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$17,762	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$177,719	\$48,165	\$0
Ending Reserve Balance	\$501,314	\$591,045	\$505,607	\$552,131	\$650,226

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$650,226	\$752,083	\$814,474	\$923,786	\$681,958
Annual Reserve Funding	\$94,848	\$97,694	\$100,624	\$103,643	\$106,752
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,009	\$7,829	\$8,688	\$8,025	\$7,387
Total Income	\$752,083	\$857,606	\$923,786	\$1,035,454	\$796,098
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$4,015	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$18,439	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$8,923	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$15,444	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$22,650	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$11,538	\$0	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$13,155	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$88,200	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$81,679	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$10,868	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$17,274	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$11,440	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$29,743	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$52,279	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$10,982	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$43,132	\$0	\$353,496	\$0
Ending Reserve Balance	\$752,083	\$814,474	\$923,786	\$681,958	\$796,098



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

Report # 53359-0

Full

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$42,110	\$85,907	\$116,625	\$161,884
Annual Reserve Funding	\$41,900	\$43,157	\$44,452	\$45,785	\$47,159
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$210	\$640	\$1,012	\$1,392	\$1,863
Total Income	\$42,110	\$85,907	\$131,371	\$163,802	\$210,906
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$1,918	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$9,071	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$5,676	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$14,747	\$1,918	\$0
Ending Reserve Balance	\$42,110	\$85,907	\$116,625	\$161,884	\$210,906

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$210,906	\$254,735	\$290,896	\$345,609	\$367,917
Annual Reserve Funding	\$48,574	\$50,031	\$51,532	\$53,078	\$54,670
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,327	\$2,727	\$3,181	\$3,566	\$3,971
Total Income	\$261,807	\$307,493	\$345,609	\$402,253	\$426,557
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,223	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$10,209	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$4,940	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$8,551	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$12,541	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$6,388	\$0	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$7,072	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$6,080	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,072	\$16,597	\$0	\$34,336	\$0
Ending Reserve Balance	\$254,735	\$290,896	\$345,609	\$367,917	\$426,557

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$426,557	\$468,661	\$531,660	\$588,300	\$582,026
Annual Reserve Funding	\$56,310	\$57,999	\$59,739	\$61,532	\$63,378
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,474	\$4,999	\$5,597	\$5,849	\$6,060
Total Income	\$487,342	\$531,660	\$596,997	\$655,681	\$651,463
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,577	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$11,490	\$0	\$0	\$0	\$12,933
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$7,190	\$0	\$0	\$0	\$8,092
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$8,697	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$11,087	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$7,343	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$19,091	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$33,556	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,680	\$0	\$8,697	\$73,654	\$21,025
Ending Reserve Balance	\$468,661	\$531,660	\$588,300	\$582,026	\$630,438

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$630,438	\$702,379	\$777,010	\$854,418	\$249,177
Annual Reserve Funding	\$65,279	\$67,237	\$69,254	\$71,332	\$73,472
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,661	\$7,394	\$8,154	\$5,516	\$2,819
Total Income	\$702,379	\$777,010	\$854,418	\$931,265	\$325,467
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$2,988	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$14,556	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$94,230	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$9,193	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$6,639	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$11,491	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$16,854	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$36,773	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$54,478	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$86,824	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$111,765	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$54,052	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$49,200	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$0	\$9,108	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$43,497	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$10,696
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$14,215	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$5,278	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$8,172	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$52,775	\$0
Total Expenses	\$0	\$0	\$0	\$682,088	\$10,696
Ending Reserve Balance	\$702,379	\$777,010	\$854,418	\$249,177	\$314,771

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$314,771	\$393,989	\$476,285	\$383,147	\$421,697
Annual Reserve Funding	\$75,676	\$77,946	\$80,285	\$82,693	\$85,174
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,542	\$4,350	\$4,295	\$4,023	\$4,664
Total Income	\$393,989	\$476,285	\$560,865	\$469,862	\$511,535
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$3,464	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$16,383	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$119,373	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$9,581	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$22,131	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$26,939	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$0	\$10,251	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$17,762	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$0	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$177,719	\$48,165	\$0
Ending Reserve Balance	\$393,989	\$476,285	\$383,147	\$421,697	\$511,535

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$511,535	\$604,844	\$658,387	\$758,540	\$507,235
Annual Reserve Funding	\$87,729	\$90,361	\$93,072	\$95,864	\$98,740
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,580	\$6,313	\$7,082	\$6,326	\$5,592
Total Income	\$604,844	\$701,519	\$758,540	\$860,731	\$611,566
# Component					
Site and Grounds					
2105 Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$4,015	\$0
2120 Brick Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$18,439	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2145 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
2145 Sliding Gate - Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2179 Landscape Lights - Replace	\$0	\$0	\$0	\$8,923	\$0
2193 Dock (East Side) - Repair/Resurface	\$0	\$0	\$0	\$15,444	\$0
2193 Dock (West side) - Repair/Resurface	\$0	\$0	\$0	\$22,650	\$0
2194 Dock (East side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2194 Dock (West side) - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (East side) - Replace	\$0	\$0	\$0	\$0	\$0
2196 Gangway (West side) - Replace	\$0	\$0	\$0	\$0	\$0
2384 Pavilion Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2315 Coated Deck System - Repair/Re-coat	\$0	\$11,538	\$0	\$0	\$0
2316 Coated Deck System - Resurface	\$0	\$0	\$0	\$0	\$0
2326 Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
2351 Fiber Cement Siding - Repair/Paint	\$0	\$13,155	\$0	\$0	\$0
2371 Metal Utility Doors - Partial Replace	\$0	\$0	\$0	\$88,200	\$0
2378 Single Ply Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2384 Metal Roofing - Replace	\$0	\$0	\$0	\$81,679	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$10,868	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$17,274	\$0
2509 Gate Operator - Replace	\$0	\$0	\$0	\$11,440	\$0
2522 HVAC (Bathroom) - Replace	\$0	\$0	\$0	\$29,743	\$0
2522 Overhead Heater (Pavilion) - Replace	\$0	\$0	\$0	\$52,279	\$0
Common Interiors					
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furniture & Décor - Replace	\$0	\$0	\$0	\$10,982	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$43,132	\$0	\$353,496	\$0
Ending Reserve Balance	\$604,844	\$658,387	\$758,540	\$507,235	\$611,566



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.

Site and Grounds

Comp #: 2105 Boat Launch - Resurface**Approx Quantity: 1,470 GSF****Location:** Throughout property/development**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Good condition: Boat launch determined to be in good condition typically exhibit smooth surfaces with positive slopes. Good, consistent aesthetic condition.

Boat launch 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. Due to evident conditions at the time of inspection, comprehensive replacement is anticipated at the approximate timeframe below. However, we recommend that the Client consult with a qualified professional (consultant, contractor, or engineer) to determine potential replacement timelines and cost estimates. This component should then be re-evaluated during future Reserve Study updates and adjustments made based on the most current information available at that time.

Useful Life:
40 years**Remaining Life:**
38 years**Lower Estimate:**

\$ 33,100

Higher Estimate:

\$ 40,400

Cost Source: AR Cost Database

Comp #: 2107 Concrete Sidewalks - Repair

Approx Quantity: 3,510 GSF

Location: Throughout property/development

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

History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Concrete sidewalks determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal and sporadic, and any trip hazards are isolated, not consistent in all areas. Normal signs of wear and age.

Sidewalks should be regularly inspected by the Client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:

5 years

Remaining Life:

3 years



Lower Estimate:

\$ 1,580

Higher Estimate:

\$ 1,930

Cost Source: AR Cost Database

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

Approx Quantity: 850 GSF

Location: Walkways throughout development

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

History: Presumed to be original to the construction of the community (2024)

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.

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. Cost estimates shown here are based on replacement to a similar standard as existing pavers.

Useful Life:
40 years

Remaining Life:
38 years



Lower Estimate:

\$ 6,890

Higher Estimate:

\$ 8,420

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair**Approx Quantity: 2,640 GSY****Location:** Throughout property/development**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**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:**

\$ 7,700

Higher Estimate:

\$ 9,410

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Approx Quantity: 2,640 GSY

Location: Throughout property/development

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

History: Presumed to be original to the construction of the community (2024)

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

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

Useful Life:

20 years

Remaining Life:

18 years



Lower Estimate:

\$ 49,800

Higher Estimate:

\$ 60,900

Cost Source: AR Cost Database

Comp #: 2137 Metal Fencing - Replace

Approx Quantity: 890 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 community (2024)
Comments: Approximate Height: 4'

Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

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.

Useful Life:
25 years

Remaining Life:
22 years



Lower Estimate:	\$ 56,100	Higher Estimate:	\$ 68,500
------------------------	------------------	-------------------------	------------------

Cost Source: AR Cost Database

Comp #: 2145 Pedestrian Gate - Replace

Approx Quantity: 1 Gates

Location: Entrance/exit area to development

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

History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Gates determined to be in good condition typically exhibit a uniform finish or coating, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the development.

We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
25 years

Remaining Life:
22 years



Lower Estimate:

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: AR Cost Database

Comp #: 2145 Sliding Gate - Replace

Approx Quantity: 140 GSF

Location: Entrance/exit area to development

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

History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Gates determined to be in good condition typically exhibit a uniform finish or coating, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the development.

We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
25 years

Remaining Life:
22 years



Lower Estimate:

\$ 10,400

Higher Estimate:

\$ 12,700

Cost Source: AR Cost Database

Comp #: 2158 Retaining Walls - Repair/Replace

Approx Quantity: 130 LF

Location: Throughout property/development

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

History: Presumed to be original to the construction of the community (2024)

Comments: Approximate Average Height: 3'

Assumed to have been properly designed and installed with adequate base and surrounding drainage. Sections above ground should be inspected regularly and repaired and painted (if applicable) as needed from Operating budget. If shifting, cracking, etc. are observed, consult with civil or geotechnical engineer for repair scope. At this time, there is no expectation of large scale repairs or replacement on a predictable timeline. As such, no Reserve funding is recommended at this time. An allowance for partial repairs/replacements may be added during future Reserve Study updates if warranted by Client cost history or professional inspection.

Useful Life:

Remaining Life:



Lower Estimate:

Cost Source:

Higher Estimate:

Comp #: 2166 Mailbox Kiosks - Replace

Approx Quantity: 4 Kiosks

Location: Kiosks at common areas
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the community (2024)
Comments: Approximate Measurements/Count -
(4) - Mailboxes (Kiosks) - 16-Box, 2-Parcel

Good condition: Mailbox kiosks determined to be in good condition typically exhibit a uniform appearance without much surface wear. Hardware appears to be in good condition, and boxes/panels appear to close and lock properly. Appearance and style are consistent with the aesthetic standards of the development.

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:
23 years



Lower Estimate:	\$ 12,300	Higher Estimate:	\$ 15,000
------------------------	------------------	-------------------------	------------------

Cost Source: AR Cost Database

Comp #: 2177 Bollard Lights - Replace

Approx Quantity: 6 Lights

Location: Throughout development

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

History: Presumed to be original to the construction of the community (2024)

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

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

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:

\$ 4,860

Higher Estimate:

\$ 5,940

Cost Source: AR Cost Database

Comp #: 2179 Landscape Lights - Replace

Approx Quantity: 18 Lights

Location: Throughout property/development

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

History: Presumed to be original to the construction of the community (2024)

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

Observed during daylight hours and assumed to be functional. Landscape lights should be inspected periodically to ensure proper function and adequate lighting in all areas. We recommend consideration of LED fixtures or other energy-saving options whenever possible. Individual fixtures should be replaced as needed as an Operating expense. However, we recommend comprehensive replacement at the approximate interval shown below. Unless otherwise noted, cost estimates shown below assume replacement with similar designs and sizes.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:	\$ 3,510	Higher Estimate:	\$ 4,290
------------------------	----------	-------------------------	----------

Cost Source: AR Cost Database



Comp #: 2193 Dock (East Side) - Repair/Resurface**Approx Quantity: 270 GSF****Location:** Waterfront perimeter of property**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Approximate Footprint:

Railing Quantity: 45 LF

Decking Material: Wood

Frame Material: Wood

Good condition: Deck surfaces determined to be in good condition typically exhibit level walking surfaces with little to no significant signs of wear, age or damage. Material is not cracked, splintering or warped and any exposed hardware is free from abnormal wear and is not lifting out of place or posing safety hazards. If present, handrails are level and sturdy with no obvious safety issues. Appearance is generally consistent and attractive, and upholding the local aesthetic standards of the development.

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:

10 years

Remaining Life:

8 years

**Lower Estimate:**

\$ 6,080

Higher Estimate:

\$ 7,430

Cost Source: AR Cost Database

Comp #: 2193 Dock (West side) - Repair/Resurface**Approx Quantity: 400 GSF****Location:** Waterfront perimeter of property**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Approximate Footprint: 400 GSF

Railing Quantity: 180 LF

Decking Material: Wood

Frame Material: Wood

Good condition: Deck surfaces determined to be in good condition typically exhibit level walking surfaces with little to no significant signs of wear, age or damage. Material is not cracked, splintering or warped and any exposed hardware is free from abnormal wear and is not lifting out of place or posing safety hazards. If present, handrails are level and sturdy with no obvious safety issues. Appearance is generally consistent and attractive, and upholding the local aesthetic standards of the development.

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:

10 years

Remaining Life:

8 years

**Lower Estimate:**

\$ 8,910

Higher Estimate:

\$ 10,900

Cost Source: AR Cost Database

Comp #: 2194 Dock (East side) - Replace/Rebuild

Approx Quantity: 270 GSF

Location: Waterfront perimeter of property
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the community (2024)
Comments: Approximate Footprint:
Railing Quantity: 45 LF
Decking Material: Wood
Frame Material: Wood

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.

Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:	\$ 19,400	Higher Estimate:	\$ 23,800
------------------------	------------------	-------------------------	------------------

Cost Source: AR Cost Database

Comp #: 2194 Dock (West side) - Replace/Rebuild

Approx Quantity: 400 GSF

Location: Waterfront perimeter of property

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

History: Presumed to be original to the construction of the community (2024)

Comments: Approximate Footprint: 400 GSF

Railing Quantity: 180 LF

Decking Material: Wood

Frame Material: Wood

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.

Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:

20 years

Remaining Life:

18 years



Lower Estimate:

\$ 28,800

Higher Estimate:

\$ 35,200

Cost Source: AR Cost Database

Comp #: 2195 Floating Dock (East side) - Replace**Approx Quantity: 300 GSF****Location:** Waterfront perimeter of property**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Good condition: Floating docks determined to be in good condition typically exhibit few or minor signs of significant wear and tear. Hardware and attachments are all in serviceable condition, and floats appear to be adequate and keep dock level.

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

Useful Life:

20 years

Remaining Life:

18 years

**Lower Estimate:**

\$ 45,900

Higher Estimate:

\$ 56,100

Cost Source: AR Cost Database

Comp #: 2195 Floating Dock (West side) - Replace**Approx Quantity: 380 GSF****Location:** Waterfront perimeter of property**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Good condition: Floating docks determined to be in good condition typically exhibit few or minor signs of significant wear and tear. Hardware and attachments are all in serviceable condition, and floats appear to be adequate and keep dock level.

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

Useful Life:

20 years

Remaining Life:

18 years

**Lower Estimate:**

\$ 59,100

Higher Estimate:

\$ 72,200

Cost Source: AR Cost Database

Comp #: 2196 Gangway (East side) - Replace

Approx Quantity: 180 GSF

Location: Waterfront perimeter of property

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

History: Presumed to be original to the construction of the community (2024)

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

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:

\$ 28,600

Higher Estimate:

\$ 34,900

Cost Source: AR Cost Database

Comp #: 2196 Gangway (West side) - Replace**Approx Quantity: 170 GSF****Location:** Waterfront perimeter of property**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**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(s) should be inspected regularly for safety concerns. Hardware should be inspected and maintained on a regular basis to ensure good function, and attachments to adjacent structures inspected for signs of failure. Whenever possible, walking surfaces should have non-slip coatings or treads for safety. Costs to replace are based on replacement with similar type and size unless otherwise noted.

Useful Life:

20 years

Remaining Life:

18 years

**Lower Estimate:**

\$ 26,000

Higher Estimate:

\$ 31,800

Cost Source: AR Cost Database

Comp #: 2384 Pavilion Roof (Metal) - Replace**Approx Quantity: 370 GSF****Location:** Building rooftop**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Roof coating was applied in 2024, per information provided. This component remains exclusively for roof replacement for primary roofing system, and coatings, re-coatings, and/or coating warranties are not included or considered in this component. Unless otherwise noted, costs to replace primary roof system are based on assumed replacement with similar materials/quantity as existing.**Useful Life:**

40 years

Remaining Life:

38 years

**Lower Estimate:**

\$ 5,900

Higher Estimate:

\$ 7,210

Cost Source: AR Cost Database

Building Exteriors

Comp #: 2315 Coated Deck System - Repair/Re-coat**Approx Quantity: 2,130 GSF****Location:** Exterior common walkways**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Good condition: Coatings determined to be in good condition typically exhibit generally uniform texture and color with little or no cracking, bubbling/blistering, peeling or other apparent physical deterioration. Coating is uniform and apparently providing adequate coverage to deck surface. Deck appears to be generally skid-resistant.

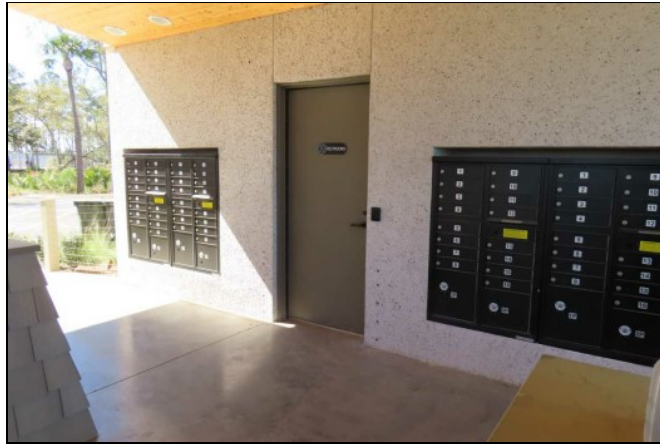
Unless otherwise noted, specific brand/type of decking product in place was not confirmed. This component refers only to the top/finish coat unless otherwise noted. Whenever possible, decks should ideally be re-coated at the same time as building exterior painting or other exterior waterproofing projects to obtain better pricing and promote more consistent aesthetic standards. Deck coatings lose thickness each year due to wear, ponding water and exposure to the elements. If more than the topcoat is allowed to wear off, the surface may still appear to be in 'good' condition to the untrained eye, but waterproof integrity may be compromised. Concrete decks must be waterproofed to protect against concrete deterioration, spalling, etc. Should be inspected on a regular basis (at least once a year) to identify any maintenance/repair issues. If decks do not drain water effectively, additional sloping may be needed to prevent ponding water and accelerated deterioration. Keep any potted plants elevated off the surface of the decks. Sealant/caulking should be carefully applied at transition from deck to wall surfaces and around any railing penetrations, drains, etc.

Useful Life:

4 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 4,820

Higher Estimate:

\$ 5,890

Cost Source: AR Cost Database

Comp #: 2316 Coated Deck System - Resurface

Approx Quantity: 2,130 GSF

Location: Exterior common walkways

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

History: Presumed to be original to the construction of the community (2024)

Comments: Refer to component #2315 for more general information and observations on conditions. This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged, but at longer intervals, most decking systems/membranes should be completely stripped/removed to expose bare substrate, which should then be repaired or re-sloped as needed. Once structure is deemed to be in good condition, waterproofing system should be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids.

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:	\$ 23,000	Higher Estimate:	\$ 28,100
------------------------	------------------	-------------------------	------------------

Cost Source: AR Cost Database

Comp #: 2326 Deck Railings - Replace

Approx Quantity: 120 LF

Location: Exterior common walkways, unit balconies

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

History: Presumed to be original to the construction of the community (2024)

Comments: Approximate Height: 3.5'

Construction Material: Wood/wire

Good condition: Deck railings determined to be in good condition typically exhibit no unusual or significant signs of physical wear or age, and appear to be strong and stable wherever inspected. Railings are also still upholding curb appeal for the property.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety and stability; repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted, costs shown are based on replacement with a similar style of railing. However, if the 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. 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.

Useful Life:

25 years

Remaining Life:

23 years



Lower Estimate:

\$ 8,100

Higher Estimate:

\$ 9,900

Cost Source: AR Cost Database

Comp #: 2341 Building Exterior - Restoration

Approx Quantity: 1 Lump Sum Allowance

Location: Building exterior

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

History: Presumed to be original to the construction of the community (2024)

Comments: Water intrusion through cracks, gaps or other surface penetrations of the concrete structure can cause significant deterioration and damage if not quickly corrected. If left untreated, small problems can develop into major issues over a relatively short amount of time. In advanced cases, concrete spalling may occur, which results from rusting and subsequent expansion of the rebar inside the concrete structure. Most buildings, but especially those in coastal areas, will experience some level of deterioration on an ongoing basis. Proper painting/waterproofing is essential to preventing and limiting the spread of damage. Our inspection is visual only and is not intended to be comprehensive or forensic in nature. We strongly recommend having the building inspected by a qualified engineer to thoroughly identify and quantify all damaged and deteriorated areas in need of repair. All structural elements should be inspected, including but not limited to the following (as applicable): exterior walls, elevated balcony/walkway decks, window and door thresholds, overhead slabs, planters, columns, beams, pool decks, garage structures, etc. At this time, costs related to exterior restoration are considered to be too indeterminate for Reserve funding in accordance with National Reserve Study Standards. As such, no recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2351 Fiber Cement Siding - Repair/Paint

Approx Quantity: 1,890 GSF

Location: Building exterior

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

History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Fiber cement siding/trim sections determined to be in good condition typically exhibit vibrant, consistent color and little or no signs of damage, deterioration, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. At this time, there is no well-defined limit to the useful life for complete replacement of fiber cement siding. Manufacturers typically offer a long warranty for this material (30 years in the case of James Hardie), but the material could and should last considerably longer assuming good installation and proper painting and other maintenance. The Client should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the Client should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. If a limited useful life can be determined, additional funding for complete replacement can be added to future Reserve Study updates.

Useful Life:
7 years

Remaining Life:
5 years



Lower Estimate:

\$ 5,490

Higher Estimate:

\$ 6,710

Cost Source: AR Cost Database

Comp #: 2371 Metal Utility Doors - Partial Replace

Approx Quantity: 11 Total Doors

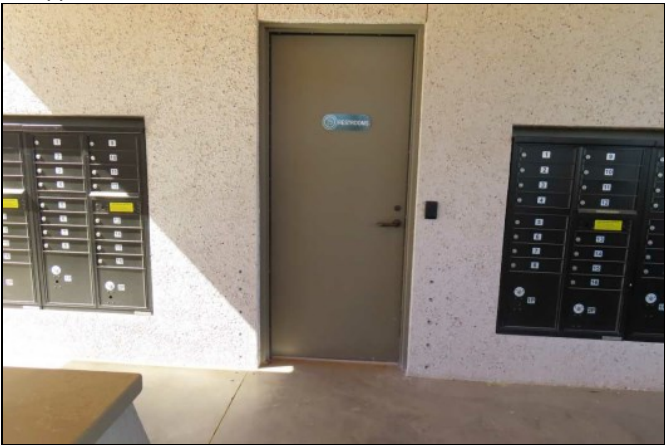
Location: Building exterior (mechanical, storage, utility rooms)
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Utility doors determined to be in good condition typically exhibit minor, normal signs of wear and tear. Frame, hardware and hinges are free from significant rust and corrosion, and doors generally appear to open and close easily.

Utility doors should have a very long useful life expectancy in most cases. However, occasional replacements may be required, especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties, we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:
30 years

Remaining Life:
28 years



Lower Estimate:	\$ 34,700	Higher Estimate:	\$ 42,400
------------------------	-----------	-------------------------	-----------

Cost Source: AR Cost Database

Comp #: 2378 Single Ply Roofing - Replace**Approx Quantity: 830 GSF****Location:** Building rooftop**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Good condition: Single ply roofs determined to be in good condition typically exhibit smooth surfaces with little to no wrinkling, bubbles or blisters. No evidence of significant standing water, and all drainage elements appear to be clear and functional. Membrane does not exhibit any advanced wear at this stage.

Our inspection is limited to a visual evaluation of accessible areas and is not a substitute for a comprehensive inspection including destructive testing, sub-surface moisture evaluation, core sampling, etc. The typical useful life of any flat (AKA low-slope) roof will vary depending on the quality of the roof system installed, weather/storm activity, and the maintenance receives throughout its life. As routine maintenance, many manufacturers recommend professional roofing inspections at least twice annually and after storms. We generally recommend consideration of ongoing roof maintenance contracts with professional vendors. Ongoing routine inspections by maintenance personnel are also advisable, to remove accumulated debris, clear drains and inspect for minor problems. Keep all drainage elements (scuppers, drains, gutters/downspouts, etc.) clear to allow proper drainage and prevent the ponding of water on the roof surface. We also recommend using walk pads or extra roofing material to provide pathways in high-traffic areas, such as around any HVAC units or other equipment. Take care to minimize any penetrations in the roof system. Rooftop satellite dishes or other equipment should not be permanently mounted into the roof if avoidable; most equipment can instead be weighed down by concrete blocks or other ballast. All penetrations including drains, vent pipes, conduit, etc. should be carefully flashed and waterproofed. 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/>. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Unless otherwise noted, costs to replace are based on assumed replacement with similar materials/quantity as existing.

Useful Life:

20 years

Remaining Life:

18 years

**Lower Estimate:**

\$ 7,520

Higher Estimate:

\$ 9,190

Cost Source: AR Cost Database

Comp #: 2384 Metal Roofing - Replace**Approx Quantity: 2,550 GSF****Location:** Building rooftop**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)

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:

28 years

**Lower Estimate:**

\$ 32,100

Higher Estimate:

\$ 39,300

Cost Source: AR Cost Database

Comp #: 2389 Gutters/Downspouts - Replace

Approx Quantity: 370 LF

Location: Building rooftop/perimeter

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

History: Presumed to be original to the construction of the community (2024)

Comments: Good condition: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable.

Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:

30 years

Remaining Life:

28 years



Lower Estimate:

\$ 4,280

Higher Estimate:

\$ 5,230

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2503 Access Control System - Replace**Approx Quantity: 4 Readers****Location:** Entrances to building, amenity areas, etc.**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)

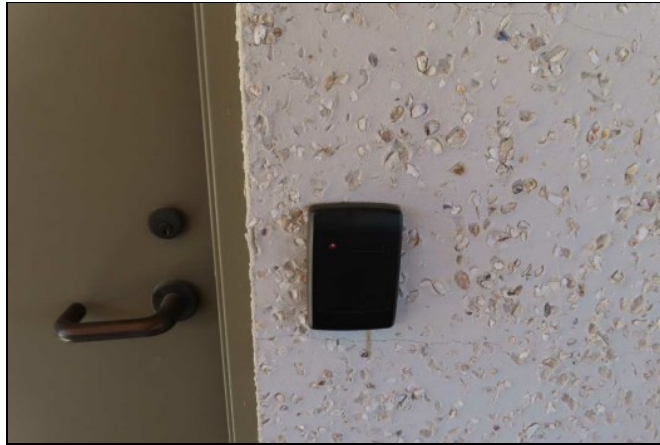
Comments: Card/fob reader devices are assumed to be functional. Minimal or no subjective/aesthetic value for this component. Individual readers can often be replaced as an Operating expense due to damage or localized failures. Due to use, exposure, and advancements in technology, we recommend to plan 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:

13 years

**Lower Estimate:**

\$ 6,800

Higher Estimate:

\$ 8,310

Cost Source: AR Cost Database

Comp #: 2509 Gate Operator - Replace

Approx Quantity: 1 Operator

Location: Gate entrance

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

History: Presumed to be original to the construction of the community (2024)

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:
15 years

Remaining Life:
13 years



Lower Estimate:	\$ 4,500	Higher Estimate:	\$ 5,500
------------------------	-----------------	-------------------------	-----------------

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Bathroom) - Replace

Approx Quantity: 2 System

Location: Main entry to building
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the community (2024)
Comments: Brand: Mitsubishi
Model #: MXZ - 3C30NA3
Serial #: 36U30752C
Capacity: 2.5-Ton
Manufacture Date: 2023

Good condition: Lobbies determined to be in good condition typically exhibit attractive finishes and fixtures, appropriate for the size and design standards of the property. Overall aesthetic is welcoming for residents and guests.

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Typical projects often include replacement of finishes, furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
15 years

Remaining Life:
13 years



Lower Estimate:	\$ 11,700	Higher Estimate:	\$ 14,300
------------------------	-----------	-------------------------	-----------

Cost Source: AR Cost Database

Comp #: 2522 Overhead Heater (Pavilion) - Replace

Approx Quantity: 8 System

Location: Building rooftop

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

History: Presumed to be original to the construction of the community (2024)

Comments: Approximate Measurements/Count -

(8) - bistroSchwank 2135 - 44", 35,000 Btu Single Stage Overhead Outdoor Heater

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 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:
13 years



Lower Estimate:

\$ 20,600

Higher Estimate:

\$ 25,100

Cost Source: AR Cost Database

Common Interiors

Comp #: 2705 Interior Lights - Replace**Approx Quantity: 1 Lights****Location:** Interior common areas**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Presumed to be original to the construction of the community (2024)**Comments:** Approximate Measurements/Count -

(6) Tracks - 8 lights each

(4) Recessed Lights

(8) LED lights

Good condition: Interior lights determined to be in good condition typically exhibit little to no signs of physical wear and tear, and style/fixture type is appropriate for the standards of the property.

Light fixtures should be inspected, repaired and bulbs replaced as needed through the Operating budget. Over time, the fixtures will require replacement for either functional or aesthetic reasons. Best practice is to coordinate at same time as other interior projects (especially painting or wallcovering replacement) whenever possible to minimize downtime and maintain consistent aesthetic standard. Timing of replacements is ultimately subjective to the Client. A wide variety of fixture styles is available, and cost can vary significantly based on the fixture chosen for replacement. Unless otherwise noted, cost estimates shown below assume replacement with comparable quality as existing fixtures and are based on our experience with similar properties.

Useful Life:

20 years

Remaining Life:

18 years

**Lower Estimate:**

\$ 2,790

Higher Estimate:

\$ 3,410

Cost Source: AR Cost Database

Comp #: 2743 Furniture & Décor - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Interior common areas

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

History: Presumed to be original to the construction of the community (2024)

Comments: Approximate FF&E (Furniture, Fixtures, Equipment) Count at Time of Inspection -

(6) Plastic Benches

(12) Adirondack Chairs - composite

Good condition: Fixtures, furnishings, and equipment (FF&E) determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. 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:
8 years



Lower Estimate:	\$ 4,320	Higher Estimate:	\$ 5,280
------------------------	----------	-------------------------	----------

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms - Remodel

Approx Quantity: 2 Bathrooms

Location: Pool deck
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the community (2024)
Comments: Men's bathroom noted to include approximately:
300 GSF of Tile Flooring
300 GSF of Painted Surfaces
17.5 GSF of Countertops
(2) Sinks
(2) Toilets
(2) Urinals
(2) Stalls/Partitions
(2) Mirror
(2) Lights

Women's bathroom assumed to be of similar size, style, and condition.
(3) Toilet
(3) Stalls

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete gut remodel projects.

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:	\$ 27,900	Higher Estimate:	\$ 34,100
------------------------	-----------	-------------------------	-----------

Cost Source: AR Cost Database

Comp #: 2830 Drinking Water Fountains - Replace

Approx Quantity: 2 Fountains

Location:

Funded?: No. Too small for Reserve designation.

History: Presumed to be original to the construction of the community (2024)

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:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source: