

Summary of Second Jefferson Green - Assoc. ID # - 07501-14

Projected Starting Balance as of January 1, 2014 -	\$175,858
Ideal Reserve Balance as of January 1, 2014 -	\$1,857,424
Percent Funded as of January 1, 2014 -	9%
Recommended Reserve Allocation (per month) -	\$30,000
Minimum Reserve Allocation (per month) -	\$28,000
Recommended Special Assessment (2013) -	\$84,000 (\$500 average per unit)

This report is an update to an existing Reserve Study that was prepared for the association 7 years ago for the 2007 fiscal period. An observation of the property's common area elements took place on December 13, 2013 to verify the information from this previous report. In addition, we obtained information by contacting local vendors and contractors, as well as communicating with the property representative. To the best of our knowledge, the conclusions and suggestions of this report are considered reliable and accurate insofar as the information obtained from these sources.

This property contains 168 townhome units in 42 similar. Common area elements include building exterior surfaces, landscaped areas, private drives, a pool area, and an extensive irrigation system. Reserve projects completed since the last report include, but are not limited to, seal coating the drives, irrigation repairs and refurbishment, landscaping refurbishment and replacement of decking on approximately 25% of the unit balconies. Please refer to pages 11 – 13 of the Financial Analysis section for a more detailed listing of when Reserve projects are scheduled to occur.

In comparing the projected balance of \$175,858 versus the ideal Reserve Balance of \$1,857,424, we find the association Reserve fund to be in a poor and inadequate financial position (approximately 9% funded of ideal) at this time. Associations in this position are typically susceptible to Special Assessments and/or deferred maintenance, which can lead to lower property values. Based on the information contained within this report, we find no alternative but to recommend a one-time Special Assessment for the 2014 fiscal period (\$500 per unit) that will increase the strength of the reserve fund for upcoming major replacement projects. In addition, the current budgeted Reserve allocation is less than adequate in funding the Reserve fund to address future projects. Therefore, we suggest increasing the Reserve contribution to \$30,000 per month (representing an increase of approximately \$151.26 per unit), followed by nominal annual increases of 2.50% thereafter to help offset the effects of inflation. By following the recommendation, the plan will maintain the Reserve account in a positive manner, while gradually increasing to a fully funded position within the thirty-year period.

In the percent Funded graph, you will see that we have also suggested a minimum Reserve contribution of \$28,000 per month. If the Reserve contribution falls below this rate, then the Reserve fund will fall into a situation where additional Special Assessments, deferred maintenance, and lower property values are possible at some point in the future. The minimum Reserve allocation follows the "threshold" theory of Reserve funding where the "percent funded" status is not allowed to dip below 20% funded at any point during the thirty-year period. This was provided for one purpose only, to show the association how small the difference is between the two scenarios and how it would not make financial sense to contribute less money (\$12.00 per unit per month in this case) to the Reserve fund to only stay above a certain threshold. As you can see, the difference between the two scenarios is considered to be minimal, and based on the risk, we strongly suggest the recommended Reserve Allocation is followed.

Funding Summary For Second Jefferson Green

Beginning Assumptions

Financial Information Source	Research With Client
# of units	168
Fiscal Year End	December 31, 2014
Monthly Dues from 2013 budget	\$27,686.00
Monthly Reserve Allocation from 2013 Budget	\$4,589.00
Projected Starting Reserve Balance (as of 1/1/2014)	\$175,858
Ideal Starting Reserve Balance (as of 1/1/2014)	\$1,857,424

Economic Factors

Past 20 year Average Inflation Rate (Based on CCI)	4.00%
Current Average Interest Rate	1.00%

Current Reserve Status

Current Balance as a % of Ideal Balance	9%
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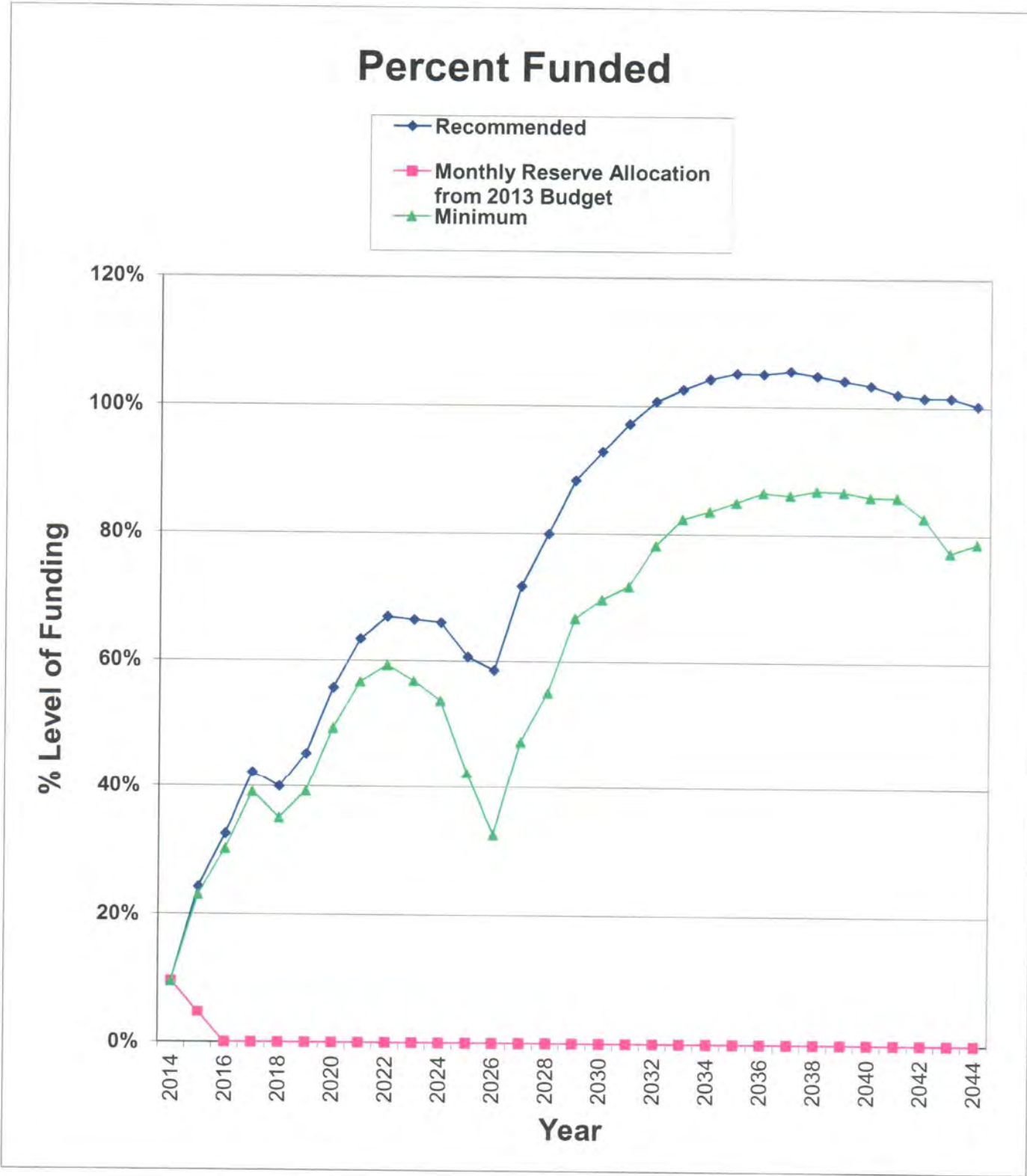
Recommendations for 2014 Fiscal Year

Monthly Reserve Allocation	\$30,000
Per Unit	\$178.57
Minimum Monthly Reserve Allocation	\$28,000
Per Unit	\$166.67
Primary Annual Increases	2.50%
# of Years	30
Special Assessment	\$84,000
Per Unit	\$500

Changes From Prior Year (2013 to 2014)

Increase/Decrease to Reserve Allocation	\$25,411
as Percentage	554%
Per Unit	\$151.26

Percent Funded Graph For Second Jefferson Green



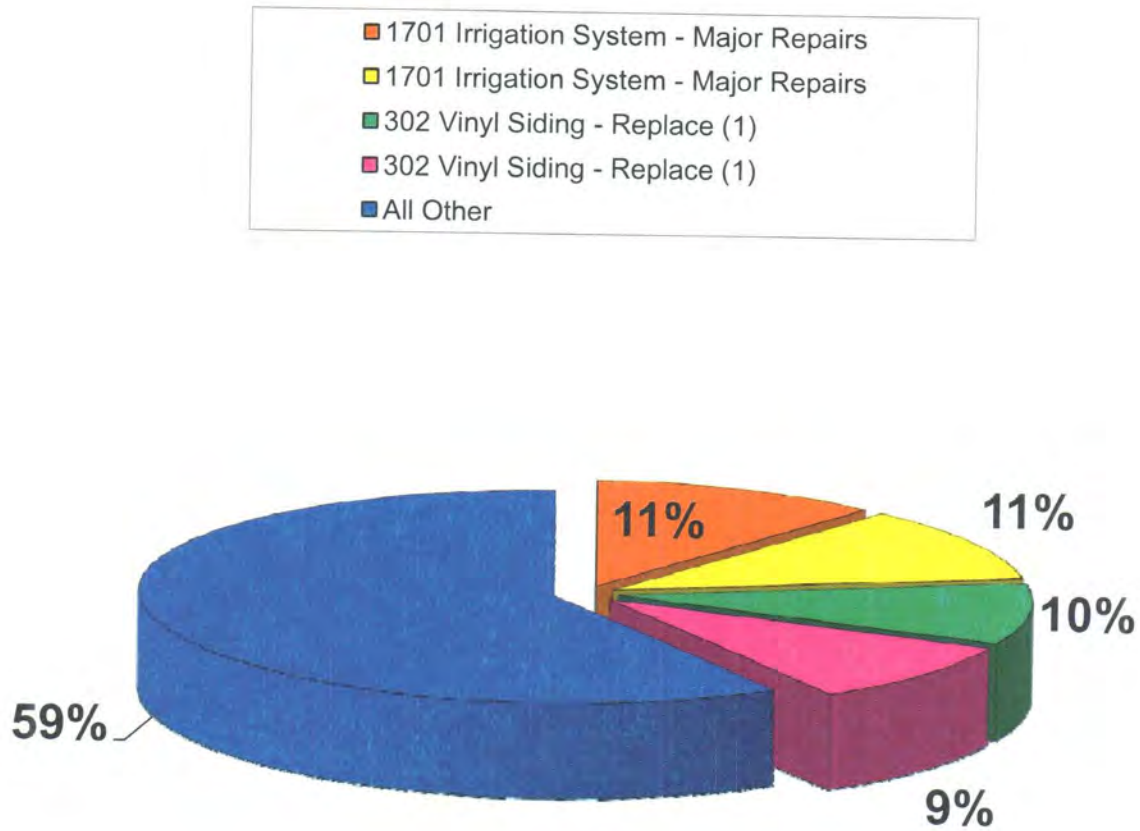
Component Inventory for Second Jefferson Green

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Roofing	105	Comp Shingle Roof - Replace (1)	20	15	\$136,500	\$159,250
	106	Comp Shingle Roof - Replace (2)	20	8	\$304,500	\$355,250
	120	Gutters/Downspouts - Replace (1)	20	15	\$21,200	\$25,100
	121	Gutters/Downspouts - Replace (2)	20	8	\$49,250	\$56,300
Painted Surfaces	202	Garage Door Trim/Access Doors - Repair	5	0	\$9,300	\$10,100
	207	Iron Fencing - Repaint	4	0	\$4,400	\$4,650
	209	Wood Fencing - Stain	3	0	\$8,300	\$9,350
Siding Materials	302	Vinyl Siding - Replace (1)	24	9	\$420,000	\$490,000
	303	Vinyl Siding - Replace (2)	24	10	\$420,000	\$490,000
	304	Vinyl Siding - Replace (3)	24	11	\$420,000	\$490,000
	306	Brick/Flagstone - Replace	N/A		\$0	\$0
Drive Materials	401	Asphalt - Overlay	24	3	\$336,250	\$403,500
	402	Asphalt - Seal Coat/crack fill	4	3	\$20,175	\$24,200
	407	Drive Concrete - Replace	24	3	\$79,675	\$84,500
Property Access	502	Garage Doors - Replace	20	2	\$71,400	\$77,700
	503	Garage Access Doors - Replace	5	2	\$4,500	\$5,000
Decking	601	Concrete Sidewalks/Decks - Repair	4	0	\$35,700	\$38,850
	607	Wood Deck - Replace	4	0	\$28,000	\$32,000
Prop. Identification	803	Mailboxes - Replace	15	0	\$18,150	\$20,900
	809	Address Signs - Replace	12	7	\$2,250	\$2,550
Fencing/Walls	1001	Wood Fencing - Replace (1)	20	10	\$16,725	\$19,000
	1001	Wood Fencing - Replace (2)	20	16	\$28,925	\$32,875
	1002	Ironwork Fencing - Replace	24	12	\$7,000	\$6,000
	1008	Vinyl Fencing - Replace	30	7	\$28,350	\$31,500
Pool/Spa	1101	Pool - Resurface	12	8	\$14,875	\$18,100
	1104	Pool Heater - Replace	12	1	\$3,000	\$3,500
	1104	Coping Stone / Tile - Replace	12	8	\$7,650	\$8,500
	1107	Pool Filter - Replace	15	6	\$1,700	\$2,000
	1111	Misc. Pool Equipment - Replace	N/A		\$0	\$0
	1112	Pool Cover - Replace	10	3	\$3,330	\$4,070
	1120	Pool Furniture - Replace	N/A		\$0	\$0
Recreation Equip.	1307	Benches - Replace	12	9	\$3,300	\$3,750
	1311	Pet Waste Pick Up Stations - Replace	N/A		\$0	\$0
Interiors	1413	Restroom - Remodel	17	0	\$10,000	\$12,000
Light Fixtures	1602	Exterior Wall Mount - Replace	18	6	\$16,400	\$19,700
	1604	Pole Lights - Replace	20	0	\$15,000	\$19,500
	1607	Globe Lights - Replace	N/A		\$0	\$0
Irrig. System	1701	Irrigation System - Major Repairs	3	1	\$60,000	\$75,000
	1703	Irrigation Controller - Replace	12	9	\$5,100	\$5,700
	1706	Backflow Devices - Replace	N/A		\$0	\$0
Landscaping	1801	Landscaping - Refurbish	3	1	\$60,000	\$75,000
	1813	Crusher Fine Paths - Replenish	N/A		\$0	\$0
Miscellaneous	2001	Sewer System - Major Repairs	3	1	\$25,000	\$30,000

Significant Components For Second Jefferson Green

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Comp Shingle Roof - Replace (1)	20	15	\$147,875	\$7,394	3.6623%
106	Comp Shingle Roof - Replace (2)	20	8	\$329,875	\$16,494	8.1697%
120	Gutters/Downspouts - Replace (1)	20	15	\$23,150	\$1,158	0.5733%
121	Gutters/Downspouts - Replace (2)	20	8	\$52,775	\$2,639	1.3070%
202	Garage Door Trim/Access Doors - Repaint	5	0	\$9,700	\$1,940	0.9609%
207	Iron Fencing - Repaint	4	0	\$4,525	\$1,131	0.5603%
209	Wood Fencing - Stain	3	0	\$8,825	\$2,942	1.4571%
302	Vinyl Siding - Replace (1)	24	9	\$455,000	\$18,958	9.3905%
303	Vinyl Siding - Replace (2)	24	10	\$455,000	\$18,958	9.3905%
304	Vinyl Siding - Replace (3)	24	11	\$455,000	\$18,958	9.3905%
401	Asphalt - Overlay	24	3	\$369,875	\$15,411	7.6336%
402	Asphalt - Seal Coat/crack fill	4	3	\$22,188	\$5,547	2.7475%
407	Drive Concrete - Replace	24	3	\$82,088	\$3,420	1.6942%
502	Garage Doors - Replace	20	2	\$74,550	\$3,728	1.8463%
503	Garage Access Doors - Replace	5	2	\$4,750	\$950	0.4706%
601	Concrete Sidewalks/Decks - Repair	4	0	\$37,275	\$9,319	4.6158%
607	Wood Deck - Replace	4	0	\$30,000	\$7,500	3.7149%
803	Mailboxes - Replace	15	0	\$19,525	\$1,302	0.6447%
809	Address Signs - Replace	12	7	\$2,400	\$200	0.0991%
1001	Wood Fencing - Replace (1)	20	10	\$17,863	\$893	0.4424%
1001	Wood Fencing - Replace (2)	20	16	\$30,900	\$1,545	0.7653%
1002	Ironwork Fencing - Replace	24	12	\$6,500	\$271	0.1341%
1008	Vinyl Fencing - Replace	30	7	\$29,925	\$998	0.4941%
1101	Pool - Resurface	12	8	\$16,488	\$1,374	0.6806%
1104	Coping Stone / Tile - Replace	12	8	\$8,075	\$673	0.3333%
1104	Pool Heater - Replace	12	1	\$3,250	\$271	0.1341%
1107	Pool Filter - Replace	15	6	\$1,850	\$123	0.0611%
1112	Pool Cover - Replace	10	3	\$3,700	\$370	0.1833%
1307	Benches - Replace	12	9	\$3,525	\$294	0.1455%
1413	Restroom - Remodel	17	0	\$11,000	\$647	0.3205%
1602	Exterior Wall Mount - Replace	18	6	\$18,050	\$1,003	0.4967%
1604	Pole Lights - Replace	20	0	\$17,250	\$863	0.4272%
1701	Irrigation System - Major Repairs	3	1	\$67,500	\$22,500	11.1448%
1703	Irrigation Controller - Replace	12	9	\$5,400	\$450	0.2229%
1801	Landscaping - Refurbish	3	1	\$67,500	\$22,500	11.1448%
2001	Sewer System - Major Repairs	3	1	\$27,500	\$9,167	4.5405%

Significant Components Graph For Second Jefferson Green



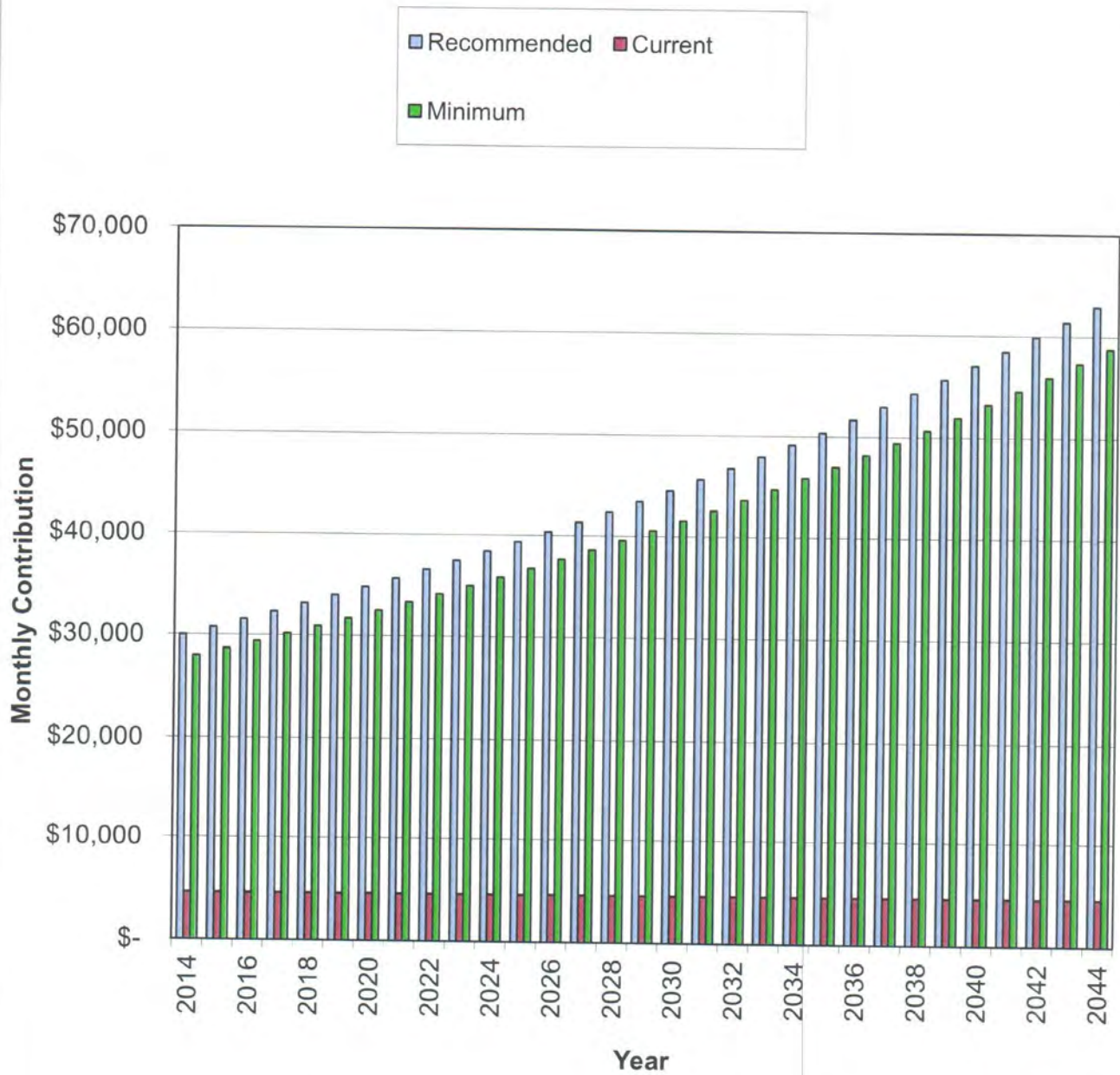
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL)	
					As \$	As %
1701	Irrigation System - Major Repairs	3	1	\$67,500	\$22,500	11%
1701	Irrigation System - Major Repairs	3	1	\$67,500	\$22,500	11%
302	Vinyl Siding - Replace (1)	24	9	\$455,000	\$18,958	9%
302	Vinyl Siding - Replace (1)	24	9	\$455,000	\$18,958	9%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$118,972	59%

Yearly Summary For Second Jefferson Green

Fiscal Year	Fully Funded Start Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Rec. Special Ass'mnt	Interest Income	Reserve Expenses
2014	\$1,857,424	\$175,858	9%	\$360,000	\$84,000	\$3,725	\$138,100
2015	\$1,998,061	\$485,483	24%	\$369,000	\$0	\$5,865	\$172,380
2016	\$2,117,070	\$687,968	32%	\$378,225	\$0	\$8,380	\$85,771
2017	\$2,339,649	\$988,802	42%	\$387,681	\$0	\$9,131	\$547,443
2018	\$2,100,075	\$838,171	40%	\$397,373	\$0	\$9,039	\$274,098
2019	\$2,144,644	\$970,485	45%	\$407,307	\$0	\$11,736	\$11,802
2020	\$2,473,610	\$1,377,726	56%	\$417,490	\$0	\$15,755	\$36,346
2021	\$2,800,425	\$1,774,625	63%	\$427,927	\$0	\$18,511	\$291,824
2022	\$2,885,243	\$1,929,239	67%	\$438,625	\$0	\$18,291	\$655,562
2023	\$2,606,219	\$1,730,594	66%	\$449,591	\$0	\$16,264	\$672,871
2024	\$2,309,527	\$1,523,578	66%	\$460,830	\$0	\$12,824	\$954,850
2025	\$1,719,662	\$1,042,382	61%	\$472,351	\$0	\$9,154	\$734,608
2026	\$1,347,686	\$789,280	59%	\$484,160	\$0	\$9,622	\$147,095
2027	\$1,584,774	\$1,135,967	72%	\$496,264	\$0	\$12,487	\$282,147
2028	\$1,704,337	\$1,362,572	80%	\$508,671	\$0	\$16,243	\$0
2029	\$2,136,101	\$1,887,486	88%	\$521,387	\$0	\$19,488	\$416,491
2030	\$2,166,528	\$2,011,871	93%	\$534,422	\$0	\$20,401	\$496,715
2031	\$2,129,864	\$2,069,979	97%	\$547,783	\$0	\$23,392	\$30,679
2032	\$2,592,141	\$2,610,474	101%	\$561,477	\$0	\$28,955	\$17,878
2033	\$3,102,583	\$3,183,029	103%	\$575,514	\$0	\$32,887	\$394,165
2034	\$3,259,117	\$3,397,265	104%	\$589,902	\$0	\$35,735	\$270,193
2035	\$3,568,538	\$3,752,709	105%	\$604,649	\$0	\$40,512	\$44,664
2036	\$4,143,288	\$4,353,207	105%	\$619,766	\$0	\$43,967	\$573,046
2037	\$4,210,649	\$4,443,893	106%	\$635,260	\$0	\$47,514	\$63,805
2038	\$4,830,219	\$5,062,861	105%	\$651,141	\$0	\$52,861	\$252,934
2039	\$5,298,578	\$5,513,930	104%	\$667,420	\$0	\$56,396	\$467,721
2040	\$5,583,821	\$5,770,024	103%	\$684,105	\$0	\$61,402	\$0
2041	\$6,389,293	\$6,515,532	102%	\$701,208	\$0	\$61,913	\$1,406,291
2042	\$5,787,726	\$5,872,362	101%	\$718,738	\$0	\$53,311	\$1,850,050
2043	\$4,724,803	\$4,794,361	101%	\$736,707	\$0	\$51,864	\$0

Reserve Contributions For Second Jefferson Green

Reserve Contributions



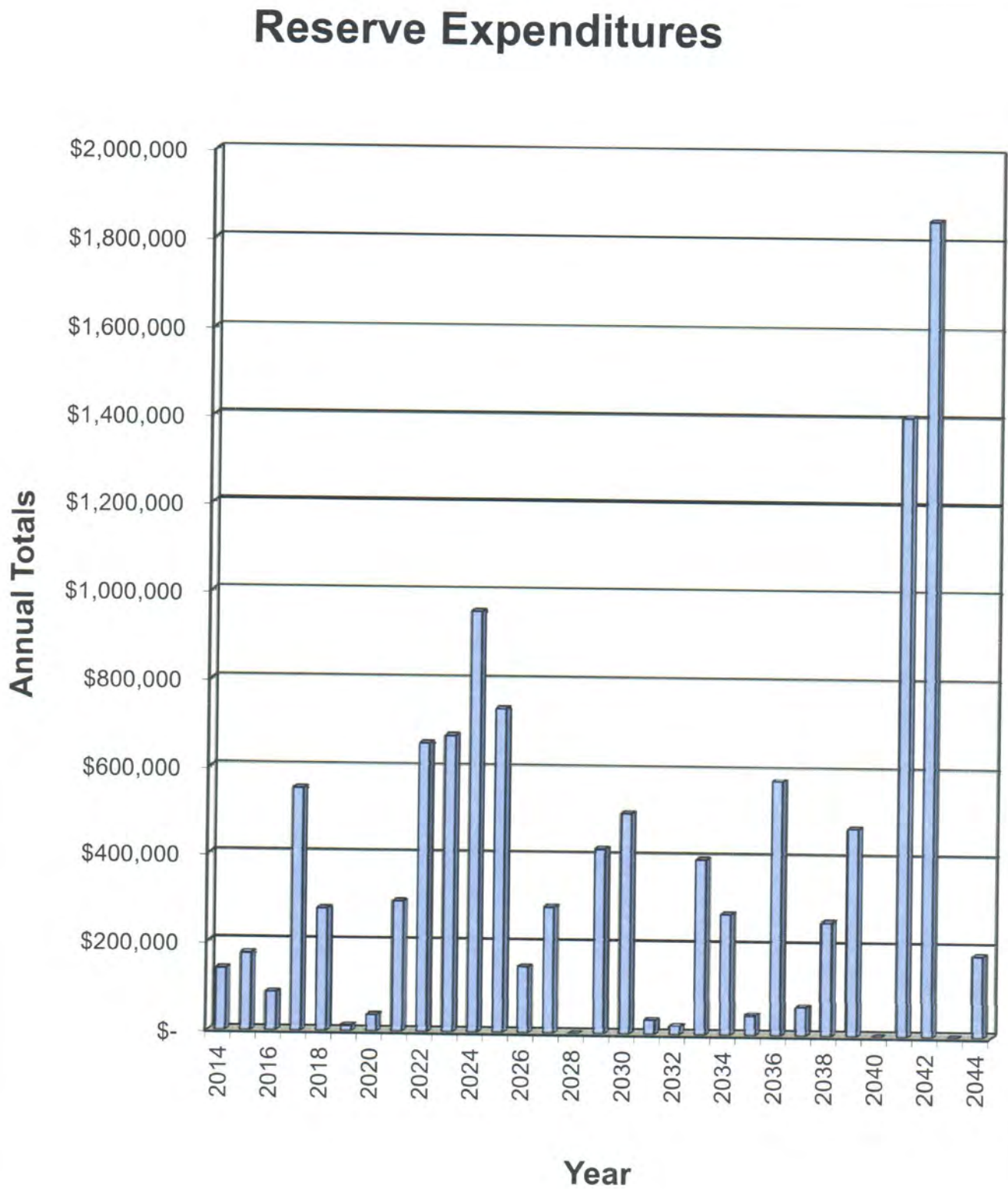
Component Funding Information For Second Jefferson Green

ID	Component Name	Ave Current Cost	Future Cost	Ideal Balance	Current Fund Balance	Monthly
105	Comp Shingle Roof - Replace (1)	\$147,875	\$266,315	\$36,969	\$0	\$1,098.69
106	Comp Shingle Roof - Replace (2)	\$329,875	\$451,457	\$197,925	\$0	\$2,450.92
120	Gutters/Downspouts - Replace (1)	\$23,150	\$41,692	\$5,788	\$0	\$172.00
121	Gutters/Downspouts - Replace (2)	\$52,775	\$72,226	\$31,665	\$0	\$392.11
202	Garage Door Trim/Access Doors - Repaint	\$9,700	\$11,802	\$9,700	\$9,700	\$288.28
207	Iron Fencing - Repaint	\$4,525	\$5,294	\$4,525	\$4,525	\$168.10
209	Wood Fencing - Stain	\$8,825	\$9,927	\$8,825	\$8,825	\$437.12
302	Vinyl Siding - Replace (1)	\$455,000	\$647,607	\$284,375	\$0	\$2,817.15
303	Vinyl Siding - Replace (2)	\$455,000	\$673,511	\$265,417	\$0	\$2,817.15
304	Vinyl Siding - Replace (3)	\$455,000	\$700,452	\$246,458	\$0	\$2,817.15
401	Asphalt - Overlay	\$369,875	\$416,059	\$323,641	\$0	\$2,290.09
402	Asphalt - Seal Coat/crack fill	\$22,188	\$24,958	\$5,547	\$0	\$824.25
407	Drive Concrete - Replace	\$82,088	\$92,337	\$71,827	\$0	\$508.25
502	Garage Doors - Replace	\$74,550	\$80,633	\$67,095	\$0	\$553.89
503	Garage Access Doors - Replace	\$4,750	\$5,138	\$2,850	\$0	\$141.17
601	Concrete Sidewalks/Decks - Repair	\$37,275	\$43,606	\$37,275	\$37,275	\$1,384.74
607	Wood Deck - Replace	\$30,000	\$35,096	\$30,000	\$30,000	\$1,114.48
803	Mailboxes - Replace	\$19,525	\$35,163	\$19,525	\$19,525	\$193.42
809	Address Signs - Replace	\$2,400	\$3,158	\$1,000	\$0	\$29.72
1001	Wood Fencing - Replace (1)	\$17,863	\$26,441	\$8,931	\$0	\$132.72
1001	Wood Fencing - Replace (2)	\$30,900	\$57,875	\$6,180	\$0	\$229.58
1002	Ironwork Fencing - Replace	\$6,500	\$10,407	\$3,250	\$0	\$40.24
1008	Vinyl Fencing - Replace	\$29,925	\$39,379	\$22,943	\$0	\$148.23
1101	Pool - Resurface	\$16,488	\$22,564	\$5,496	\$0	\$204.17
1104	Coping Stone / Tile - Replace	\$8,075	\$11,051	\$2,692	\$0	\$99.99
1104	Pool Heater - Replace	\$3,250	\$3,380	\$2,979	\$2,979	\$40.24
1107	Pool Filter - Replace	\$1,850	\$2,341	\$1,110	\$0	\$18.33
1112	Pool Cover - Replace	\$3,700	\$4,162	\$2,590	\$0	\$54.98
1307	Benches - Replace	\$3,525	\$5,017	\$881	\$0	\$43.65
1413	Restroom - Remodel	\$11,000	\$21,427	\$11,000	\$11,000	\$96.15
1602	Exterior Wall Mount - Replace	\$18,050	\$22,839	\$12,033	\$0	\$149.01
1604	Pole Lights - Replace	\$17,250	\$37,797	\$17,250	\$17,250	\$128.16
1701	Irrigation System - Major Repairs	\$67,500	\$70,200	\$45,000	\$34,779	\$3,343.43
1703	Irrigation Controller - Replace	\$5,400	\$7,686	\$1,350	\$0	\$66.87
1801	Landscaping - Refurbish	\$67,500	\$70,200	\$45,000	\$0	\$3,343.43
2001	Sewer System - Major Repairs	\$27,500	\$28,600	\$18,333	\$0	\$1,362.14

Yearly Cash Flow For Second Jefferson Green

Year	2014	2015	2016	2017	2018
Starting Balance	\$175,858	\$485,483	\$687,968	\$988,802	\$838,171
Reserve Income	\$360,000	\$369,000	\$378,225	\$387,681	\$397,373
Interest Earnings	\$3,725	\$5,865	\$8,380	\$9,131	\$9,039
Special Assessments	\$84,000	\$0	\$0	\$0	\$0
Funds Available	\$623,583	\$860,348	\$1,074,573	\$1,385,614	\$1,244,583
Reserve Expenditures	\$138,100	\$172,380	\$85,771	\$547,443	\$274,098
Ending Balance	\$485,483	\$687,968	\$988,802	\$838,171	\$970,485
Year	2019	2020	2021	2022	2023
Starting Balance	\$970,485	\$1,377,726	\$1,774,625	\$1,929,239	\$1,730,594
Reserve Income	\$407,307	\$417,490	\$427,927	\$438,625	\$449,591
Interest Earnings	\$11,736	\$15,755	\$18,511	\$18,291	\$16,264
Special Assessments	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,389,528	\$1,810,971	\$2,221,063	\$2,386,155	\$2,196,448
Reserve Expenditures	\$11,802	\$36,346	\$291,824	\$655,562	\$672,871
Ending Balance	\$1,377,726	\$1,774,625	\$1,929,239	\$1,730,594	\$1,523,578
Year	2024	2025	2026	2027	2028
Starting Balance	\$1,523,578	\$1,042,382	\$789,280	\$1,135,967	\$1,362,572
Reserve Income	\$460,830	\$472,351	\$484,160	\$496,264	\$508,671
Interest Earnings	\$12,824	\$9,154	\$9,622	\$12,487	\$16,243
Special Assessments	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,997,232	\$1,523,888	\$1,283,062	\$1,644,718	\$1,887,486
Reserve Expenditures	\$954,850	\$734,608	\$147,095	\$282,147	\$0
Ending Balance	\$1,042,382	\$789,280	\$1,135,967	\$1,362,572	\$1,887,486
Year	2029	2030	2031	2032	2033
Starting Balance	\$1,887,486	\$2,011,871	\$2,069,979	\$2,610,474	\$3,183,029
Reserve Income	\$521,387	\$534,422	\$547,783	\$561,477	\$575,514
Interest Earnings	\$19,488	\$20,401	\$23,392	\$28,955	\$32,887
Special Assessments	\$0	\$0	\$0	\$0	\$0
Funds Available	\$2,428,361	\$2,566,693	\$2,641,154	\$3,200,906	\$3,791,430
Reserve Expenditures	\$416,491	\$496,715	\$30,679	\$17,878	\$394,165
Ending Balance	\$2,011,871	\$2,069,979	\$2,610,474	\$3,183,029	\$3,397,265
Year	2034	2035	2036	2037	2038
Starting Balance	\$3,397,265	\$3,752,709	\$4,353,207	\$4,443,893	\$5,062,861
Reserve Income	\$589,902	\$604,649	\$619,766	\$635,260	\$651,141
Interest Earnings	\$35,735	\$40,512	\$43,967	\$47,514	\$52,861
Special Assessments	\$0	\$0	\$0	\$0	\$0
Funds Available	\$4,022,902	\$4,397,871	\$5,016,939	\$5,126,666	\$5,766,864
Reserve Expenditures	\$270,193	\$44,664	\$573,046	\$63,805	\$252,934
Ending Balance	\$3,752,709	\$4,353,207	\$4,443,893	\$5,062,861	\$5,513,930
Year	2039	2040	2041	2042	2043
Starting Balance	\$5,513,930	\$5,770,024	\$6,515,532	\$5,872,362	\$4,794,361
Reserve Income	\$667,420	\$684,105	\$701,208	\$718,738	\$736,707
Interest Earnings	\$56,396	\$61,402	\$61,913	\$53,311	\$51,864
Special Assessments	\$0	\$0	\$0	\$0	\$0
Funds Available	\$6,237,745	\$6,515,532	\$7,278,653	\$6,644,411	\$5,582,932
Reserve Expenditures	\$467,721	\$0	\$1,406,291	\$1,850,050	\$0
Ending Balance	\$5,770,024	\$6,515,532	\$5,872,362	\$4,794,361	\$5,582,932

Yearly Expenditures Graph For Second Jefferson Green



Projected Reserve Expenditures For Second Jefferson Green

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2014	202	Garage Door Trim/Access Doors - Repaint	\$9,700	\$138,100
	207	Iron Fencing - Repaint	\$4,525	
	209	Wood Fencing - Stain	\$8,825	
	601	Concrete Sidewalks/Decks - Repair	\$37,275	
	607	Wood Deck - Replace	\$30,000	
	803	Mailboxes - Replace	\$19,525	
	1413	Restroom - Remodel	\$11,000	
	1604	Pole Lights - Replace	\$17,250	
2015	1104	Pool Heater - Replace	\$3,380	\$172,380
	1701	Irrigation System - Major Repairs	\$70,200	
	1801	Landscaping - Refurbish	\$70,200	
	2001	Sewer System - Major Repairs	\$28,600	
2016	502	Garage Doors - Replace	\$80,633	\$85,771
	503	Garage Access Doors - Replace	\$5,138	
2017	209	Wood Fencing - Stain	\$9,927	\$547,443
	401	Asphalt - Overlay	\$416,059	
	402	Asphalt - Seal Coat/crack fill	\$24,958	
	407	Drive Concrete - Replace	\$92,337	
	1112	Pool Cover - Replace	\$4,162	
2018	207	Iron Fencing - Repaint	\$5,294	\$274,098
	601	Concrete Sidewalks/Decks - Repair	\$43,606	
	607	Wood Deck - Replace	\$35,096	
	1701	Irrigation System - Major Repairs	\$78,965	
	1801	Landscaping - Refurbish	\$78,965	
	2001	Sewer System - Major Repairs	\$32,171	
2019	202	Garage Door Trim/Access Doors - Repaint	\$11,802	\$11,802
2020	209	Wood Fencing - Stain	\$11,166	\$36,346
	1107	Pool Filter - Replace	\$2,341	
	1602	Exterior Wall Mount - Replace	\$22,839	
2021	402	Asphalt - Seal Coat/crack fill	\$29,197	\$291,824
	503	Garage Access Doors - Replace	\$6,251	
	809	Address Signs - Replace	\$3,158	
	1008	Vinyl Fencing - Replace	\$39,379	
	1701	Irrigation System - Major Repairs	\$88,825	
	1801	Landscaping - Refurbish	\$88,825	
	2001	Sewer System - Major Repairs	\$36,188	
2022	106	Comp Shingle Roof - Replace (2)	\$451,457	\$655,562
	121	Gutters/Downspouts - Replace (2)	\$72,226	
	207	Iron Fencing - Repaint	\$6,193	
	601	Concrete Sidewalks/Decks - Repair	\$51,013	
	607	Wood Deck - Replace	\$41,057	
	1101	Pool - Resurface	\$22,564	
	1104	Coping Stone / Tile - Replace	\$11,051	
2023	209	Wood Fencing - Stain	\$12,561	\$672,871
	302	Vinyl Siding - Replace (1)	\$647,607	
	1307	Benches - Replace	\$5,017	
	1703	Irrigation Controller - Replace	\$7,686	
2024	202	Garage Door Trim/Access Doors - Repaint	\$14,358	\$954,850
	303	Vinyl Siding - Replace (2)	\$673,511	
	1001	Wood Fencing - Replace (1)	\$26,441	
	1701	Irrigation System - Major Repairs	\$99,916	
	1801	Landscaping - Refurbish	\$99,916	
	2001	Sewer System - Major Repairs	\$40,707	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2025	304	Vinyl Siding - Replace (3)	\$700,452	
	402	Asphalt - Seal Coat/crack fill	\$34,157	\$734,608
2026	207	Iron Fencing - Repaint	\$7,245	
	209	Wood Fencing - Stain	\$14,129	
	503	Garage Access Doors - Replace	\$7,605	
	601	Concrete Sidewalks/Decks - Repair	\$59,678	
	607	Wood Deck - Replace	\$48,031	
	1002	Ironwork Fencing - Replace	\$10,407	\$147,095
2027	1104	Pool Heater - Replace	\$5,411	
	1112	Pool Cover - Replace	\$6,161	
	1701	Irrigation System - Major Repairs	\$112,392	
	1801	Landscaping - Refurbish	\$112,392	
	2001	Sewer System - Major Repairs	\$45,790	\$282,147
2028		No Expenditures Projected		\$0
2029	105	Comp Shingle Roof - Replace (1)	\$266,315	
	120	Gutters/Downspouts - Replace (1)	\$41,692	
	202	Garage Door Trim/Access Doors - Repaint	\$17,469	
	209	Wood Fencing - Stain	\$15,893	
	402	Asphalt - Seal Coat/crack fill	\$39,958	
	803	Mailboxes - Replace	\$35,163	\$416,491
2030	207	Iron Fencing - Repaint	\$8,475	
	601	Concrete Sidewalks/Decks - Repair	\$69,815	
	607	Wood Deck - Replace	\$56,189	
	1001	Wood Fencing - Replace (2)	\$57,875	
	1701	Irrigation System - Major Repairs	\$126,426	
	1801	Landscaping - Refurbish	\$126,426	
	2001	Sewer System - Major Repairs	\$51,507	\$496,715
2031	503	Garage Access Doors - Replace	\$9,253	
	1413	Restroom - Remodel	\$21,427	\$30,679
2032	209	Wood Fencing - Stain	\$17,878	\$17,878
2033	402	Asphalt - Seal Coat/crack fill	\$46,746	
	809	Address Signs - Replace	\$5,056	
	1701	Irrigation System - Major Repairs	\$142,212	
	1801	Landscaping - Refurbish	\$142,212	
	2001	Sewer System - Major Repairs	\$57,938	\$394,165
2034	202	Garage Door Trim/Access Doors - Repaint	\$21,254	
	207	Iron Fencing - Repaint	\$9,915	
	601	Concrete Sidewalks/Decks - Repair	\$81,674	
	607	Wood Deck - Replace	\$65,734	
	1101	Pool - Resurface	\$36,126	
	1104	Coping Stone / Tile - Replace	\$17,693	
	1604	Pole Lights - Replace	\$37,797	\$270,193
2035	209	Wood Fencing - Stain	\$20,110	
	1107	Pool Filter - Replace	\$4,216	
	1307	Benches - Replace	\$8,033	
	1703	Irrigation Controller - Replace	\$12,305	\$44,664
2036	502	Garage Doors - Replace	\$176,677	
	503	Garage Access Doors - Replace	\$11,257	
	1701	Irrigation System - Major Repairs	\$159,970	
	1801	Landscaping - Refurbish	\$159,970	
	2001	Sewer System - Major Repairs	\$65,173	\$573,046
2037	402	Asphalt - Seal Coat/crack fill	\$54,686	
	1112	Pool Cover - Replace	\$9,119	\$63,805
2038	207	Iron Fencing - Repaint	\$11,599	
	209	Wood Fencing - Stain	\$22,621	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2039	601	Concrete Sidewalks/Decks - Repair	\$95,547	\$252,934
	607	Wood Deck - Replace	\$76,899	
	1602	Exterior Wall Mount - Replace	\$46,268	
	202	Garage Door Trim/Access Doors - Repaint	\$25,859	\$467,721
	1104	Pool Heater - Replace	\$8,664	
	1701	Irrigation System - Major Repairs	\$179,944	
2040	1801	Landscaping - Refurbish	\$179,944	
	2001	Sewer System - Major Repairs	\$73,310	
2040	No Expenditures Projected			\$0
2041	209	Wood Fencing - Stain	\$25,446	\$1,406,291
	401	Asphalt - Overlay	\$1,066,486	
	402	Asphalt - Seal Coat/crack fill	\$63,975	
	407	Drive Concrete - Replace	\$236,689	
	503	Garage Access Doors - Replace	\$13,696	
	106	Comp Shingle Roof - Replace (2)	\$989,197	
2042	121	Gutters/Downspouts - Replace (2)	\$158,257	\$1,850,050
	207	Iron Fencing - Repaint	\$13,569	
	601	Concrete Sidewalks/Decks - Repair	\$111,777	
	607	Wood Deck - Replace	\$89,961	
	1701	Irrigation System - Major Repairs	\$202,412	
	1801	Landscaping - Refurbish	\$202,412	
2043	2001	Sewer System - Major Repairs	\$82,464	\$0
2043	No Expenditures Projected			
2044	202	Garage Door Trim/Access Doors - Repaint	\$31,461	\$181,346
	209	Wood Fencing - Stain	\$28,623	
	803	Mailboxes - Replace	\$63,327	
	1001	Wood Fencing - Replace (1)	\$57,935	

Comp #: 105 Comp Shingle Roof - Replace (1)

*Observations:*

Installed shingles appear to be a "30" year rated shingle and are in good condition at time of observation with only minor surface granule loss (typical). Despite the 30 year rating, associations should expect to replace comp shingles on a 20 year cycle due to small hail events, freeze/thaw cycles, and high winds. Estimates on this line item are for complete tear off and replacement.

Location: Buildings north of Floyd*Quantity:* Approx. 455 squares*Life Expectancy:* 20 *Remaining Life:* 15*Best Cost:* \$136,500

\$300/square; Estimate to remove and replace

Worst Cost: \$159,250

\$350/squares; Higher estimate for more labor costs

Source of Information: Cost Database*General Notes:*

Unit Buildings north of Floyd:
Style A - 35 sqs/bldg x 6 = 210 sqs
Style B - 35 sqs/bldg x 7 = 245 sqs

Comp #: 106 Comp Shingle Roof - Replace (2)

**Observations:**

Installed shingles appear to be a "30" year rated shingle and are in fair condition at time of observation with surface granule loss and minor curling noted. Despite the 30 year rating, associations should expect to replace comp shingles on a 20 year cycle due to small hail events, freeze/thaw cycles, and high winds. Estimates on this line item are for complete tear off and replacement.

Location: Buildings south of Floyd**Quantity:** Approx. 1015 squares**Life Expectancy:** 20 Remaining Life: 8**Best Cost:** \$304,500

\$300/square; Estimate to remove and replace

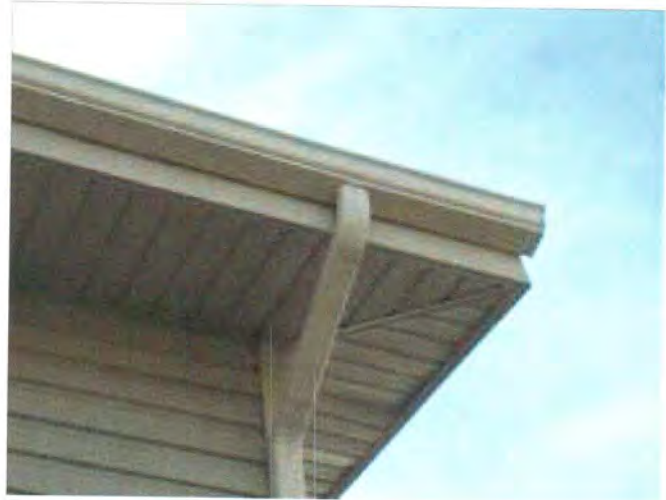
Worst Cost: \$355,250

\$350/squares; Higher estimate for more labor costs

Source of Information: Cost Database**General Notes:**

Pool building - 19 Squares
Style A - 35 sqs/bldg x 13 = 455 squares
Style B - 35 sqs/bldg x 16 = 560 squares

Comp #: 120 Gutters/Downspouts - Replace (1)

**Observations:**

Gutters and downspouts appeared to be properly sloped and no overtly damaged gutter lines or downspouts were noted. Expect to replace the gutters and downspouts at the same time as replacing the comp shingle roofs every 20 years. At time of preparing this report, it was not clear whether the gutters and downspouts were replaced at time of the last roof replacement cycle. However, for best cost estimates, we recommend replacing all lines within the next 12 - 15 years and at the same time as roof replacement.

Location: Perimeter of unit roofs**Quantity:** Approx. 4,185 LF**Life Expectancy:** 20 Remaining Life: 15**Best Cost:** \$21,200

\$5.25/LF; Estimate to replace

Worst Cost: \$25,100

\$6.00/LF; Higher estimate for larger lines

Source of Information: Cost Database**General Notes:**

Unit Buildings north of Floyd:
Style A - 260 LF/Bldg x 6 = 1560 LF
Style B - 375 LF/Bldg x 7 = 2625 LF

Comp #: 121 Gutters/Downspouts - Replace (2)

*Observations:*

Gutters and downspouts appeared to be properly sloped and no overtly damaged gutter lines or downspouts were noted. Expect to replace the gutters and downspouts at the same time as replacing the comp shingle roofs every 20 years. At time of preparing this report, it was not clear whether the gutters and downspouts were replaced at time of the last roof replacement cycle. However, for best cost estimates, we recommend replacing all lines within the next 7 - 8 years and at the same time as roof replacement.

Location: Perimeter of roofs (south of Floyd)*Quantity:* Approx. 9380 LF*Life Expectancy:* 20 Remaining Life: 8*Best Cost:* \$49,250

\$5.25/LF; Estimate to replace

Worst Cost: \$56,300

\$6.00/LF; Higher estimate for larger lines

Source of Information: Cost Database*General Notes:*

Unit buildings -
Style A - 260 LF/bldg x 13 = 3380 LF
Style B - 375 LF/bldg x 16 = 6000 LF

Comp #: 202 Garage Door Trim/Access Doors - Repaint



Observations:

Many areas of missing paint were noted, especially on the garage door trim and most affected areas were at or near grade. The advanced deterioration at the bottom of the trim is likely due to frequent contact with water and ice on the asphalt. Expect to repaint doors and door trim every 4 - 5 years.

Location: Garage access doors, trim around door

Quantity: (168) units

Life Expectancy: 5 *Remaining Life:* 0

Best Cost: \$9,300

\$55/unit; Estimate to repaint door trim and doors

Worst Cost: \$10,100

\$60/unit; Higher estimate for more prep work

Source of Information: Cost database

General Notes:

Comp #: 207 Iron Fencing - Repaint

**Observations:**

Paint on exterior metal surfaces are faded and thinning throughout the community and painting should be completed within this calendar year (2014). Under normal conditions and with proper maintenance, metal should be painted every 3 - 4 years to ensure an appropriate appearance and to protect the materials from the elements. Make any needed repairs at the same time as repainting using operating funds.

Location: Pool fence, unit buildings**Quantity:** Approx. 1,030 LF**Life Expectancy:** 4 **Remaining Life:** 0**Best Cost:** \$4,400

\$4.25/LF; Estimate to repaint fence

Worst Cost: \$4,650

\$4.50/LF; Higher estimate for more prep costs

Source of Information: Cost Database**General Notes:**

Pool Fencing - 200 LF
Unit Buildings - 675 LF
Bldg. 10 - 155 LF

Comp #: 209 Wood Fencing - Stain

*Observations:*

Fence stain is thin and many areas of exposed wood were present at the bottom of the slats. Restain the wood fencing throughout the community this fiscal year (2014) to prevent advanced deterioration of the fence. Wood fencing should be stained every 2 - 3 years in this climate.

Location: Property perimeter, trash enclosures*Quantity:* Approx. 2,075 LF*Life Expectancy:* 3 *Remaining Life:* 0*Best Cost:* \$8,300

\$4.00/LF: Estimate to repaint fence

Worst Cost: \$9,350

\$4.50/LF; Higher estimate for more prep work

Source of Information: Cost database*General Notes:*

Trash Enclosure's - 6'6" High by 415 LF
Perimeter Fence: 6' High
Hamilton Heading North to Vinyl Fence - 760 LF
W. Floyd Heading North - 900 LF

Comp #: 302 Vinyl Siding - Replace (1)

**Observations:**

At time of observation it appeared that areas of vinyl siding are being replaced with new siding. The problem with the current process for vinyl siding replacement is that the colors do not match, the style is different and the overall appearance of the buildings is affected. The most apparent siding issues are on the South facing exterior walls where the siding has severely faded. The typical useful life of vinyl siding is 20 - 25 years in this environment and complete replacement should be planned within the next 9 - 11 years. We have split siding replacement into 3 phases in an attempt of ease budgeting concerns.

Location: Building siding materials**Quantity:** Approx. 210,000 GSF**Life Expectancy:** 24 **Remaining Life:** 9**Best Cost:** \$420,000

\$6.00/GSF; Estimate to replace

Worst Cost: \$490,000

\$7.00/GSF; Higher estimate

Source of Information: Cost Database**General Notes:**

Clubhouse - 1,120 GSF
Unit Buildings:
Style A (19 Bldgs)- 4,472 GSF/Bldg = 84,968 GSF
Style B (23 Bldgs)- 5,376 GSF/Bldg = 123,648 GSF

Comp #: 303 Vinyl Siding - Replace (2)

*Observations:*

At time of observation it appeared that areas of vinyl siding are being replaced with new siding. The problem with the current process for vinyl siding replacement is that the colors do not match, the style is different and the overall appearance of the buildings is affected. The most apparent siding issues are on the South facing exterior walls where the siding has severely faded. The typical useful life of vinyl siding is 20 - 25 years in this environment and complete replacement should be planned within the next 9 - 11 years. We have split siding replacement into 3 phases in an attempt of ease budgeting concerns.

Location: Building siding materials*Quantity:* Approx. 210,000 GSF*Life Expectancy:* 24 *Remaining Life:* 10*Best Cost:* \$420,000

\$6.00/GSF; Estimate to replace

Worst Cost: \$490,000

\$7.00/GSF; Higher estimate

Source of Information: Cost Database*General Notes:*

Clubhouse - 1,120 GSF

Unit Buildings:

Style A (19 Bldgs)- 4,472 GSF/Bldg = 84,968 GSF

Style B (23 Bldgs)- 5,376 GSF/Bldg = 123,648 GSF

Comp #: 304 Vinyl Siding - Replace (3)

*Observations:*

At time of observation it appeared that areas of vinyl siding are being replaced with new siding. The problem with the current process for vinyl siding replacement is that the colors do not match, the style is different and the overall appearance of the buildings is affected. The most apparent siding issues are on the South facing exterior walls where the siding has severely faded. The typical useful life of vinyl siding is 20 - 25 years in this environment and complete replacement should be planned within the next 9 - 11 years. We have split siding replacement into 3 phases in an attempt to ease budgeting concerns.

Location: Building siding materials*Quantity:* Approx. 210,000 GSF*Life Expectancy:* 24 *Remaining Life:* 11*Best Cost:* \$420,000

\$6.00/GSF; Estimate to replace

Worst Cost: \$490,000

\$7.00/GSF; Higher estimate

Source of Information: Cost Database*General Notes:*

Clubhouse - 1,120 GSF

Unit Buildings:

Style A (19 Bldgs)- 4,472 GSF/Bldg = 84,968 GSF

Style B (23 Bldgs)- 5,376 GSF/Bldg = 123,648 GSF

Comp #: 306 Brick/Flagstone - Replace

*Observations:*

Stones and bricks appeared to be adhered to the sides well with no loose or missing material noted. Typically, this type of material has an extended life expectancy and complete replacement is unlikely. There are times where some stones will loosen and fall off, but this is unpredictable when and how much would occur. Repairs should be handled as a maintenance issue on an as needed basis. Therefore, Reserve funding is not required for this component at this time. If it later turns out that frequent repairs are necessary, then funding could be added in future Reserve Study updates.

Location: Building siding accents*Quantity:* Approx. 29,915 GSF*Life Expectancy:* N/A *Remaining Life:**Best Cost:* \$0*Worst Cost:* \$0*Source of Information:**General Notes:*

Brick -
Pool Area
Brick Columns - 850 GSF
Unit Buildings:
Style A (19 Bldgs)- 618 GSF/Bldg = 11,124 GSF
Style B (23 Bldgs)- 780 GSF/Bldg = 17,940 GSF
Flagstone -
Building 164 - Approximately 620 GSF

Comp #: 401 Asphalt - Overlay

*Observations:*

Asphalt surfaces are starting to deteriorate exponentially as compared to the conditions last observed in 2007. There were many areas of IR patching noted and still other areas that show signs of settling, ponding and severe "alligatoring". The asphalt in the community should be roto-milled and overlayed within the next 2 - 3 years to restore appearance and function. An overlay should be planned every 20 - 25 years in this environment depending on levels of maintenance and care.

Location: Community driveways and parking areas*Quantity:* Approx. 134,500 GSF*Life Expectancy:* 24 *Remaining Life:* 3*Best Cost:* \$336,250

\$2.50/GSF; Est. to rotomill and 2" overlay

Worst Cost: \$403,500

\$3.00/GSF; Higher estimate for more repairs

Source of Information: Cost Database*General Notes:*

Buildings:
1-6 - 22,477 GSF
7-13 - 21,438 GSF
14-18 - 17,410 GSF
19-22 - 14,000 GSF
23-32 - 25,216 GSF
33-42 - 33,830 GSF

Comp #: 402 Asphalt - Seal Coat/crack fill



Observations:

Seal coat should be planned every 3 - 4 years in this environment to protect against oxidation and water damage. It is generally recommended that asphalt seal coating occur in the Spring season. Crack seal and joint seal should occur annually on an as needed basis using operating funds.

Location: Community driveways and parking areas

General Notes:

Quantity: Approx. 134,500 GSF

Life Expectancy: 4 *Remaining Life:* 3

Best Cost: \$20,175

\$.15/GSF; Est. for seal coat and stripe

Worst Cost: \$24,200

\$.18/GSF; Higher est. includes repairs/crack fill

Source of Information: Cost Database

Buildings:
 1-6 - 22,477 GSF
 7-13 - 21,438 GSF
 14-18 - 17,410 GSF
 19-22 - 14,000 GSF
 23-32 - 25,216 GSF
 33-42 - 33,830 GSF

Comp #: 407 Drive Concrete - Replace

*Observations:*

In general, concrete curbs and gutters are in poor condition with cracking and chipped surfaces throughout community. Many sections are either cracked or completely breaking apart. Curbs and gutters are subject to more advanced deterioration due to trucks and plows hitting them during the year. Since we are recommending that the association complete a full mill and overlay in approximately 3 years, we recommend replacing the curbing and drain pans at the same time in order to receive the best possible cost estimate based on quantity of work. If the work is completed upon updating this report, we can adjust this line item to reflect a periodical allowance in the future for concrete repairs rather than complete replacement.

Location: Common areas*Quantity:* See General Notes*Life Expectancy:* 24 *Remaining Life:* 3*Best Cost:* \$79,675

Estimate to replace drive concrete

Worst Cost: \$84,500

Higher estimate for more labor

Source of Information: Cost Database*General Notes:*

Concrete drain pans:
Flower to Pool Area to Bldg. 37
1,350 GSF
Throughout Community
990 GSF
drain swale - \$8.50 - \$9.25/GSF
curbing - \$9.75 - \$10.25/LF
curbing - 6,130 LF

Comp #: 502 Garage Doors - Replace

*Observations:*

Conditions vary throughout the community with several doors showing signs of wear and deterioration with numerous dings and dents. The declarations specifically state the association is responsible for replacement. We suggest establishing a Reserve fund for replacement so the association can maintain a consistent appearance and obtain the best replacement cost possible due to replacing multiple doors at the same time. The average life expectancy for these types of garage doors should range between 20 - 25 years with proper use and care.

Location: At each garage*Quantity:* (84) 16x7 doors*Life Expectancy:* 20 *Remaining Life:* 2*Best Cost:* \$71,400

\$850/door; Estimate to replace doors

Worst Cost: \$77,700

\$925/door; Higher estimate for better quality

Source of Information: Cost database*General Notes:*

Unit Buildings:
16x7 Garage Doors
Style A (19 Bldgs)- 2 Doors/Bldg = 38 Doors
Style B (23 Bldgs)- 2 Doors/Bldg = 46 Doors

Comp #: 503 Garage Access Doors - Replace



Observations:

It appears that several doors have been replaced since our last site visit in 2007 and the replacement plan of 10 doors every 5 years is keeping the association doors appearing in good to fair condition. No overtly damaged doors were observed. Continue to fund partial door replacement on a 5 years cycle to maintain appearance and function.

Location: Adjacent to garages

Quantity: (42) 3x7 doors

Life Expectancy: 5 Remaining Life: 2

Best Cost: \$4,500

Estimate to replace 10 doors every 5 years

Worst Cost: \$5,000

Higher estimate for better quality door

Source of Information: Cost Database

General Notes:

Unit Buildings: 3x7 Access Doors
Style A (19 Bldgs)- 1 Door/Bldg = 19 Doors
Style B (23 Bldgs)- 1 Door/Bldg = 23 Doors

Comp #: 601 Concrete Sidewalks/Decks - Repair

*Observations:*

It is unlikely that all concrete surfaces will fail and need to be replaced at the same time. Based on our recent property observation, the sidewalk concrete conditions are worsening and therefore we are recommending a more aggressive plan for repairs/replacement. Frequent repairs and replacement to a percentage of the area (10% or 4200 GSF), should be anticipated every 4 years.

Location: Common sidewalks, pool deck

Quantity: Approx. 41,750 GSF

Life Expectancy: 4 *Remaining Life:* 0

Best Cost: \$35,700

Estimate to replace 5% of area every 3 years

Worst Cost: \$38,850

Higher estimate for more repairs

Source of Information: Cost Database

General Notes:

Trash Enclosure Pads - 1,008 GSF
Clubhouse Sidewalk - 1,564 GSF
Unit Buildings:
Style A (19 Bldgs)- 195 GSF/Bldg = 3,705 GSF
Style B (23 Bldgs)- 192 GSF/Bldg = 4,416 GSF
Common Sidewalks - 28,112 GSF
pool deck - Approx. 2,950 GSF (will be mud jacked in 2007)

Comp #: 607 Wood Deck - Replace

*Observations:*

Some units had front decks, but they varied in design, size, and type of material from unit to unit. Assume these front decks are the responsibility of the individual unit owner. Therefore, Reserve funding is not required for the front decks. The upper unit decks are considered to be exclusive use common areas and should be the responsibility of the owner that has access to the decks. However, it was reported the decks are the responsibility of the association. Due to varying conditions and levels of use, we recommend replacing approximately 10 decks every 4 years. When replacement is required, we recommend using an alternative product (composite decking) that has a longer life expectancy and requires less maintenance.

Location: Unit decks*Quantity:* (42) 4x8 decks*Life Expectancy:* 4 *Remaining Life:* 0*Best Cost:* \$28,000

Estimate to replace 10 decks every 4 years

Worst Cost: \$32,000

Higher estimate for upgraded material

Source of Information: Past client cost*General Notes:*

Project history -
The decking on 20 decks have been replaced
since 2010 - \$61,039 total cost.

Comp #: 803 Mailboxes - Replace

*Observations:*

Mailbox stations are rusting at the base where they are anchored into the concrete pad. According to several manufacturers, the typical life expectancy for this type of mailbox is 12 - 18 years in this environment. Remaining life is based on average age of all units. While it is possible the US Post Office will maintain and replace these boxes in the future, in our experience, we have seen in numerous similar circumstances that the post office makes the association responsible for replacement. This line item is included as a conservative measure in case the post office decides the association is responsible for replacement.

Location: Intersection of Floyd and Garrison*Quantity:* (11) 16 box CBU's, 2 parcel units*Life Expectancy:* 15 *Remaining Life:* 0*Best Cost:* \$18,150

\$1650/CBU; Estimate to replace

Worst Cost: \$20,900

\$1900/CBU; Higher estimate for better quality

Source of Information: Cost Database*General Notes:*

(11) 16 Box
(2) 2 Box Parcel - \$500 each

Comp #: 809 Address Signs - Replace

*Observations:*

Noted several areas of missing paint and some of the plywood chipping off on at least one sign. Another sign had been vandalized. It is typical for similar communities in the area to replace address signs every 10 - 12 years in order to ensure legibility and a modern and appropriate appearance to the community entrances. Expect to replace these signs during this fiscal year (2012) to restore/modernize the appearance.

Location: Entrances to parking lots/driveways

Quantity: (6) Building address signs

Life Expectancy: 12 *Remaining Life:* 7

Best Cost: \$2,250

\$375/sign; Estimate to replace with similar

Worst Cost: \$2,550

\$425/sign; Higher estimate for better quality

Source of Information: Cost Database

General Notes:

- (6) Unit Bldg. Signs - 6x2 with 4.5' posts
- (8) Private Property Signs - 6' Tall

Comp #: 1001 Wood Fencing - Replace (1)



Observations:

Noted several slats that had come loose from the bottom rail but no broken slats in this particular area of the fence line. Expect to completely replace this section of fence within the next 8 - 10 years depending on diligence in staining and general maintenance levels.

Location: North of Hamilton to Vinyl Fence

Quantity: Approx. 760 LF

Life Expectancy: 20 *Remaining Life:* 10

Best Cost: \$16,725

\$22/LF; Estimate to replace

Worst Cost: \$19,000

\$25/LF: Higher estimate for better quality

Source of Information: Cost Database

General Notes:

Comp #: 1001 Wood Fencing - Replace (2)



Observations:

This fence appeared in good condition with a few replacement slats noted and some minor warping apparent. Expect a useful life of approximately 20 years from this fence if properly maintained and stained frequently and regularly.

Location: From Floyd north

Quantity: Approx. 900 LF

Life Expectancy: 20 *Remaining Life:* 16

Best Cost: \$28,925

\$22/LF; Estimate to replace

Worst Cost: \$32,875

\$25/LF: Higher estimate for better quality

Source of Information: Cost Database

General Notes:

Perimeter Fence: 6' High
W. Floyd Heading North - 900 LF

Comp #: 1002 Ironwork Fencing - Replace

*Observations:*

Iron fencing appeared in fair condition at time of observation with some bent areas noted as well as some superficial rust along the bottom rail. Expect to replace this fencing within the next 10 - 12 years if properly maintained. The fence does not appear to have been replaced since our last site visit, but significant repairs were made to extend the useful life. If the fence is painted frequently and minor repairs are made cyclically, expect this fence to have a remaining life of approximately 12 years.

Location: Pool fence*Quantity:* Approx. 200 LF*Life Expectancy:* 24 *Remaining Life:* 12*Best Cost:* \$7,000

\$35/LF; Estimate to replace

Worst Cost: \$6,000

\$30/LF; Higher estimate

Source of Information: Cost Database*General Notes:*

Pool Fencing - 200 LF
Unit Buildings - 675 LF (iron handrails on balconies)
Bldg. 10 - 155 LF

Comp #: 1008 Vinyl Fencing - Replace

*Observations:*

Vinyl fencing is performing as expected and appeared in good to fair condition at time of observation with no broken or otherwise damaged slats or rails. Expect the vinyl fencing to have a typical useful life of 30 years if properly maintained.

Location: S. of W. Floyd Ave., trash enclosures*Quantity:* Approx. 630 LF*Life Expectancy:* 30 *Remaining Life:* 7*Best Cost:* \$28,350

\$45/LF: Estimate to replace (privacy)

Worst Cost: \$31,500

\$50/LF: Higher estimate

Source of Information: Cost Database*General Notes:*

Vinyl Perimeter Fencing South of W. Floyd Ave. - 215 LF

Trash enclosures - 6'6" High by 415 LF

Comp #: 1101 Pool - Resurface

Picture Unavailable

Picture Unavailable

Observations:

Pool was Winterized at time of observation so we were unable to evaluate the condition of the plaster. It was reported by the pool contractor that the plaster was in fair condition, but their time on site was limited as their contract started in 2013 so little to no historical data was available to them. Expect to replaster the pool every 10 - 12 years in this climate if properly maintained and depending on the level of maintenance and care.

Location: Pool Area*Quantity:* Approx. 2,125 GSF*Life Expectancy:* 12 *Remaining Life:* 8*Best Cost:* \$14,875

\$7.00/GSF; Estimate for diamond brite finish

Worst Cost: \$18,100

\$8.50/GSF; Higher estimate for more labor

Source of Information: Cost Database*General Notes:*

Comp #: 1104 Pool Heater - Replace

*Observations:*

Pool heater is nearing the end of its typical useful life and replacement should be planned within the next year. This type of pool heater typically has a useful life of approximately 10 to 12 years, depending on the level of maintenance and the quality of water running through the system. Remaining life based on current age and condition of the exterior of the unit.

Location: Equipment Room*Quantity:* (1) Hayward, 400000 BTU*Life Expectancy:* 12 *Remaining Life:* 1*Best Cost:* \$3,000

Estimate to replace with similar type heater

Worst Cost: \$3,500

Higher estimate for more efficient unit

Source of Information: Cost Database*General Notes:*

(1) Hayward H-Series, H400, 400,000 BTU
Unable to access panel

Comp #: 1104 Coping Stone / Tile - Replace

Picture Unavailable

Picture Unavailable

Observations:

Pool was Winterized and covered so no evaluation of the tile and coping was possible. No reports of problems with the coping from the pool contractor. However, some tile came loose and was replaced in the Summer of 2013. Expect to replace coping and tile at the same time as replastering the pool every 12 years.

Location: Perimeter of pool*Quantity:* Approx. 170 LF*Life Expectancy:* 12 *Remaining Life:* 8*Best Cost:* \$7,650

\$45/LF; Estimate to replace tile and coping stones

Worst Cost: \$8,500

\$50/LF; Estimate for upgraded materials

Source of Information: Cost Database*General Notes:*

Comp #: 1107 Pool Filter - Replace



Observations:

Filter is cast iron and there were no reports of problems at time of observation. Expect to replace this filter within the next 5 - 6 years depending on levels of maintenance and the quality of water running through the system. Most new filters are plastic or fiberglass and the typical useful life for new filters is 12 - 15 years under normal conditions.

Location: Equipment Room

Quantity: (1) Filter

Life Expectancy: 15 *Remaining Life:* 6

Best Cost: \$1,700

\$1700/filter; Estimate to replace with similar size

Worst Cost: \$2,000

\$2000/filter; Higher estimate for larger filters

Source of Information: Cost Database

General Notes:

Swimquip Filter, Ser #93407, 3.14 GSF, New Valve

Comp #: 1111 Misc. Pool Equipment - Replace

*Observations:*

No unusual conditions were observed or reported at time of report preparation. The individual replacement costs of these items is too small for separate Reserve designation. Therefore, we suggest the association replace these items on an as needed basis with general operating/maintenance funds.

Location: Pool equipment room
Quantity: (1) Chlorinator and pump

Life Expectancy: N/A *Remaining Life:*

Best Cost: \$0

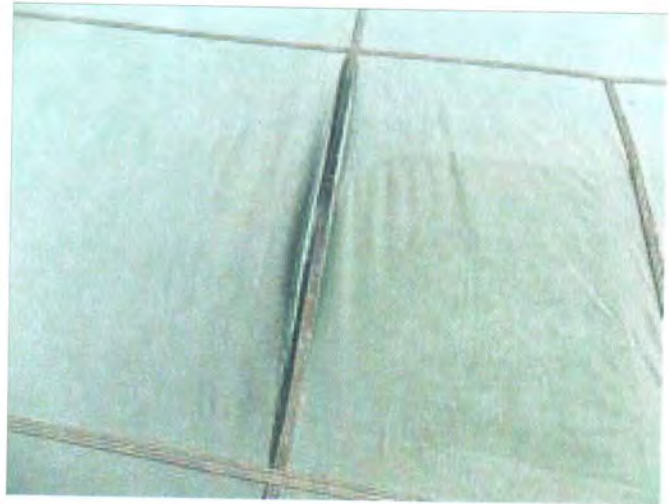
Worst Cost: \$0

Source of Information:

General Notes:

- (1) chlorinator
- (1) Hayward Super II pump, 1 HP

Comp #: 1112 Pool Cover - Replace

*Observations:*

Overall, the pool cover appeared in fair condition with only one area that should be repaired at the time of removal/storage in the Spring. The typical useful life of covers ranges between 10 and 12 years when stored according to manufacturers specifications and with proper maintenance.

Location: Pool Area*Quantity:* Approx. 1,480 GSF*Life Expectancy:* 10 *Remaining Life:* 3*Best Cost:* \$3,330

\$2.25/GSF; Estimate to replace

Worst Cost: \$4,070

\$2.75/GSF; Higher estimate for better quality

Source of Information: Cost Database*General Notes:*

Comp #: 1120 Pool Furniture - Replace

*Observations:*

Furniture is older and in poor condition. Majority of pieces are plastic and have a very low replacement cost. Due to the overall quantity and the low cost, we suggest replacing these on an as needed basis with general operating funds. Therefore, at this time, Reserve funding is not required for this component.

Location: Pool Area
Quantity: (19) Assorted pieces
Life Expectancy: N/A *Remaining Life:*
Best Cost: \$0

Worst Cost: \$0

General Notes:

Plastic Chairs - 9
Plastic Chaises - 5
Webbed Chaises - 4
Ash Tray - 1

Source of Information:

Comp #: 1307 Benches - Replace

*Observations:*

Benches are relatively new and in good condition at time of observation. The typical life expectancy for this type of bench is 10 - 12 years if properly maintained. It is paramount to make sure that this type of bench is not in direct contact with irrigation spray as it will severely shorten the useful life of the plasticized coating; shortening the useful life of the bench. Keep the posts painted to prevent rust and corrosion.

Location: Common areas*Quantity:* (3) 6' benches*Life Expectancy:* 12 *Remaining Life:* 9*Best Cost:* \$3,300

\$1,100/bench; Estimate to replace

Worst Cost: \$3,750

\$1,250/bench; Higher estimate for better quality

Source of Information: Cost Database*General Notes:*

benches are coated metal

Comp #: 1311 Pet Waste Pick Up Stations - Replace

*Observations:*

Due to the unlikely event that all stations will fail and need to be replaced at the same time and the low cost of individual replacement, we do not recommend reserving to replace stations at this time. Replace individually on an as needed basis using operating funds. No reserve funding necessary for this component at this time.

Location: Throughout community

Quantity: Approx. (7) stations

Life Expectancy: N/A *Remaining Life:*

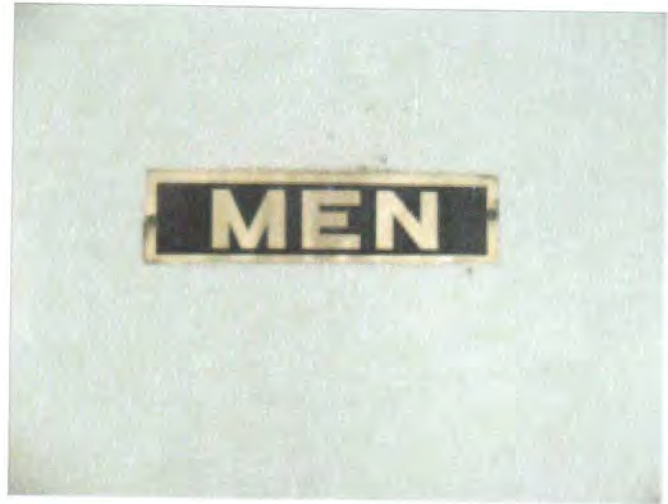
Best Cost: \$0

Worst Cost: \$0

Source of Information:

General Notes:

Comp #: 1413 Restroom - Remodel

*Observations:*

We were unable to access the restrooms at time of site observation. However, no reports of remodeling or reports of problems were brought to our attention at time of preparing this report. Expect to remodel pool restrooms every 15 - 20 years if properly maintained.

Location: Clubhouse*Quantity:* (2) Restrooms*Life Expectancy:* 17 *Remaining Life:* 0*Best Cost:* \$10,000

\$5,000/restroom; Allowance to refurbish restrooms

Worst Cost: \$12,000

\$6,000/restroom; Higher estimate for upgrades

Source of Information: Cost Database*General Notes:*

Women's Restroom
Concrete Floor- 88 GSF
Tile Floor- 15 GSF
Paint- 96 GSF
Showers- 2
Toilets- 2
Sink- 1
Men's Restroom
Concrete Floor- 88 GSF
Tile Floor- 15 GSF
Paint- 96 GSF
Showers- 2
Toilets- 1
Urinals- 1
Sink- 1

Comp #: 1602 Exterior Wall Mount - Replace

*Observations:*

Wall lights are aged in appearance and replacement should be planned within this fiscal year to restore a modern appearance to the building exteriors. While fixtures can be replaced on an as needed basis using operating funds, we recommend replacing all fixtures at the same time in order to receive the best possible cost estimate based on quantity of work and to ensure a consistent appearance throughout the community.

Location: Attached to unit buildings*Quantity:* (164) Assorted lights*Life Expectancy:* 18 *Remaining Life:* 6*Best Cost:* \$16,400

\$100/light; Estimate to replace

Worst Cost: \$19,700

\$120/light; Higher estimate for better quality

Source of Information: Cost Database*General Notes:*

Clubhouse - 6
Unit Buildings:
Style A (19 Bldgs)- 5 Lights/Bldg = 95 Lights
Style B (23 Bldgs)- 3 Lights/Bldg = 69 Doors

NOTE: Reported numerous problems with lights shortening out. It is believed to be a wiring issue. Will treat separately from Reserves.

Comp #: 1604 Pole Lights - Replace

*Observations:*

Poles have been painted within the last 4 - 5 years but majority have faded and paint is peeling and metal is exposed. In order to restore appearances, we recommend replacing the poles and fixtures to restore appearances throughout the community. Expect to replace pole lights every 18 - 20 years. Replace all fixtures at the same time to ensure a consistent appearance and in order to receive the best possible cost estimates based on quantity of work.

Location: Common areas*Quantity:* Approx. (60) Lights*Life Expectancy:* 20 *Remaining Life:* 0*Best Cost:* \$15,000

\$250/fixture; Estimate to replace with similar

Worst Cost: \$19,500

\$325/light; Higher estimate for different fixture

Source of Information: Cost database*General Notes:*

6' High Pole Lights

Comp #: 1607 Globe Lights - Replace



Observations:

Due to the low quantity of globe light fixtures, we recommend replacing on an as needed basis using operating funds. No reserve funding necessary for these fixtures at this time.

Location: Pool Area

Quantity: Approx (8) Lights

Life Expectancy: N/A *Remaining Life:*

Best Cost: \$0

Worst Cost: \$0

Source of Information:

General Notes:

Comp #: 1701 Irrigation System - Major Repairs

*Observations:*

At time of preparing this report, it was brought to our attention that some irregular turf areas are present on site. The landscape contractor recommended an allowance for major repairs that lie outside the scope of routine maintenance (rerouting lateral lines, bulk sprinkler head replacement, bulk valve replacement, rewiring, etc.). This line item is meant to ensure that the system continues to improve in terms of efficiency and water savings, as well as ensuring, generally, proper function. Expect to make major repairs to the system every 2 - 3 years. See component #1801 for more information regarding landscaping.

Location: **Landscaped areas**

Quantity: **Extensive system**

Life Expectancy: **3** *Remaining Life:* **1**

Best Cost: **\$60,000**

Allowance for major repairs

Worst Cost: **\$75,000**

Higher allowance for more needed repairs

Source of Information: Research with contractor

General Notes:

Comp #: 1703 Irrigation Controller - Replace



Picture Unavailable

Observations:

The clocks have been recently installed and no reports of problems or evidence of deterioration noted. Expect to update the "brain" of these controllers approximately every 12 years due to advances in technology.

Location: See general notes*Quantity:* (3) Assorted clocks*Life Expectancy:* 12 *Remaining Life:* 9*Best Cost:* \$5,100

\$1700/clock; Estimate to update controllers

Worst Cost: \$5,700

\$1900/clock; Higher estimate for more labor

Source of Information: Cost Database*General Notes:*

Clubhouse Equipment Room -
(1) Irritrol, Dial 11
Bldg. 4,
(1) Hunter Pro C, 12 Station, 11 Active, Dec. 03
Unit 136,
(1) Irritrol, Dial 11

Comp #: 1706 Backflow Devices - Replace

*Observations:*

No problems noted at the time of observation. Due to the minimal replacement cost (\$500 - \$800 each) and unpredictable useful life associated with this component, reserve funding is not appropriate. Make repairs and replacements as necessary as an operating expense.

Location: Throughout Community*Quantity:* Approx (4) Devices*Life Expectancy:* N/A *Remaining Life:**Best Cost:* \$0*Worst Cost:* \$0*Source of Information:**General Notes:*A large, empty rectangular box with a thin black border, intended for general notes or additional information.

Comp #: 1801 Landscaping - Refurbish

*Observations:*

Landscaping throughout the community is dated and in need of refurbishment within the next year (2015). It was reported that the association has performed landscaping and irrigation projects totaling approximately \$150,000 in the past 3 - 4 years. The areas that were affected include approximately 100,000 square feet of turf converted to native grasses and plants (naturalization project). It was recommended that other areas in the community should be refurbished and changed to bedded shrubs or other more modern and water efficient plants (in lieu of turf). Expect to make these refurbishments every 2 - 3 years. See component #1701 for more information regarding the irrigation system.

Location: Throughout community

Quantity: Extensive

Life Expectancy: 3 *Remaining Life:* 1

Best Cost: \$60,000

Allowance for landscape refurbishment

Worst Cost: \$75,000

Higher allowance for more refurbishment costs

Source of Information: Research with contractor

General Notes:

Comp #: 1813 Crusher Fine Paths - Replenish

Picture Unavailable

Picture Unavailable

Observations:

Crusher fine trails appeared in good condition with no noticeable low spots or wash-out areas. Expect to replenish the material frequently but due to the relatively low quantity, we recommend doing this on an as needed basis using operating funds. No reserve funding necessary for this component at this time.

Location: West perimeter of community*Quantity:* Moderate area*Life Expectancy:* N/A *Remaining Life:**Best Cost:* \$0*Worst Cost:* \$0*Source of Information:**General Notes:*

Comp #: 2001 Sewer System - Major Repairs

Picture Unavailable

Picture Unavailable

Observations:

At the time of reviewing the draft report, the BOD was enlightened of the fact that the main sewer lines actually fall under the responsibility of the HOA in regard to replacement and repairs. As such, the property is full of clay drain pipe and the pipes are being impinged upon by mature tree roots. This is causing problems for residents and major repairs to the lines are necessary. This is not typically a reserve item, however, since the association has a history of sewer line replacement and repair, we find it acceptable to provide an allowance for building sewer main repairs/replacement. Expect to fund for major repairs and/or replacement every 2 - 3 years.

Location: Throughout community*General Notes:**Quantity:* Extensive*Life Expectancy:* 3 *Remaining Life:* 1*Best Cost:* \$25,000

Allowance for major repairs to building mainlines

Worst Cost: \$30,000

Higher allowance for more associated costs

Source of Information: Client provided cost information