Georgetown HOA

CAPITAL RESERVE STUDY

Beginning Period: January 1st 2020
Ending: December 31st, 2050

Prepared By:

YKL Consulting

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YKL Consulting

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1.0 Executive Summary

1.1 Overview

Georgetown HOA was visited by consultants from YKL Consulting on October 2nd, 2019. Rich Wells of Total Property Management, the property manager, helped provide background information as to which assets were to be included as part of the reserve fund. At the time of the site visit, a physical assessment of major community components was completed and components were quantified, logged, and photographed. Georgetown HOA is a 37-unit condominium development with a common private lane and parking, landscaping, clubhouse, and pool facility in Provo, Utah. The community is located between 450 West and 300 West in Provo, south of Center Street. Located near Provo Canyon, the thirty-seven units have a public park to the south, commercial offices to the east, and single family residential to the west. All 37 units are maintained by the owners, both the interior and exteriors of the units are privately maintained and not part of the HOA common area. The development is well established, with maintenance cycles already in place. The HOA maintains the private road and parking lots, the landscaping with associated site items, and the clubhouse with pool facilities.

1.2 Major Expenditure Milestones

Asphalt maintenance is the highest expense for the reserve account. It is anticipated that in 2024 and 2044 an overlay will be needed. This cost is currently estimated to be around $50,000 in 2019 dollars, about $1350 per unit. In addition, a slurry seal should be programmed every five years, with 2021 the first year of treatment. This is estimated to be about $10,000 in 2019 dollars.

The second highest expense is ongoing clubhouse maintenance, which is broken into many subcomponents. This includes mechanical equipment replacement, roofing, and interior paint and carpet. In addition, furniture replacement, kitchen remodeling, and bathroom remodeling was included in the high cost projection only. These components were left off the low cost projection,

as they can be viewed as optional for HOAs who desire to keep costs low, for the tradeoff of dated facilities and furnishings.

It is recommended that a hazardous concrete replacement program be started, with specific areas of concrete and pavers replaced on a five-year cycle. A minimal cost of $3,000 and recommended cost of $6,000 is budgeted in 2020 for this item, then every five years going forward. This allowance will allow spot replacement of cracked, spalling, or displaced concrete as needed. It includes sidewalk, curb and gutter.

1.3 Capital Reserve Account Savings Recommendations

A savings plan is recommended based on a high estimate of component costs. As of November 2019, there is $13,074 in the reserve account. It is recommended that the budget be modified to include a capital reserve amount of **$63/unit per month deposit in January 2020. This amount remains constant over the duration of the report.** This amount is dependent on a constant savings and inflation rate, and as such, a revised study should be completed every three to six years to confirm conditions have not changed significantly. A lower amount was calculated assuming lower replacement costs and inflation. This is shown in Section 5.0, summary and recommendations. If the reserve fund does not meet the minimum expenditures needed, then a situation will arise where special assessments, deferred maintenance, and lower property values are inevitable.

Table 1.3.1 – Summary of initial conditions, assumptions, and recommendations.

Description	Value
Current Reserve Account Balance	$13,074
Assumed Earned Interest	0.9%
Assumed Rate of Inflation	3.5%
Recommended Monthly Unit Deposit to Reserve Account 2020	$63
Annual Percent Increase 2021-2050	0%

2.0 Purpose of Capital Reserve Study

This capital reserve study has been prepared to provide guidance necessary to adequately prepare the association to meet financial obligations associated with maintenance, repair, and replacement of common area components. Ideally, these financial obligations are met using resources that have been set aside as part of a reserve fund. Following the recommendations of the reserve study will help prevent a financial assessment of unit owners beyond the required association fees. The association board has fiduciary duty to manage and plan for these obligations while also balancing association membership fees and long-term property value. The reserve study helps facilitate this responsibility.

Many states have laws that require HOA's perform reserve studies. Utah Legislative bill SB278, passed March 2010, amended the Condominium Ownership Act (Utah Code 57-8-7.5) and the Community Association Act (Utah Code 57-8a-211) to require the following within the state of Utah:

• Conduct a reserve analysis every six years.

(2) (a) (i) ... cause a reserve analysis to be conducted no less frequently than every six years .. .

• Conduct a reserve analysis before July 1, 2012.

(2) (a) (ii) .. .if no reserve analysis has been conducted since March 1, 2008, cause a reserve analysis to be conducted before July 1,2012...

• Update a reserve analysis every three years.

(2) (b) ...update a previously conducted reserve analysis no less frequently than every three years.

The Department of Housing and Urban Development has made reserve studies mandatory for all new condominium conversions applying for FHA insured loans approval. This guideline went into effect September 1, 2011. For condominiums that fail to submit a compliant, recent and accurate reserve study, the development must add a budget reserve line item in its budget equal to 10% of the yearly assessment income. The FHA enforces the 10% budget line item requirement nationally by prohibiting lending in developments that are non-compliant with this requirement.

In addition to the legal requirements, a properly prepared reserve study will benefit the community by aiding property management and boards in making budget and reserve account decisions based

on solid analysis and information. It has been found that in-house reserve calculations done by the developer may not accurately reflect any changes that may have taken place during construction. These have generally been found to be inadequate, and have, at times, resulted in untimely assessments of unit owners.

This capital reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

The Board should be careful about deviating from reserve study recommendations. A reserve study recommends a funding plan that steers the association away from special assessments. If the board decides to fund reserves less than recommended, the risk of special assessments grows.

If a special assessment is needed due to underfunding, a case could be made that the board did not fulfill its fiduciary duty and be held personally liable. Just as importantly, past owners who have sold will not have paid their fair share. Unless there is a compelling reason to deviate, the board should follow the recommendations of this study.

This reserve study was based on an evaluation of the association's repair and replacement obligations of existing components. Determination of costs and timing of repairs/replacements along with determination of available reserve capital form the base line for projected future costs.

These components are found by means of a physical analysis (Section 3.0) and funding analysis (Section 4.0). The physical analysis consists of a site visit to observe the existing condition of the HOA common components. A list of pertinent components was compiled and assessed according to age and condition, as discussed hereafter. Based on this assessment, it is possible to estimate the replacement costs.

According to the association funding goals, and the existing financial store, contributions are recommended such that the reserve account can be fully funded. The account is considered "fully funded" when all financial obligations can be met, without forcing an assessment on unit owners.

3.0 Physical Analysis

3.1 Site Visit

Georgetown HOA was visited by consultants from YKL Consulting on October 2nd, 2019. Rich Wells of Total Property Management, the property manager, helped provide background information as to which assets were to be included as part of the reserve fund. At the time of the site visit, a physical assessment of major community components was completed and components were quantified, logged, and photographed. Also, photographs depicting current the condition of these items were taken. These photographs are included in Section 10 for reference.

3.2 Component Criteria

The components assessed in this study must meet four general criteria. First, the components must be under the jurisdiction of the association – or common property. Second, the component must meet a minimum cost threshold. Costs required for small, regular maintenance on daily, weekly, or monthly basis, are assumed to be met with funds set aside for routine property care; the association operating account. Third, the component must have limited life cycle. This study forecasts expenses over 30 years, thus lifecycles estimated beyond the study period would be excluded. Finally, the component must have predictable life duration. Damage to components associated with settlement, fire, earthquakes, flooding, impact damage, or misuse is not considered predictable nor measurable. Generally a cost for repair of this type of damage (except flooding) is covered by an association insurance policy. Flood damage is usually the responsibility of an individual homeowner's insurance policy.

Typically landscape irrigation systems are never replaced as a whole system but rather maintained as parts break. This item should be accounted for within the annual operating account. There are too many external factors beyond design life that contribute to sprinkler damage to accurately determine a life expectancy (i.e. driving/aerating over heads, sand infiltration, freeze damage, etc.).

Sewer and culinary water lines are typically the responsibility of the local government or utility company. In the event they are private, we will incorporate them into the report only if they have aged significantly. Water and sewer lines have a life expectancy ranging 50 to 100 years and typically are beyond the scope of a reserve study report, which only forecasts 30 years. The only way for a PVC sewer line to fail is by traumatic force or unusual excessive wear; PVC sewer lines in general are very durable and if designed properly will have enough slope on the pipe for sewage to reach a velocity which scours the pipe and prevents sediment build-up. A properly designed and built sewer line will last beyond 100 years. Water lines are slightly different in that they are pressurized. They are prone to infrequent breaks; but in general will last up to 50 years or more. Failures are difficult to predict as the pipe is not observable without excavation, which is beyond the scope of this report. Many failures are due to improper installation, which does not manifest itself for many years.

3.3 Determining Useful Life and Remaining Useful Life of Assets

The projected useful life of a component is determined by manufacturers' recommendations, current age and condition, and our experience with the item. Generally the manufacturer of a product will provide guidelines for its estimated functional duration. In order to provide a meaningful estimate of remaining useful life of an asset, it is crucial to know its age. Construction of Georgetown HOA occurred many years ago, so at the time of this report the units have been through multiple maintenance cycles. Information provided to YKL combined with construction dates allowed us to estimate existing life spans. During the site visit each component was observed and assessed. This assessment provides us with the ability to modify the manufacturers' useful life recommendation to reflect current conditions. Some components may have experienced overuse, requiring a reduction in the useful life, while others may have been underused, allowing an increase in their life. Thus, the actual age of the item may or may not represent its current condition. It is important to recognize the determination of useful life and remaining useful life is subjective.

Where a component necessitates specialized services beyond the expertise of the preparers of this report, including items that are not easily observable, is encountered, the appropriate service

provider, familiar with such items, was contacted to supplement this study with accurate and representative information.

3.4 Estimating Replacement Costs of Assets

Determining the replacement cost of assets accurately is accomplished in several ways. The current cost associated with repairing or replacing an asset can be found from local vendors, manufacturers, or contractors. Also, comparisons can be made to other common interest developments of similar size and geographic location. Finally, estimates can be made using resources prepared in collaborative effort by construction industry professionals.

Once the current repair or replacement cost of each asset is finalized, it must be adjusted for future costs. Future costs incorporate inflation, account for some market variability, and represent the anticipated cost of the asset at the end of its useful life when it is scheduled for repair or replacement.

3.5 Maintenance Assumptions

Based on the site visit, the preparers of this report have made every effort to account for the current condition, and projected future condition of the subject components. However, we must assume the components will be properly maintained and cared for as per manufacturer's recommendations.

4.0 Funding Analysis

4.1 Funding Goals

Ultimately, the funding goals must be derived by the board elected by the association board members. It is likely that full funding of the reserve account will require several years. This report documents the current projected reserve status over the next 30 years, as well as the projected reserve status over the next 30 years for minimum and maximum recommended funding option.

4.2 Capital Reserve Fund Income

Income for the reserve fund is a function of monthly association fees paid by unit owners as well as interest paid on the account balance. The funding analysis was performed using both the present

association fee rates, and recommended HOA fee rates, with associated after-tax interest income. The post-tax interest rate used for the analysis was 0.9%. Additionally, a rate of 3.5% was used to account for inflation in the high cost scenario; a rate of 2.5% was used in the low cost scenario. As of November 2019, the capital reserve balance was $13,074.

4.3 Projected Expenditures and Reserve Fund Needs

Projected expenditures and reserve fund needs are included in Table 4.3.1. Table 4.3.2 tabulates the estimated expenditures per component per life cycle. The total anticipated expenditure per component over the study period has also been included. For components that have multiple recurrences over the study period the component life cycle is multiplied by the anticipated number of recurrences.

Component Name	Useful Life	Year New*	Remaining Life	Low Cost ($)	High Cost ($)	Unit	Quantity	Recurrence
Asphalt – 2" Overlay	20	2004	5	1.25	1.50	sf	33,836	2
Asphalt - Slurry Seal	5	2016	2	0.20	0.30	sf	33,836	6
Concrete Repair/Replace	5	2015	1	3,000	6,000	ls	1	6
Maintenance Shed	15	2009	5	2,000	3,500	ea	1	2
Wood Fencing Maintenance	5	2016	2	3.00	6.00	lf	402	6
Wood Fencing Replacement	20	2014	15	15.00	25.00	lf	201	1
Clubhouse Exterior Paint	10	2016	7	2.00	3.00	sf	367	3
Clubhouse Roofing Replacement	30	2009	20	3.50	4.50	sf	2,497	1
Clubhouse Gutter & Downspout	30	2009	20	5.00	7.00	lf	52	1
Clubhouse Exterior Light Fixtures	20	2009	10	60.00	100.00	ea	8	1
Clubhouse Interior Paint	15	2009	5	1.00	1.50	sf	3,104	2
Clubhouse Carpet Replacement	12	2008	1	3.00	5.50	sf	1,550	3
Clubhouse Kitchen Renovation	25	2004	10	0.00	15,000	ls	1	1
Clubhouse Restroom Renovation	25	2004	10	0.00	16,000	ls	1	1
Clubhouse Furniture Replacement	8	2014	3	0.00	5,000	ls	1	3
Clubhouse Water Heater	10	2012	3	1,200	1,800	ea	2	3
Clubhouse Furnace Replacement	20	2009	10	4,000	6,000	ea	1	1
Clubhouse A/C Unit	18	2001	0	2,500	4,000	ea	1	2
Clubhouse Security System	15	2014	10	4,000	6,000	ls	1	2
Pool Heater	12	2011	4	2,500	3,000	ea	1	3
Pool Sand Filter	12	2011	4	700.00	900.00	ea	1	3
Pool Pump	8	2014	3	600.00	900.00	ea	1	4
Pool/Wading Pool Cover	10	2014	5	1,600	3,000	ea	1	3
Pool/Wading Pool Resurfacing	12	2013	6	9.00	12.00	sf	1,580	2
Pool Furniture	5	2019	5	0.00	1,500	ls	1	6

Table 4.3.1 – List of components and corresponding data used in the analysis.

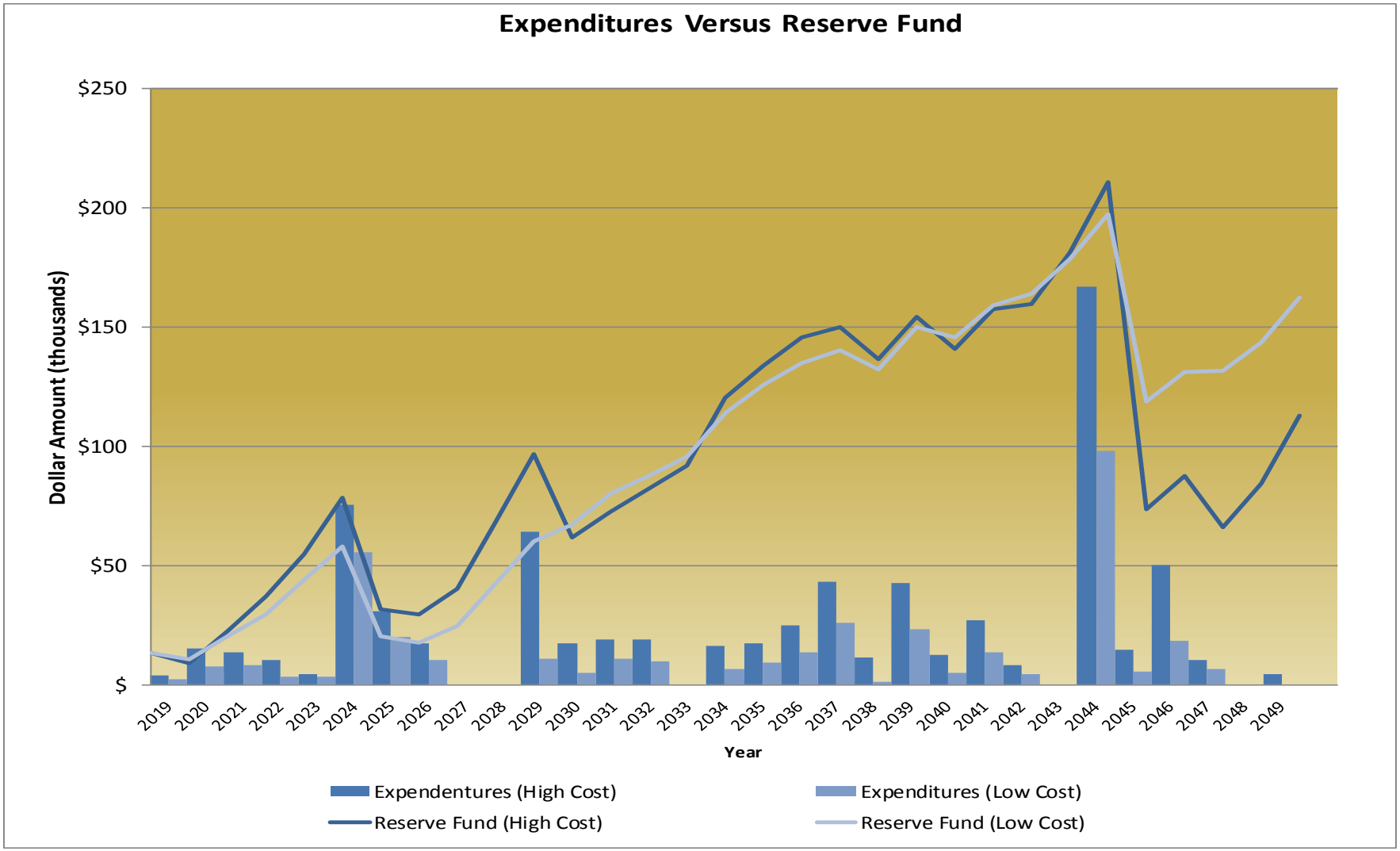
*Year New does not always indicate true year built, but instead projected aging due to existing conditions. This is estimated in the field by evaluating the existing conditions of a component, then predicting the remaining life span of the component. The “year new” date is then back calculated based on typical life spans. Poor maintenance, rigorous use, and improper installation techniques can significantly reduce a components life span. Concrete is an allowance for cracks, faulting, and spot repairs. It is not expected that all concrete will need to be replaced as a whole.

Table 4.3.2 – Component cost per recurrence in present dollars; the total for the study period in present dollars; includes anticipated expenditure years.

Component Name	Low Cost/Recurrence ($)	Total Low Cost/Study ($)	High Cost/Recurrence ($)	Total High Cost/Study ($)	Expenditure Years*			
Asphalt – 2" Overlay	42,295	84,590	50,754	101,508	2024	2044		
Asphalt - Slurry Seal	6,767	40,603	10,151	60,905	2021	2026	2031	2036
Concrete Repair/Replace	3,000	18,000	6,000	36,000	2020	2025	2030	2035
Maintenance Shed	2,000	4,000	3,500	7,000	2024	2039		
Wood Fencing Maintenance	1,206	7,236	2,412	14,472	2021	2026	2031	2036
Wood Fencing Replacement	3,015	3,015	5,025	5,025	2034			
Clubhouse Exterior Paint	734	2,202	1,101	3,303	2026	2036	2046	
Clubhouse Roofing Replacement	8,740	8,740	11,237	11,237	2039			
Clubhouse Gutter & Downspout	260	260	364	364	2039			
Clubhouse Exterior Light Fixtures	480	480	800	800	2029			
Clubhouse Interior Paint	3,104	6,208	4,656	9,312	2024	2039		
Clubhouse Carpet Replacement	4,650	13,950	8,525	25,575	2020	2032	2044	
Clubhouse Kitchen Renovation	0	0	15,000	15,000	2029			
Clubhouse Restroom Renovation	0	0	16,000	16,000	2029			
Clubhouse Furniture Replacement	0	0	5,000	15,000	2022	2030	2038	2046
Clubhouse Water Heater	2,400	7,200	3,600	10,800	2022	2032	2042	
Clubhouse Furnace Replacement	4,000	4,000	6,000	6,000	2029			
Clubhouse A/C Unit	2,500	5,000	4,000	8,000	2019	2037		
Clubhouse Security System	4,000	8,000	6,000	12,000	2029	2044		
Pool Heater	2,500	7,500	3,000	9,000	2023	2035	2047	
Pool Sand Filter	700	2,100	900	2,700	2023	2035	2047	
Pool Pump	600	2,400	900	3,600	2022	2030	2038	2046
Pool/Wading Pool Cover	1,600	4,800	3,000	9,000	2024	2034	2044	
Pool/Wading Pool Resurfacing	14,220	28,440	18,960	37,920	2025	2037		
Pool Furniture	0	0	1,500	9,000	2024	2029	2034	2039

*Components with less than 8-year maintenance cycles will have more than four occurrences over the 30-year study period. This has been included in the total component costs.

Figure 4.3.1 - Graphical representation of expenditures over the thirty-year reserve study period. Expenditures vs. reserve fund balance for high and low component costs. The light and dark blue bar columns represent anticipated expenditures based on the lowest cost scenario, and the highest cost scenario. The corresponding light and dark blue lines indicates the reserve fund balance for the low and high funding, according to the allotments recommended in section 5.2



5.0 Summary and Recommendations

5.1 Current Reserve Fund Status

At the time of this report, the balance in the reserve account for Georgetown HOA is $13,074. This is reflected in Figure 5.1.1, which demonstrates the current projected reserve fund versus low and high expenditures, assuming a contribution of $25.00 per unit per month with no annual increases. It is important to note that in 2024, when asphalt mill and overlay is scheduled, the reserve fund will be depleted. Either a large special assessment of several thousand dollars per unit will be required, or the infrastructure will continue to age without needed maintenance. At only $25 per unit per month, the community can float expenses for 5 years, but then will be in a deficit that will require significant increases or special assessments. The community is in a position now to build the reserve account and avoid these scenarios.

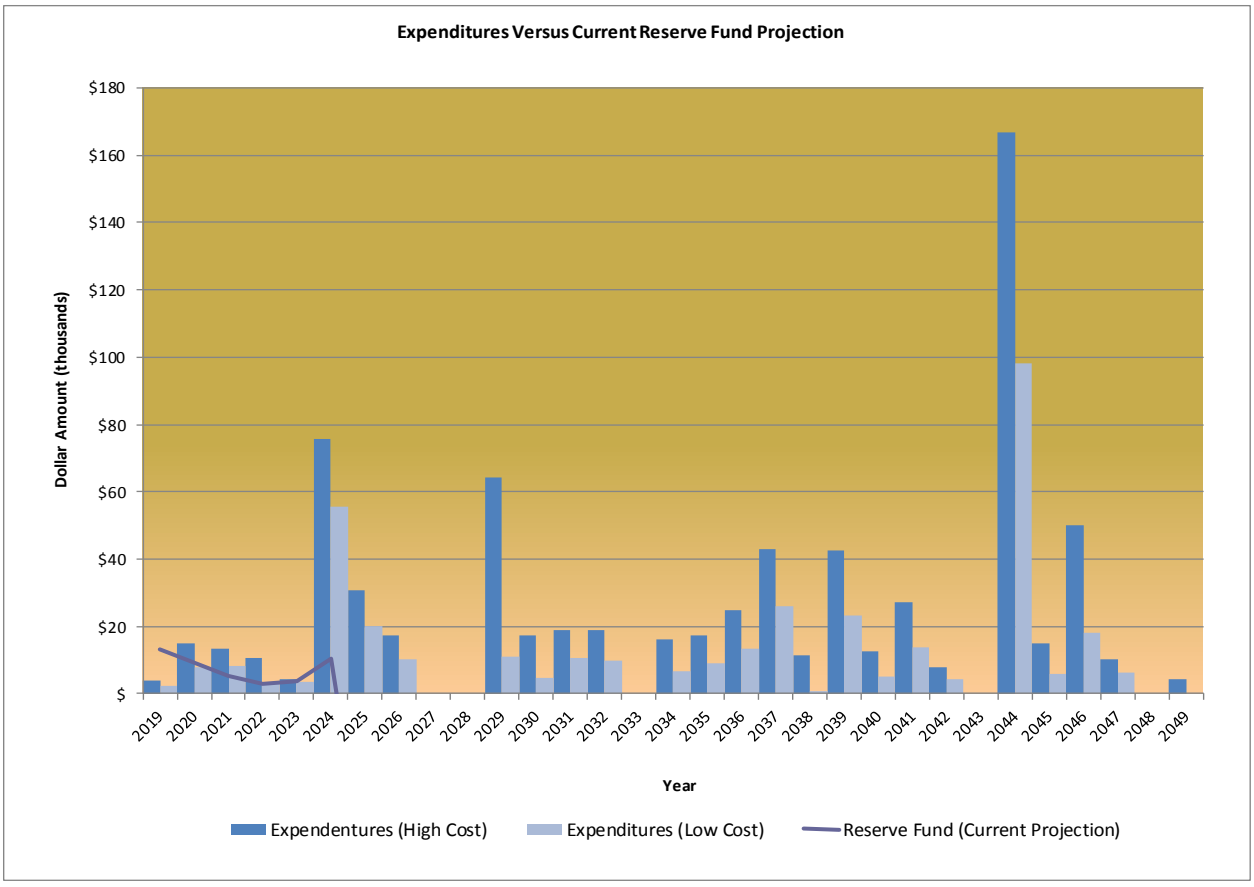


Figure 5.1.1 – Expenditures versus current reserve fund projection.

5.2 Recommended Funding Adjustments

The reserve fund balances shown in Figure 4.3.1 are achieved by adhering to the following recommended monthly unit costs:

Table 5.2.1 – Recommended monthly unit deposit for low and high component replacement and repair costs.

Year	Monthly Unit Cost (low)	Monthly Unit Cost (high)
2020	$39.00	$63.00
2021	$39.00	$63.00
2022	$39.00	$63.00
2023	$39.00	$63.00
2024	$39.00	$63.00
2025	$39.00	$63.00
2026	$39.00	$63.00
2027	$39.00	$63.00
2028	$39.00	$63.00
2029	$39.00	$63.00
2030	$39.00	$63.00
2031	$39.00	$63.00
2032	$39.00	$63.00
2033	$39.00	$63.00
2034	$39.00	$63.00

Year	Monthly Unit Cost (low)	Monthly Unit Cost (high)
2035	$39.00	$63.00
2036	$39.00	$63.00
2037	$39.00	$63.00
2038	$39.00	$63.00
2039	$39.00	$63.00
2040	$39.00	$63.00
2041	$39.00	$63.00
2042	$39.00	$63.00
2043	$39.00	$63.00
2044	$39.00	$63.00
2045	$39.00	$63.00
2046	$39.00	$63.00
2047	$39.00	$63.00
2048	$39.00	$63.00
2049	$39.00	$63.00

Table 5.2.1 tabulates the recommended monthly unit contributions to the reserve fund. The high cost recommendation, and the preferred findings of this report, starts at the rate of $63 per unit monthly for 2020, and remains constant. The low cost recommendation starts at $39 per unit monthly for 2020, and remains flat through 2049. It is assumed that this study will be updated at a minimum of every three years to six years, so actual inflation and savings rates can be recalculated, along with a revision of construction costs and repair/replacement dates.

It should be noted that the capital demand on the reserve fund represents the *future dollar* cost. To put this in perspective, a dollar in 1989 is equal to $2.12 today, or today's dollar equals 47 cents in terms of 1989 currency. Therefore, while the recommended values 20 to 30 years out may seem unreasonably high, it is prudent to keep in mind that the contribution in *present dollar* value is likely close to 47 percent of the tabulated value.

6.0 Statement of Limitations

Every effort has been made to correctly predict component expenses over the analysis period, according to the reliability and accuracy of the information provided by manufactures, vendors, and contractors; however, due to the unique unpredictable nature of the future economic climate, the projected values and recommendations included in this study are strictly estimated representations of the true values. The more distant the year, the lower the probability the values are accurate. The model is sensitive to initial expenses – especially when inflated over 30 years – thus, depending on the economic climate, the recommended required association fees may need to be adjusted up or down.

The more often this report is updated, the better the fund/expense balance is met. In order to provide the greatest balance between meeting the expense demands of the association, and reducing the required monthly association fees, we recommend updating this report every other year. If this is not possible, an update of this report should be done *at least* every 6 years. YKL Consulting will be available to provide updates of this report, upon request, for a reduced fee.

YKL Consulting has relied on Georgetown HOA to disclose current pertinent financial status of the association. Assumptions regarding interest earned and inflation have been made according to the current financial trends and rates. Component and material quantities were determined by observation during the site visit by YKL associates, as noted in the photographic inventory. Inspection during the site visit was strictly for budgetary purposes. Intrusive or damaging tests were not performed.

YKL Consulting has no present or prospective interest in the property that is the subject of this reserve study, and has no personal interest or bias with respect to the parties involved. The preparers also have no bias with respect to the property that is the subject in this report or to the parties involved with the contract realizing this assignment.

We appreciate the opportunity to be of service to Georgetown HOA. Contact us with questions regarding the content of this report, or regarding other services we provide.

Best Regards,

Shaun H. Young, B.S. P.E.

Ryan C. Kump, M.E. P.E.

7.0 Author Credentials

Shaun H. Young BS, P.E.:

Shaun graduated from the University of Utah with a bachelor's degree in Civil Engineering. He works for a local commercial and residential land development firm since graduation. His main areas of expertise are in site design, hydraulic analysis, hydrology, traffic analysis, government entitlements, site development cost estimates, land surveying, and project management. Shaun is the current past-president for the board of directors for his HOA; which consists of 228 residential units.

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Ryan C. Kump, MS, P.E.:

A 2005 University of Utah master's degree graduate in Civil Engineering, Ryan has worked as a professional engineer for over nine years. His in-depth experience with city codes and regulations gives him insight as to public vs. private property rights and responsibilities. He has managed multi-million dollar construction projects and understands the costs and needs of infrastructure, particularly as it applies to roadways and utilities. Ryan has also served as HOA Board President of The Heights at Quarry Bend community.

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8.0 Appendix A – Terms and Definitions[1]

Component – Also referred to as an "Asset." Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total. FFB = Current Cost * Effective Age / Useful Life

[1] Definitions documented by the National Reserve Study Association

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a "0" remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Capital Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as "reserves," "reserve accounts," or "cash reserves." In this report the reserve balance is based upon information provided and is not audited.

Capital Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as "life expectancy." The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

9.0 Appendix B – Tabulated Inventory

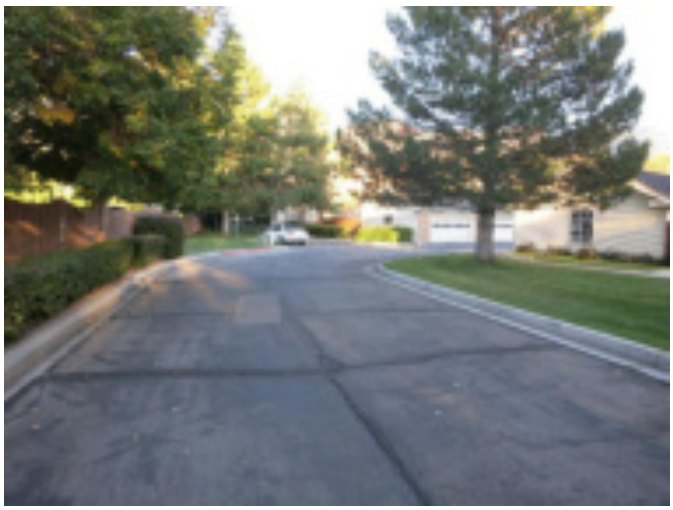
No.	Category	Component Number	Component Name
1	Drive Materials	1001	Asphalt - 2" Overlay
2	Drive Materials	1002	Asphalt - Slurry Seal
3	Drive Materials	1003	Concrete - Repair/Replace
4	Common Development Items	2001	Mailboxes
5	Common Development Items	2002	Maintenance Shed
6	Common Development Items	2003	Wood Fencing Maintenance
7	Common Development Items	2004	Wood Fencing Replacement
8	Common Development Items	2005	Signs
9	Common Development Items	2006	Modular Block Retaining Wall
10	Common Development Items	2007	Light Poles
11	Common Development Items	2008	Landscape and Irrigation
12	Clubhouse	3001	Exterior Aluminum Siding
13	Clubhouse	3002	Exterior Paint
14	Clubhouse	3003	Exterior Brick
15	Clubhouse	3004	Roofing Replacement
16	Clubhouse	3005	Aluminum Gutters & Downspouts
17	Clubhouse	3006	Exterior Light Fixtures
18	Clubhouse	3007	Interior Paint
19	Clubhouse	3008	Interior Carpet
20	Clubhouse	3009	Kitchen Renovation
21	Clubhouse	3010	Bathroom Renovation
22	Clubhouse	3011	Fireplace
23	Clubhouse	3012	Interior Lighting
24	Clubhouse	3013	Furniture Replacement
25	Clubhouse	3014	Hot Water Heater
26	Clubhouse	3015	Furnace
27	Clubhouse	3016	Air Conditioner
28	Clubhouse	3017	Security System
29	Pool	4001	Heater
30	Pool	4002	Filter

No.	Category	Component Number	Component Name
31	Pool	4003	Pump
32	Pool	4004	Pool Cover
33	Pool	4005	Wading Pool Cover
34	Pool	4006	Pool Resurfacing
35	Pool	4007	Wading Pool Resurfacing
36	Pool	4008	Pool Furniture
37	Pool	4009	Wrought Iron Security Fencing

10.0 Appendix C - Photographic Inventory

Component Name:	2” Asphalt Overlay	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Drive Materials 1001	Photograph By:	Shaun Young

Component Duration



Component Cost

Component Life Expectancy:	20	years	High Replacement Cost:	$ 50,754	
Age of Component:	15	years	Low Replacement Cost:	$ 42,295	
Remaining Component Life:	5	years			

Quantity Breakdown

Item		Quantity	Unit
325 West		15,207	Sq. Ft.
4650 North		18,629	Sq. Ft.
	Total	33,836	Sq. Ft.

General Description

The AASHTO Pavement Design Guide recommends asphalt paving receive immediate rehabilitation when signs of alligator cracking or longitudinal cracks wider than ¼ inch are present. An asphalt overlay is recommended every 15 to 20 years. The overlay will add new structure to the road and fix any pot holes or structural defects that may develop over time. Without an overlay, the road base beneath the paving could deteriorate leading to a complete asphalt replacement.

Special Notes, Comments, and Considerations

Component Name:	Asphalt Slurry Seal	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Drive Materials 1002	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	5	years
Age of Component:	3	years
Remaining Component Life:	2	years

Component Cost

High Replacement Cost:	$ 10,151
Low Replacement Cost:	$ 6,767

Quantity Breakdown

Item		Quantity	Unit
325 West		15,207	Sq. Ft.
4650 North		18,629	Sq. Ft.
	Total	33,836	Sq. Ft.

General Description

A crack and slurry seal is recommended every 5 years. Slurry seal will help protect the asphalt from degradation by sealing cracks, preventing water seepage and damage. It also rejuvenates the surface and renews the oils, keeping the asphalt from becoming overly brittle.

There are 3 types of slurry seal. For parking lot applications or areas of low vehicular volumes a Type 1 or Type 2 slurry is recommended. A Type 1 slurry utilizes the smallest aggregate size and is good to fill in crack and voids. Type 2 uses a larger aggregate. The larger aggregate could possibly be loosened by vehicles making turns at lower speeds. Type 3 slurry should not be used in this development as it is intended for roadways with high volumes moving in a straight line.

Special Notes, Comments, and Considerations

Component Name:	Concrete Repair/Replace	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Drive Materials 1003	Photograph By:	Shaun Young

Component Duration

Reoccurring Repair Allowance: 5 years

Beginning Year: 2020

Component Cost

Maximum Allowable Cost: $6,000

Minimum Allowable Cost: $3,000

Quantity Breakdown

Item	Quantity	Unit
Concrete Repair	1	Each

General Description

Concrete panels should be repaired and or replaced when there are 3 or more cracks that extend the full depth of the slab or if there is spalling that covers more than 25% of the panel. Protruding edges should be ground down to prevent further damage and to prevent any safety hazards.

Special Notes, Comments, and Considerations

Component Name:	Mailboxes	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2001	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	20	years
Average Age of Component:	10	years
Remaining Component Life:	10	years

Component Cost

High Replacement Cost:	$ N/A
Low Replacement Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Units
Mailbox Clusters	5	Each

General Description

The local post office should be notified for replacement. The post office sometimes incurs the cost of replacement but typically places the cost upon the owners. The HOA informed YKL that the mailboxes are maintained by the Post Office, so the costs are not included in this report.

Upon observation the mailboxes appeared to be in good condition. The remaining useful life is estimated at 10 years.

Special Notes, Comments, and Considerations

Component Name:	Maintenance Shed	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2002	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	15	years
Average Age of Component:	10	years
Remaining Component Life:	5	years

Component Cost

High Repair Cost:	$ 3,500
Low Repair Cost:	$ 2,000

Quantity Breakdown

Item	Quantity	Unit
Shed Replacement	1	Each

General Description

It is recommended that shed maintenance be expensed from the annual maintenance budget due to the size of the structure. This component is for full replacement of the shed when maintenance is no longer a cost effective option.

Special Notes, Comments, and Considerations

Component Name:	Wood Fencing Maintenance	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2003	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	5	years
Age of Component:	3	years
Remaining Component Life:	2	years

Component Cost

High Repair Cost:	$ 2,412
Low Repair Cost:	$ 1,206

Quantity Breakdown

Item	Quantity	Unit
Wood Fence	402	LF

General Description

The life expectancy of a wooden fence is heavily dependent on how well it is maintained. A properly maintained fence may last up to an additional 10 years.

Special Notes, Comments, and Considerations

Component Name:	Wood Fencing Replacement	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2004	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	20	years
Age of Component:	15	years
Remaining Component Life:	5	years

Component Cost

High Repair Cost:	$ 5,025
Low Repair Cost:	$ 3,015

Quantity Breakdown

Item		Quantity	Unit
Wood Fence		402	LF
	50%	201	LF

General Description

A wooden fence separates the community from the neighboring church to the north. The church should be contacted to verify any shared costs. This report assumes a 50% shared cost with the church.

The life expectancy of a wooden fence varies according to the species of wood used. Cedar is the most common building material and has the longest life expectancy. Pine and spruce are also species used for fencing but has a much shorter life expectancy.

Special Notes, Comments, and Considerations

Component Name:	Signs	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2005	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	N/A	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Unit

General Description

Due to limited number of developments signs and the relatively low replacement cost it is recommended that sign replacement be expensed from the maintenance budget.

Special Notes, Comments, and Considerations

Component Name:	Modular Block Retaining Wall	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2006	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	∞	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Unit

General Description

Modular blocks are a durable construction material with a useful life exceeding the range of this report. Due to the long life cycle of this material no funding has been allocated for future replacement.

Special Notes, Comments, and Considerations

Component Name:	Light Poles	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2007	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	N/A	years
Average Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Unit
Small Light Poles	55	ea

General Description

Each unit was observed to have a light post adjacent to the home. The fixture types varied from house to house. As light posts and fixtures require repairs, we recommend this be expensed from the operational budget, and repairs be made on an as needed basis.

Special Notes, Comments, and Considerations

Component Name:	Landscape & Irrigation	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Common Development 2008	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	N/A	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Replacement Cost:	$ N/A
Low Replacement Cost:	$

Quantity Breakdown

Item	Quantity	Unit

General Description

Landscaping and irrigation is typically not included in this report. It's very uncommon to have to replace all the landscaping or irrigation system at one time. A portion of the operating account should be budgeted for sprinkler repairs and isolated landscaping replacement.

Special Notes, Comments, and Considerations

Component Name:	Exterior Aluminum Siding	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3001	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	∞	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Unit

General Description

One of the primary exterior finishes of the clubhouse was observed to be aluminum siding. No major signs of wear was observed. Due to the durable nature of the aluminum this report assumes the useful life will match the useful life of the structure.

Special Notes, Comments, and Considerations

Component Name:	Exterior Paint	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3002	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	10	years
Age of Component:	3	years
Remaining Component Life:	7	years

Component Cost

High Repair Cost:	$ 1,101
Low Repair Cost:	$ 734

Quantity Breakdown

Item	Quantity	Unit
Exterior Paint	367	Sq. Ft.

General Description

The wood trim will require routine coats of paint. The was observed to be in good condition with no major signs of peeling.

Special Notes, Comments, and Considerations

Component Name:	Exterior Brick	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3003	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy: ∞ years

Age of Component: _____ years

Remaining Component Life: _____ years

Component Cost

High Repair Cost: $ N/A

Low Repair Cost: $ N/A

Quantity Breakdown

Item	Quantity	Unit

General Description

Brick and stone veneer, typically precast from concrete, is a durable material that can last a very long time. Because of the long lifespan of this component, it is assumed that it will last the lifetime of the building. Therefore, no money has been allocated for this item.

Special Notes, Comments, and Considerations

Component Name:	Roofing Replacement	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3004	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	30	years
Age of Component:	10	years
Remaining Component Life:	20	years

Component Cost

High Repair Cost:	$ 11,237
Low Repair Cost:	$ 8,740

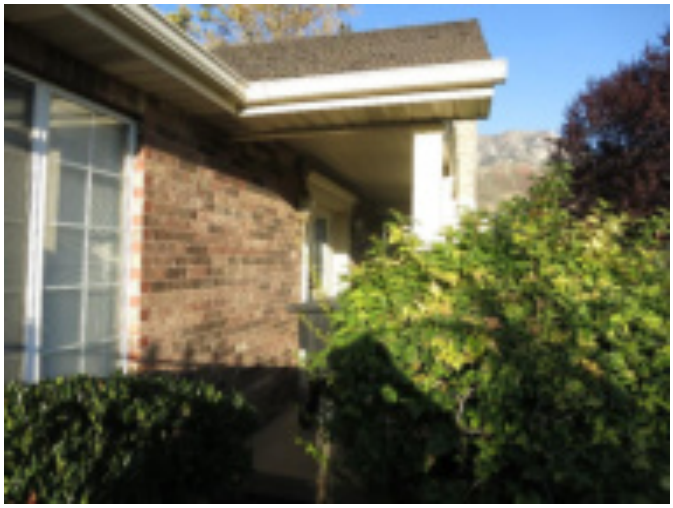
Quantity Breakdown

Item	Quantity	Unit
Shingle Replacement	2,497	Sq. Ft.

General Description

Special Notes, Comments, and Considerations

Component Name:	Gutter & Downspout	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3005	Photograph By:	Shaun Young



Component Duration

Component Life Expectancy:	30	years
Age of Component:	10	years
Remaining Component Life:	20	years

Component Cost

High Repair Cost:	$ 364
Low Repair Cost:	$ 260

Quantity Breakdown

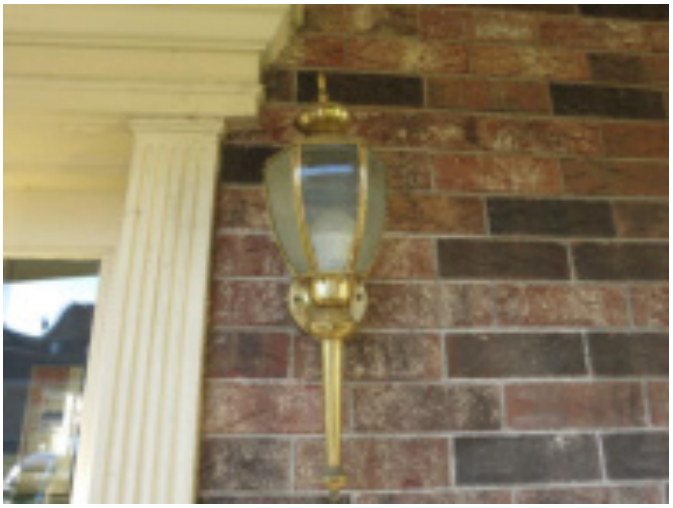
Item	Quantity	Unit
Gutter & Downspouts	52	LF

General Description

Aluminum gutters typically fail at the seams and joints. Over time leaking can occur.

Special Notes, Comments, and Considerations

Component Name:	Exterior Light Fixtures	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3006	Photograph By:	Shaun Young



Component Duration

Component Life Expectancy:	20	years
Age of Component:	10	years
Remaining Component Life:	10	years

Component Cost

High Replacement Cost:	$ 800
Low Replacement Cost:	$ 480

Quantity Breakdown

Item	Quantity	Units
Exterior Light Fixtures	8	Each

General Description

The exterior light fixtures observed on the clubhouse appeared to be in good condition. It is estimated that the fixtures have a remaining useful life of approximately 10 years.

Special Notes, Comments, and Considerations

Component Name:	Interior Paint	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3007	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	15	years
Age of Component:	10	years
Remaining Component Life:	5	years

Component Cost

High Repair Cost:	$ 4,656
Low Repair Cost:	$ 3,104

Quantity Breakdown

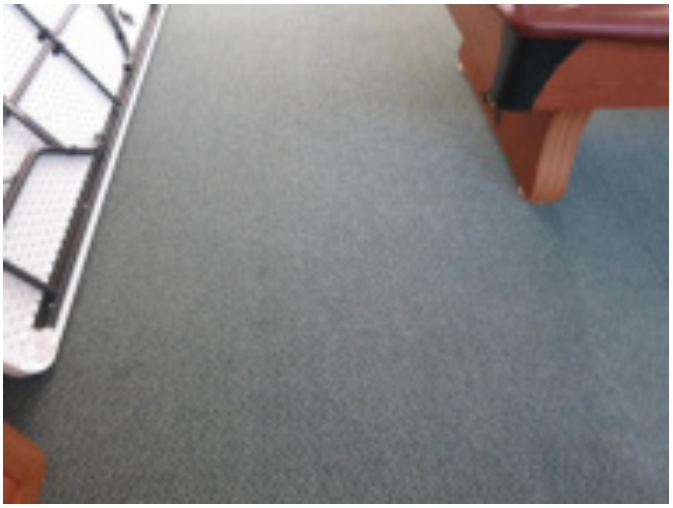
Item	Quantity	Unit
Walls	1,504	Sq. Ft.
Ceilings	1,600	Sq. Ft.
Total	3,104	Sq. Ft.

General Description

Interior paint excludes mechanical rooms, kitchen, and bathroom. The remodel component for kitchen and bathrooms includes painting.

Special Notes, Comments, and Considerations

Component Name:	Carpet Replacement	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3008	Photograph By:	Shaun Young



Component Duration

Component Life Expectancy:	12	years
Age of Component:	11	years
Remaining Component Life:	1	years

Component Cost

High Repair Cost:	$ 8,525
Low Repair Cost:	$ 4,650

Quantity Breakdown

Item	Quantity	Unit
Carpet	1,550	Sq. Ft.

General Description

Special Notes, Comments, and Considerations

Component Name:	Kitchen Renovation	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3009	Photograph By:	Shaun Young

Component Duration

Reoccurring Repair Allowance: 25 years

Beginning Year: 2025

Component Cost

High Repair Cost: $ 15,000

Low Repair Cost: $ 0.00

Quantity Breakdown

Item	Quantity	Unit
Kitchen Renovation	1	Each

General Description

An allowance was used in the analysis for the clubhouse Kitchen. This allowance includes kitchen appliances.

The provided low cost is set to zero as this may be an optional expense as dictated by the HOA.

Special Notes, Comments, and Considerations

Component Name:	Restroom Renovation	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3010	Photograph By:	Shaun Young

Component Duration

Reoccurring Repair Allowance: 25 years

Beginning Year: 2025

Component Cost

High Repair Cost: $ 16,000

Low Repair Cost: $ 0.00

Quantity Breakdown

Item	Quantity	Unit
Restroom Remodel	2	Each

General Description

An allowance was used in the analysis for the multiple restrooms located within the clubhouse.

The provided low cost is set to zero as this may be an optional expense as dictated by the HOA.

Special Notes, Comments, and Considerations

Component Name:	Fireplace	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3011	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy: ∞ years
Age of Component: _____ years
Remaining Component Life: _____ years

Component Cost

High Repair Cost: $ N/A
Low Repair Cost: $ N/A

Quantity Breakdown

Item	Quantity	Unit

General Description

The clubhouse is equipped with a gas fireplace. The fireplace may need to occasionally replace the logs depending on use; however, this should be expensed from the annual maintenance budget.

Special Notes, Comments, and Considerations

Component Name:	Interior Lighting	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3012	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	N/A	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$

Quantity Breakdown

Item	Quantity	Unit

General Description

Due to the relatively low cost of replacement and relatively long useful life; it is recommended that broken light fixtures be expensed from the maintenance budget when broken.

Special Notes, Comments, and Considerations

Component Name:	Furniture Replacement	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3013	Photograph By:	Shaun Young

Component Duration

Reoccurring Repair Allowance: 8 years

Beginning Year: 2025

Component Cost

High Repair Cost: $ 5,000

Low Repair Cost: $ 0.00

Quantity Breakdown

Item	Quantity	Unit
Clubhouse Furniture	1	Each

General Description

Clubhouse furniture frequently receives damage and sometimes stolen. The amount of traffic through the clubhouse will determine the need for replacement. An allowance is proposed to replace items as needed.

The provided low cost is set to zero as this may be an optional expense as dictated by the HOA.

Special Notes, Comments, and Considerations

Component Name:	Hot Water Heater	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3014	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	10	years
Age of Component:	7	years
Remaining Component Life:	3	years

Component Cost

High Repair Cost:	$ 3,600
Low Repair Cost:	$ 2,400

Quantity Breakdown

Item	Quantity	Unit
Hot Water Heater	2	Each

General Description

.

Special Notes, Comments, and Considerations

Component Name:	Furnace Replacement	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3015	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	20	years
Age of Component:	10	years
Remaining Component Life:	10	years

Component Cost

High Repair Cost:	$ 6,000
Low Repair Cost:	$ 4,000

Quantity Breakdown

Item	Quantity	Unit
Furnace	1	Each

General Description

Special Notes, Comments, and Considerations

Component Name:	Air Conditioning Unit	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3016	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	18	years
Age of Component:	18	years
Remaining Component Life:	0	years

Component Cost

High Repair Cost:	$ 4,000
Low Repair Cost:	$ 2,500

Quantity Breakdown

Item	Quantity	Unit
Air Conditioner	1	Each

General Description

Special Notes, Comments, and Considerations

Component Name:	Security System	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Clubhouse 3017	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	15	years
Age of Component:	5	years
Remaining Component Life:	10	years

Component Cost

High Repair Cost:	$ 6,000
Low Repair Cost:	$ 4,000

Quantity Breakdown

Item	Quantity	Unit
Security Locks and Cameras	1	Each

General Description

Special Notes, Comments, and Considerations

Component Name:	Heater	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4001	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	12	years
Age of Component:	8	years
Remaining Component Life:	4	years

Component Cost

High Repair Cost:	$ 3,000
Low Repair Cost:	$ 2,500

Quantity Breakdown

Item	Quantity	Unit
Pool Heater	1	Each

General Description

The life expectancy of the pool heaters is 12 years with proper maintenance.

Special Notes, Comments, and Considerations

Component Name:	Sand Filter	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4002	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	12	years
Age of Component:	8	years
Remaining Component Life:	4	years

Component Cost

High Repair Cost:	$ 900
Low Repair Cost:	$ 700

Quantity Breakdown

Item	Quantity	Unit
Sand Filter	1	Each

General Description

A properly maintained sand filter is expected to have a design life of 12 years is properly maintained.

Special Notes, Comments, and Considerations

Component Name:	Pump	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4003	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	8	years
Age of Component:	5	years
Remaining Component Life:	3	years

Component Cost

High Repair Cost:	$ 900
Low Repair Cost:	$ 600

Quantity Breakdown

Item	Quantity	Unit
Pump	1	Each

General Description

The life expectancy of a pool pump is unpredictable. The pumps will need to be replaced as needed. Pumps that are beyond warranty may need to be replaced at anytime.

Special Notes, Comments, and Considerations

Component Name:	Pool Cover	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4004	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	10	years
Age of Component:	5	years
Remaining Component Life:	5	years

Component Cost

High Repair Cost:	$ 1,800
Low Repair Cost:	$ 1,000

Quantity Breakdown

Item	Quantity	Unit
Pool Cover	1	Each

General Description

The pool cover appeared to be in good condition upon observation. The cost of pool cover can have a considerable variation in price dependent upon quality. A similar pool cover was used for the pricing in this analysis.

Special Notes, Comments, and Considerations

Component Name:	Wading Pool Cover	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4005	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	10	years
Age of Component:	5	years
Remaining Component Life:	5	years

Component Cost

High Repair Cost:	$ 1,200
Low Repair Cost:	$ 600

Quantity Breakdown

Item	Quantity	Unit
Wading Pool Cover	1	Each

General Description

The pool cover housing appeared to be in good condition upon observation. The pool cover housing was not tested at time of visit.

Special Notes, Comments, and Considerations

Component Name:	Pool Resurfacing	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4006	Photograph By:	Shaun Young

No Picture Available

Component Duration

Component Life Expectancy:	12	years
Age of Component:	6	years
Remaining Component Life:	6	years

Component Cost

High Repair Cost:	$ 16,320
Low Repair Cost:	$ 12,240

Quantity Breakdown

Item	Quantity	Unit
Pool Resurfacing	1,360	Sq. Ft.

General Description

A pool with a worn out surface becomes unsightly, uncomfortable and even dangerous in some cases. The finished surface is designed to be smooth and protective. As it wears down, the underlying layer is exposed which is rough on skin. This can scuff up swimmers, and due to its rougher texture, it also holds dust, dirt and algae better. A worn out pool becomes harder to clean, which further exacerbates wear and tear on the pool walls or bottom. If left too long, this can lead to cracks or leaks in the structure of the pool itself.

Special Notes, Comments, and Considerations

The pool was covered at the time of the walkthrough and the surface condition was not observed. An average component life has been assumed.

Component Name:	Wading Pool Resurfacing	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4007	Photograph By:	Shaun Young

No Picture Available

Component Duration		
Component Life Expectancy:	12	years
Age of Component:	6	years
Remaining Component Life:	6	years

Component Cost	
High Repair Cost:	$ 2,640
Low Repair Cost:	$ 1,980

Quantity Breakdown

Item	Quantity	Unit
Pool Resurfacing	220	Sq. Ft.

General Description

Surface conditions for Wading pools typically wear

Special Notes, Comments, and Considerations

The wading pool was covered at the time of the walkthrough and the surface condition was not observed. An average component life has been assumed.

Component Name:	Furniture	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4008	Photograph By:	Shaun Young

Component Duration

Reoccurring Repair Allowance: 5 years

Beginning Year: 2024

Component Cost

High Repair Cost: $ 1,500

Low Repair Cost: $ 0.00

Quantity Breakdown

Item	Quantity	Unit
Pool Furniture	1	Each

General Description

An allowance was used in the analysis for the pool furniture. The furniture should be replaced when considerable wear is noticed or no longer safe to use.

Special Notes, Comments, and Considerations

Component Name:	Wrought Iron Pool Fencing	Date of Photograph:	Wednesday, October 2, 2019
Component Number:	Pool 4009	Photograph By:	Shaun Young

Component Duration

Component Life Expectancy:	N/A	years
Age of Component:		years
Remaining Component Life:		years

Component Cost

High Repair Cost:	$ N/A
Low Repair Cost:	$ N/A

Quantity Breakdown

Item	Quantity	Unit
Wrought Iron Fencing	172	LF

General Description

Wrought iron fencing is a durable material that can match the life expectancy of the building if properly maintained. It is recommended that fencing be inspected by property maintenance on a routine basis and touch up any areas that need paint and remove any rust. It is also recommended that spot maintenance of the fence be expensed from the annual maintenance budget.

Special Notes, Comments, and Considerations