

Fiscal Year	2041	2042	2043	2044	2045
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$48,221
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$123,079	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$0	\$0	\$0
4115 Aeration Manifold - Replace	\$0	\$0	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$19,630	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$28,978	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$70,109	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$519,738	\$275,167	\$296,190	\$223,019	\$334,043
Ending Reserve Balance	\$8,185,387	\$9,026,464	\$9,885,924	\$10,859,550	\$11,764,330

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$11,764,330	\$10,569,592	\$11,552,241	\$11,951,569	\$13,105,038
Annual Reserve Funding	\$1,159,523	\$1,194,309	\$1,230,138	\$1,267,043	\$1,305,054
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$111,622	\$110,562	\$117,469	\$125,230	\$136,520
Total Income	\$13,035,475	\$11,874,463	\$12,899,849	\$13,343,842	\$14,546,612
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$171,581	\$176,728	\$182,030	\$187,491	\$193,115
125 Gravel Access Road - Refurbish	\$0	\$0	\$76,644	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$21,347	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$13,022	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$41,541	\$42,787	\$44,070	\$45,392	\$46,754
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$9,934	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$27,411	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$13,728	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$81,922
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$14,230
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$993,361	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$5,921	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$29,078	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$12,643	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$95,805	\$0	\$0
2512 Hydroexcavator - Replace	\$66,826	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$54,183	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$383,221	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$63,214	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$108,367	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$10,837	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$5,418	\$0	\$0	\$0	\$0
3138 Pump, Source	\$90,306	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
3140 Service meter - Replace	\$691,560	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$36,981	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$0	\$43,304	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$40,926	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$44,070	\$0	\$0
4130 Small Air Compressor - Replace	\$22,757	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$33,594	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$46,959	\$0	\$0	\$0	\$0
Systems & Evaluatons					
945 Surveillance System - Repair/Replace	\$0	\$0	\$42,154	\$0	\$0
Total Expenses	\$2,465,884	\$322,222	\$948,280	\$238,804	\$336,021
Ending Reserve Balance	\$10,569,592	\$11,552,241	\$11,951,569	\$13,105,038	\$14,210,591

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$14,210,591	\$14,936,881	\$14,977,536	\$10,154,779	\$11,397,915
Annual Reserve Funding	\$1,344,205	\$1,384,532	\$1,426,068	\$1,468,850	\$1,512,915
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$145,675	\$149,509	\$125,608	\$107,718	\$120,623
Total Income	\$15,700,472	\$16,470,922	\$16,529,212	\$11,731,346	\$13,031,453
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$198,909	\$204,876	\$211,022	\$217,353	\$223,874
125 Gravel Access Road - Refurbish	\$0	\$0	\$88,852	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$24,747	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$15,096	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$48,157	\$49,602	\$51,090	\$52,622	\$54,201
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$11,516	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$13,772	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$10,469	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$0	\$33,713	\$0
413 Clubhouse Stairs - Repair/Replace	\$31,407	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$13,728	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$16,015	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$16,496
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$54,428	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$62,813	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$20,938	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$327,640	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$350,964	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$32,349	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$5,153,390	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$1,121,427	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$165,408	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$88,852	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$88,852	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$0	\$0	\$0
4115 Aeration Manifold - Replace	\$0	\$0	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$26,382	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$38,944	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$94,220	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$45,288	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
845 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$763,590	\$1,493,386	\$6,374,133	\$333,431	\$294,571
Ending Reserve Balance	\$14,936,881	\$14,977,536	\$10,154,779	\$11,397,915	\$12,736,882

"This 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 the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site & Grounds

Comp #: 120 Asphalt - Grind & Overlay

Approx Quantity: 1 Allowance

Location: The community roadways and parking areas.

Funded?: Yes.

History: 2022-\$132K (parking lot repaved); 2021-\$115K; 2020-\$90K; 2014-\$100K; 2013-\$50K; 2012-\$60K

Comments: The clubhouse parking lot was resurfaced and striped in 2024 by Jimini Construction. While the repaving projects occur annually, funding is provided to account for the cost of maintaining the road system on a cyclical basis.

The State of Washington Department of Transportation (WSDOT) recommends regular cycles of seal coating, along with needed repairs, for the long-term care of asphalt paving with low traffic and low speed to extend the useful life. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes or hardens, and this causes the pavement to become increasingly brittle. As a result, the pavement will become more likely to crack, as it is unable to bend and flex when subjected to traffic (weight) and temperature changes (thermal expansion and contraction). A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process, but also helps the pavement shed water. Seal coating also provides uniform appearance, and conceals the inevitable patching and repairs which accumulate over time, ultimately extending the useful life of asphalt before more costly resurfacing is needed (see component #120).

Repairing asphalt before seal coating is imperative. Surface preparation and dry weather during and following application is key to lasting performance.

Resources:

Asphalt Pavement Maintenance Best Practices Handbook: <http://www.ccc.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf>

Asphalt Seal Coat Treatments General Overview: <https://www.wsdot.wa.gov/research/reports/fullreports/136.1.pdf>

Other: <http://www.pavementinteractive.org/article/bituminous-surface-treatments/>

The useful life below assumes regular repairs and seal coating (see component #121). The lack of repairs and seal coating can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When the need to resurface is becoming apparent, consult with a geotechnical engineer for recommendations, specifications/scope of work, and project oversight.

As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below.

Resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

<https://www.wsdot.wa.gov/publications/manuals/fulltext/m0000/AsphaltPavements.pdf>

Washington Asphalt Pavement Association: <http://www.asphaltwa.com/>

Useful Life:

1 years

Remaining Life:

0 years



Lower Estimate:

\$ 85,500

Higher Estimate:

\$ 105,000

Cost Source: Client Cost History

Comp #: 125 Gravel Access Road - Refurbish

Approx Quantity: 1 Allowance

Location: Waterfront access at Island Drive, gravel roads in community

Funded?: Yes.

History: 2023-\$4K

Comments: Ongoing refurbishing/replenishing are part of an annual maintenance program. Funding allowance in reserves is provided for periodic larger projects to maintain/rebuild some of these areas. Track the actual history and costs, and adjust this component accordingly in reserve study updates.

Useful Life:
5 years

Remaining Life:
2 years



Lower Estimate:

\$ 36,000

Higher Estimate:

\$ 44,000

Cost Source: Budget Allowance

Comp #: 144 Chain Link Fence – Repair/Replace

Approx Quantity: 3,000 LF

Location: Perimeters of water tower, waste water facility and park/play area

Funded?: Yes.

History: No major projects reported

Comments: The galvanized chain link fences did not appear to have large areas of damage.

Association practice has been to provide for cyclical funding of the fences for replacements as needed, set at 15% replacements every 5 years.

Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply a rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:
5 years

Remaining Life:
1 years



Lower Estimate:

\$ 10,300

Higher Estimate:

\$ 12,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 170 Landscape - Maintain/Refurbish

Approx Quantity: 1 Allowance

Location: Throughout the community.

Funded?: Yes.

History:

Comments: Common area landscape included park area, small islands of decorative landscaping, and natural growth forest and trees.

As associations age, many find the need or desire for large-scale refurbishment projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include bed renovations, major replanting, large-scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions/replacement, hazardous tree removal, etc.

Walk the landscaped areas each year with the community's landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine if supplemental reserves funding should be planned.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: Budget Allowance

Comp #: 180 Bio-Filter Park - Maintain

Approx Quantity: 1 Vault

Location: Exposed stormwater vault and filters; drainage system throughout the community

Funded?: Yes.

History: 2024-Vactor and filter service \$21.5K

Comments: The stormwater pond and bio-filter park has two vaults that are exposed. The Association reported that the facility is maintained annually with the replacement of 1/3 of the filters, and inspected every three years.

While the maintenance occurs every year, the annual maintenance only represents 1/3 of the filters. Funding is provided, below, to better account for the costs of replacing the filters in the bio-filter park

Useful Life:
1 years

Remaining Life:
0 years



Lower Estimate:

\$ 20,700

Higher Estimate:

\$ 25,300

Cost Source: Client Cost History: Boston Harbor Services 2024

Comp #: 181 Bioswale - Maintain

Approx Quantity: 1 Allowance

Location: Culverts and catch basins along Island Drive

Funded?: Yes.

History: 2022-Repairs at \$29K

Comments: No problems were reported of the bioswale along Island Drive which feeds into the bio-filter park. Funding is provided for periodic maintenance, including cleaning and clearing bioswale of invasive vegetation.

Useful Life:
25 years

Remaining Life:
11 years



Lower Estimate:

\$ 77,400

Higher Estimate:

\$ 94,600

Cost Source: Client Cost Estimate: Association documents

Comp #: 182 Bioswale - Inspection

Approx Quantity: 1 Allowance

Location: Culverts and catch basins along Island Drive

Funded?: Yes.

History: No major projects reported

Comments: Funding is provided for the 5 year inspection of the bioswale along Island Drive.

Useful Life:
5 years

Remaining Life:
0 years



Lower Estimate:

\$ 4,950

Higher Estimate:

\$ 6,050

Cost Source: Client Cost Estimate: Association documents

Comp #: 183 Jolly Drain Way - Maintain

Approx Quantity: 1 Allowance

Location: Between Island Drive NW and Mainer Drive NW

Funded?: Yes.

History: 2021-Installed

Comments: Jolly drain way ensures that storm water drains properly from the community. No problems were reported.

Funding is provided for removing debris and invasive plants.

Useful Life:
10 years

Remaining Life:
7 years



Lower Estimate:

\$ 5,580

Higher Estimate:

\$ 6,820

Cost Source: Client Cost Estimate: Association documents

Comp #: 190 Community Sign - Repair/Replace

Approx Quantity: 1 Painted wood

Location: The community entrance.

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The community sign is made of painted wood and is of simple and legible design.

Inspect periodically, repair, clean, and touch up for appearance, as needed, using operating funds.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 196 Information Kiosk - Repair/Replace

Approx Quantity: 1 Wood structure

Location: At entrance of clubhouse

Funded?: Yes.

History: No major projects reported

Comments: The information kiosk at the entrance of the clubhouse is of a wood structure with a decorative wood shingle roof. The structural posts of the kiosk were showing advanced decay. As much of the decay may be covered by soil at the base of the posts, we urgently recommend that the kiosk be replaced as a health and safety precaution.

Inspect regularly, clean, and repair promptly utilizing operating funds. Paint the kiosks simultaneously as the buildings. Expect to replace the kiosks at approximately the timeframe below.

Useful Life:

30 years

Remaining Life:

0 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: Budget Allowance

Comp #: 323 Sports Court - Resurface

Approx Quantity: 760 SF

Location: The sports court.

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The informal asphalt sport court showed a small area of sloughing at one of the edges. The metal frame basketball assembly did not appear to have any damage.

As regular maintenance, inspect the sports court for any hazardous conditions, clean the surface of debris and organic growth, and inspect the basketball assembly for damage. Repair or replace components as needed as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 339 Westwind Play Equipment - Rpr/Replace

Approx Quantity: 1 Allowance

Location: Westwind play equipment - wood construction

Funded?: Yes.

History: No major projects reported

Comments: The wood construction play equipment did not appear to have damage, and no problems were reported.

Replacement cycles vary depending on the amount of use/abuse, however, expect to complete an extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:
15 years

Remaining Life:
4 years



Lower Estimate:

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source: Budget Allowance

Comp #: 340 Waterfront Play Equipment - Rpr/Rplc
Location: Waterfront play equipment - metal and plastic construction
Funded?: Yes.
History: 2021-Replaced \$20K
Comments: The metal and plastic construction play equipment did not damage, and no problems were reported.

Approx Quantity: 1 Allowance

Replacement cycles vary depending on the amount of use/abuse, however, expect to complete an extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:
20 years

Remaining Life:
16 years



Lower Estimate:

\$ 31,500

Higher Estimate:

\$ 38,500

Cost Source: Budget Allowance

Comp #: 341 Pea gravel - Replenish

Approx Quantity: 1

Location: The community playgrounds

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The safety pea gravel did not show areas of depression or bare soil.

Periodic replenishment of the pea gravel is warranted for safety purposes. Although ongoing refurbishing/replenishment should be part of the association's annual maintenance program, we recommend including a funding allowance in reserves for periodic larger projects to maintain safety. The National Safety Council and the Consumer Product Safety Commission recommend a minimum depth of 12 inches. Replenishment becomes necessary due to gravel loss, compression, and exposure to the elements.

As routine maintenance, inspect regularly, agitate to reduce compression, and replenish low areas to maintain adequate coverage.

Resources:

<https://www.nsc.org/community-safety/safety-topics/child-safety/playground-safety>

<https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 346 Site Furniture - Repair/Replace

Approx Quantity: 1

Location: The community playground.

Funded?: No.

History: No major projects reported

Comments: Wood and metal/composite picnic tables and benches within the park areas appeared to be in varying condition and age.

Inspect regularly, and repair or replace as needed with operating funds. Clean with an appropriate cleaner (refinish if desired) using operating funds.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 351 Kayak racks - Repair/Replace

Approx Quantity: 1

Location: Kayak launching area

Funded?: No. Costs are best handled with operating funds.

History: Repairs and replacements as needed

Comments: The kayak racks are pressure treated wood construction and are repaired and replaced as needed as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 352 Floating dock - Repair/Replace
Location: Wood floating dock for small boat launch
Funded?: Yes.

Approx Quantity: 500 SF

History: No major projects reported

Comments: Pressure treated wood floating dock with two metal piers and one wood pier. The protective sealant on the wood appeared faded and worn, and the wood appeared exposed to the elements.

Note that if decking products are treated with formulations such as ammoniacal copper zinc arsenate (ACZA) and chromated copper arsenate (CCA) they are no longer recommended in aquatic applications due to environmental concerns. Inspect regularly, clean for appearance, seal wood where appropriate and provide spot repair promptly as needed from operating budget. Compliance with any and all governmental regulations regarding the construction, maintenance or repair of these types of docks is assumed. We recommend planning for intervals of significant replacement for deck boards, floats, structural members, etc...at roughly the 25-35 year time frame indicated below. Track needs/pattern of expenses carefully and update in future reserve study updates as conditions merit.

Useful Life:
25 years

Remaining Life:
10 years



Lower Estimate:

\$ 47,700

Higher Estimate:

\$ 58,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 360 "Wanigan" - Repair/Reroof

Approx Quantity: 1,100 SF

Location: Park area

Funded?: Yes.

History: 2024-Repair project \$5.5K;

Comments: Repairs on the "wanigan" were done in 2024 at \$5.5K to address some structural decay and siding replacement. The roof was reported to have been replaced in 2015.

Plan on replacing the roof at roughly the timeline below.

Useful Life:
25 years

Remaining Life:
15 years



Lower Estimate:

Higher Estimate:

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 365 Playground bathroom - Refurbish

Approx Quantity: 1 Allowance

Location: Park/Playground

Funded?: Yes.

History: No major projects reported

Comments: The playground bathroom is constructed of T-111 siding and a metal roof. The interior furnishings are simple and of durable materials.

With proper maintenance, the small building can have an extended useful life. Funds are provided for periodic repairs and roof replacements, as needed. Keep track of actual expenses and adjust future reserve studies as needed.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:

Higher Estimate:

Cost Source:

Clubhouse

Comp #: 400 Clubhouse Roof - Repair/Replace

Approx Quantity: 2,300 SF

Location: The clubhouse rooftop.

Funded?: Yes.

History:

Comments: Roof ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave. Eave venting consisted of 2 drill holes in the blocking between the rafters. Gutters blocked the view of the eaves, so eave flashing was not confirmed. Debris and moss were not observed on the roof surface. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including the roof, walls, windows, decks, exterior painting, and caulking/sealant.

Resources:

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

International Institute of Building Enclosure Consultants <https://iibec.org/>

Western States Roofing Contractors Association (WSRCA) <https://wsrca.com/>

Useful Life:

24 years

Remaining Life:

11 years



Lower Estimate:

\$ 20,700

Higher Estimate:

\$ 25,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 406 Clubhouse Gutters - Repair/Replace

Approx Quantity: 260 LF

Location: The clubhouse perimeters.

Funded?: Yes.

History:

Comments: Based on our limited visual inspection, the metal gutters and downspouts appeared functional. Some leaking at seams was noted.

We recommend planning for a total replacement of the gutters and downspouts at the same intervals as roof replacement for cost efficiency. Evaluate these components at the time of the project to determine if replacement or re-use is the better value.

As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris.

Useful Life:
24 years

Remaining Life:
11 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 410 Clubhouse Siding - Exterior Renovation

Approx Quantity: 4,210 SF

Location: The clubhouse exterior walls, underlying waterproofing components, and structural components.

Funded?: Yes.

History: No major projects reported

Comments: The wood siding is horizontal clapboard, and the surface is painted (see component #412 for exterior painting). No view of the critical underlying waterproofing was available as part of our limited visual review. Portions of the wood showed wear, with local areas of decay. With the exposure to marine weather, we recommend that the Association obtain an envelope study from a qualified engineer to assess the condition of the siding and weather proofing, and the scope of work for any repairs and ongoing maintenance.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually, and repair locally, as needed, using general operating maintenance funds. Keep the wood siding painted to protect it from water decay - see component #533.

Another item that greatly influences the useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed, and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extent of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate, and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping, and decay, limiting its useful life.

Useful Life:
50 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 412 Clubhouse Exteriors - Caulk & Paint

Approx Quantity: 4,210 SF

Location: The clubhouse exterior walls.

Funded?: Yes.

History:

Comments: The exterior paint showed wear, peeling and chalking.

Typical Northwest paint cycles vary greatly depending upon many factors including the type of material painted, surface preparation, quality of the primer/paint/stain, application methods, weather conditions during the application process, moisture beneath the surface, and exposure to weather conditions. Repair areas, as needed, prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint, as needed, using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installation of sealants is very common, and can greatly decrease its useful life. Inspect sealants (more frequently as they age) to determine if failing is occurring. Typical sealant problems include failure of the sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealants at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Resources:

American Coatings Association: <http://www.paint.org/>

Master Paint Institute: <http://www.paintinfo.com/>

Useful Life:

7 years

Remaining Life:

0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 413 Clubhouse Stairs - Repair/Replace

Approx Quantity: 1 SF

Location: Access to the lower and upper floors.

Funded?: Yes.

History: No major projects reported

Comments: The stair stringers are wood, and the stair treads are attached to the stair stringer by steel angle and bolts. The railings are wood. The stair was closed to access due to unsafe condition of the structure. We strongly recommend replacing the stairs as a health and safety precaution.

As routine maintenance, inspect regularly to ensure safety and stability. Repair promptly, as needed, with operating funds. Paint as a part of an exterior paint project - see component #533. Treat corroded metal with a rusted inhibitor to extend the useful life.

Useful Life:
25 years

Remaining Life:
0 years



Lower Estimate:

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source:

Comp #: 414 Clubhouse Deck - Resurface

Approx Quantity: 200 SF

Location: Clubhouse deck

Funded?: Yes.

History: No major projects reported

Comments: The surface of the deck appeared to be a modified bitumen. The drip edge of the deck is partially open. A vertical portion of drip edge flashing was not observed. The threshold of the door is not raised slightly above the deck surface to allow proper flashing. Venting on the underside of the deck, at the soffit below, was not observed. Venting is a good practice as it can reduce problems from condensation. The railing connections do attach through the deck surface. The fewer penetrations through the waterproof surface, the fewer opportunities there are for water penetration.

It was not clear if the current surface was the original deck surface, or if a surface was added over the top of the original. The surface appeared to have several holes in it, especially along the outside edge. No flashing was discernible at the internal walls.

We recommend that the Association have a qualified engineer evaluate the deck for a scope of repairs to the substructure of the deck and to determine the best surface to apply to this deck. Funding provided, below, does not take into account any needed structural repairs or redesign of the railings. Once the surface of the deck is installed, funding can be added for regular maintenance required for that surface.

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 415 Clubhouse Windows - Repair/Replace

Approx Quantity: 26 windows

Location: The clubhouse exterior walls.

Funded?: Yes.

History: No major projects reported

Comments: The clubhouse windows vinyl windows inserted into a wood framing, using caulk as a sealant. Head flashing was not observed. The jambs and sills had failing sealant joints between the window frame and cladding . No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration. A reserve study is a budget model, limited to visual exterior observation and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope performance, as many of the key details are hidden from view. Periodic reviews by an architect, building envelope professional, etc. are prudent.

Many factors affect the useful life, including the quality of the window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) the gap at the top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with the bid process, and observe the construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Resource:

Fenestration & Glazing Industry Alliance (formerly AAMA): <https://fgiaonline.org/>

Useful Life:
24 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 430 Clubhouse Flooring - Maintain/Replace

Approx Quantity: 1,800 SF

Location: Upstairs flooring

Funded?: Yes.

History: 2024-Carpet replaced with vinyl flooring

Comments: The Association reported replacing the upstairs carpet with vinyl flooring in 2024

Actual replacement costs can vary greatly based upon the material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program clean as needed. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:
20 years

Remaining Life:
19 years



Lower Estimate:

Higher Estimate:

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 450 Clubhouse Interiors - Refurbish

Approx Quantity: 1 Allowance

Location: The clubhouse interiors; paint, furniture, lighting, bathrooms

Funded?: Yes.

History: No major projects reported

Comments: The interior of the clubhouse appeared clean and painted. Furnishings were of a simple, stowable style. Bathrooms were of simple decor.

Prudent financial planning suggests setting aside funds for periodic refurbishing to maintain consistent aesthetics. The costs can vary greatly depending upon the scope of work. Adjust the costs below when a better estimate of replacements becomes known.

As routine maintenance, inspect regularly, and clean/repair promptly utilizing operating funds.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:

Higher Estimate:

Cost Source: Budget Allowance

Comp #: 470 Clubhouse Kitchen - Refurbish

Approx Quantity: 1 Allowance

Location: The clubhouse kitchen cabinets, flooring and appliances

Funded?: Yes.

History: 2023-Cabinets replaced at \$5K

Comments: Kitchen appeared clean and functional, with domestic style appliances.

Clean and maintain, as needed, to extend the useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the kitchen periodically for aesthetic purposes and/or function. Doing so may include the cabinets (reface or replace), sinks, counter tops, lighting, appliances, ventilation, etc.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:

Higher Estimate:

Cost Source: Budget Allowance

Comp #: 480 Clubhouse HVAC - Repair/Replace

Approx Quantity: 1 AC Unit

Location: The clubhouse heating/cooling systems

Funded?: No. Best handled as operating expense

History: No major projects reported

Comments: The clubhouse appeared to be heated and cooled with individual units within each room. The central HVAC system did not appear to be functioning.

Cost of replacing room units is best handled as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 485 Office Equipment - Repair/Replace

Approx Quantity: 1 Allowance

Location: The office equipment, carpet, furniture

Funded?: Yes.

History: No major projects reported

Comments: The office equipment is assumed to function properly. No problems were reported at the time of our site visit.

Although it is difficult to predict the timing, cost, and scope of future replacement, we suggest a general funding allowance for periodic upgrades and significant repair/replacements. Cost and timing can vary greatly depending on the choices made.

Expect some local repair/replacement utilizing operating funds in between overhaul cycles. The costs can vary greatly due to the number and quality of the equipment.

Another option is to set up a lease arrangement with a vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:

5 years

Remaining Life:

4 years



Lower Estimate:

Higher Estimate:

Cost Source: