



ARBOR LANDING, HOA

CHESTER, VIRGINIA

INTERACTIVE RESERVE ANALYSIS



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DMA does not support the validity of this report until a Working Session has been conducted with the Board of Directors and the final report issued.



Interactive Reserve Analysis

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STANDARDS, LIMITATIONS AND CONDITIONS DISCLOSURE AND LEGAL RESTRICTIONS

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled “National Standards” which is included in the Appendix.

The data and analysis information that forms a part of this report was formatted in Microsoft Excel but contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis information have been made available in Adobe's Portable Document Format and included as part of this report. Limited program versions can also be provided, upon request, in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1. No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
2. All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
3. The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
4. Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
5. An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
6. Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Association and are deemed reliable and complete by Design/Management Associates, Inc.

7. Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by Design/Management Associates, Inc. should be interpreted as a project audit or quality inspection.
8. Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
9. Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.
10. This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
11. The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. The Reserve Study should be updated at least every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations. However if significant changes occur in your present funding or in major expenses, in a shorter period of time, the account should be re-run.
12. DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Association and our analytical inputs, and are assembled for the Association's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of its preparation that if purposefully omitted would cause a distortion of the Association's situation regarding its capital reserve plan.

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Interactive Reserve Analysis

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EXECUTIVE SUMMARY

ARBOR LANDING, HOA

RESERVE SPECIALIST AND STAFF RESPONSIBLE FOR THIS ANALYSIS

This study was prepared under the direct supervision of:

David Herring, a Reserve Specialist certified by the Community Association Institute. Mr. Herring is a residential construction manager and Licensed Realtor and Broker in the State of Virginia with a BA in Interior Design.

The field survey, inventory, and condition assessment was conducted by:

David Herring, a Reserve Specialist certified by the Community Association Institute. Mr. Herring is a residential construction manager and Licensed Realtor and Broker in the State of Virginia with a BA in Interior Design.

COMMUNITY INFORMATION

ARBOR LANDING, HOA

Study Level:	Level II
Association Name:	Arbor Landing, HOA
Community Location / Address:	6201 Ironbridge Parkway, Richmond, Virginia 23831
Community Size (Number of Units):	439
Unit Type(s):	Single Family Homes
Management:	Community Partners of Virginia, Inc. AAMC
Represented by:	William B. Swift, CPM, PCAM
Telephone and E-mail:	804-378-5000, x212
Year(s) constructed:	1987
Year converted:	
Scope of Reserves:	Private Roads/Parking, Sidewalks, Storm Water Management, Irrigation, Signage, Sports Courts, Fencing, Pool House, Pool Equipment & Accessories, Playground, Clubhouse Exterior, Clubhouse Interior, Clubhouse Furniture & Fixtures

FINANCIAL SUMMARY

Current Reserve Account Balance Information:

Average annual income rate on reserve deposit accounts:	<u>0.83%</u>		
Balance on account:	<u>\$216,475</u>	as of	<u>12/31/2018</u>
Less contributions already made this year:	<u> </u>		
Plus expenditures already made and/or scheduled:	<u> </u>		
Money held in investment accounts:	<u>\$0</u>		
Total balance:	<u>\$216,475</u>	as of	<u>1/1/2019</u>

Reserve Account Contribution in Study Year:

Current budgeted contribution for study year:	<u>\$47,064</u>	for	<u>2019</u>
Recommended contribution for study year from Reserve Funding Navigator worksheet:	<u>\$47,064</u>		
Remaining contribution to be made for study year:	<u>\$47,064</u>		

INTERACTIVE ANALYSIS - WORKING DRAFT

DMA conducted a site visit at the property on April 2, 2019. Specific observations about components are included in the Schedule of Components. Photographs were taken at the site and a digital folder can be provided upon request.

The current financial information listed in the Financial Summary above, was obtained from the 2018 Balance Sheet and 2019 Budget supplied by the Property Manager.

Our Historic Funding Analysis indicates that the community reserve account is 29.13% funded as of the beginning of this study year, based on the component method of funding. Under the same method, the present calculated "full funding" annual contribution is lower than your current budgeted contribution. Please review our comments on this methodology on the Historic Funding Analysis page and in the Appendix.

Using the Cash Flow funding method and relying on the information that we have obtained in the Schedule of Components, and our projections in our Component Lifecycle and Costing analysis, we have developed a preliminary 30-year funding plan for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. The assumptions and decisions preliminarily made need to be discussed and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

CASH FLOW FUNDING MODEL (current as of the latest date on the cover of this report):

Projected Inflation and Escalation Rates (from Reserve Funding Navigator):

The projected inflation rate used in this printout is:	<u>3.08%</u>
The projected annual contribution escalation rate in this printout is:	<u>7.50%</u>

Reserve Funding Projections for next Four Years (from Reserve Funding Navigator):

<u>Amount</u>	<u>Year</u>
<u>\$50,593.80</u>	<u>2020</u>
<u>\$54,388.34</u>	<u>2021</u>
<u>\$58,467.46</u>	<u>2022</u>
<u>\$62,852.52</u>	<u>2023</u>

**SCHEDULE OF COMPONENTS
ARBOR LANDING, HOA**

BASIC COMPONENT INFORMATION			SITE VISIT INFORMATION				RELEVANCE			AGE	
LINE NUMBER	COMPONENT NAME	LOCATION	FIELD MEASURED QUANTITY OR COUNT	UNITS	% TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	CLIENT'S PRIORITY RANKING OF COMPONENT	LAST IN-SERVICE DATE		
1.00 COMMUNITY SIGNAGE											
1.01	Refurbish sign components	Main Arbor Landing Sign	1	LS	100%	Funding included to refurbish brick monument, including repointing joints, cleaning and brick repair as required, repair EIFS cap, and replacing HDU sign face.	100%	1	1987		
1.02	Changeable letter sign	Main Arbor Landing Sign	1	LS	100%	Sign case finish is worn. Cost here is for replacement with a LED programmable reader board sign when the community decides to replace this component.	100%	1	1987		
1.03	Spot light	Main Arbor Landing Sign	2	EA	100%	Sign spot lights assumed to be working properly; verify installation date. We have assigned a 2012 in-service date, which can be verified in the Working Session.	100%	1	2012		
1.04	East entrance sign	Ironbridge Parkway	1	EA	100%	Signs newly installed in 2012 were observed in good condition with no significant deficiencies noted.	100%	1	2012		
1.05	West entrance sign	Arbor Landing Drive	1	EA	100%		100%	1	2012		
1.06	Neighborhood signs / informational signs	All Areas	17	EA	100%		100%	1	2012		
2.00 CLUBHOUSE SITE COMPONENTS											
2.01	Crack fill / sealcoating / striping / curb painting	Parking Area	1	LS	100%	Parking area appeared in good overall condition with crack filling, sealcoating and parking space striping completed in 2017; client's 2017 cost is included here.	100%	1	2017		
2.02	Asphalt patching allowance	Parking Area	4000	SY	5%	Since the parking area was recently crack filled and sealcoated, funding is included for eventual milling and overlay of the parking area in 2027.	100%	1	1987		
2.03	Asphalt street milling	Parking Area	4000	SY	100%		100%	1	1987		
2.04	Asphalt overlay	Parking Area	4000	SY	100%		100%	1	1987		
2.05	Concrete curb and gutter	Parking Area	2075	LF	5%	Good condition; funds for repairs as required included, beginning in 2022.	100%	1	1987		
2.06	Remove, regrade, reset concrete pavers	All Areas	520	SF	100%	Good condition; current pavers appear to be new. We have assigned a 2016 in-service date for these pavers, which can be verified in the working session.	100%	1	1987		
2.07	Concrete walkway, broom finish	All Areas	2230	SF	5%	Good overall condition with intermittent cracks noted. Funds included for continued repairs.	100%	1	1987		
2.08	Reinforced concrete pad	Dumpster Pad	200	SF	100%	Some cracking noted.	100%	1	1987		
2.09	Curb inlet	All Areas	2	EA	50%	Drainage structures and piping assumed to be working properly.	100%	1	1987		
2.10	Catch basin	All Areas	2	EA	50%		100%	1	1987		
2.11	Average Storm pipe	All Areas	460	LF	5%		100%	1	1987		
2.12	Timber retaining wall	Pool / Tennis Courts	2030	SF	100%		From visual observation, it seems the timber retaining wall is in similar condition when the 2014 Study was completed with deterioration noted in several areas and a bow at the center. We have extended the replacement of this wall from 2019 as noted in the previous study to 2020, which can be adjusted in the working session.	100%	1	1987	
2.13	Irrigation system electro mechanical controller	All Areas	2	EA	100%	Verify in-service dates for the irrigation system components.	100%	1	1987		
2.14	Backflow preventer	All Areas	2	EA	100%	Overall good condition.	100%	1	1987		
2.15	Flagpoles, aluminum	Clubhouse Entrance	3	EA	100%		100%	1	1987		
2.16	Wood fence, stockade	Dumpster Enclosure	48	LF	100%		Fencing and gates in generally good condition.	100%	1	1987	
2.17	Wood fence, Dumpster Gate	Dumpster Enclosure	2	EA	100%		100%	1	1987		
2.18	Bike rack, steel	All Areas	1	EA	100%		Good condition	100%	1	2003	
2.19	Picnic table, steel	All Areas	4	EA	100%		Fair condition; pricing shown includes replacement with steel mesh tables	100%	1	1987	
3.00 TENNIS COURT COMPONENTS											
3.01	Tennis court asphalt base	Tennis/Pickleball Courts	1470	SY	100%		Tennis court surface was repaired and resurfaced in 2015. At that time, one tennis court boundary was replaced with two pickleball courts in the same footprint held by the tennis court. At that time, new four (4) new poles set in concrete to hold the nets for pickleball courts. The previously developed cracks that were repaired in 2015 were observed cracking again, generally in the same pattern where the original cracks developed. With only a few years with cracks reappearing, a new court surface may be required; therefore, we have included funds to repair the existing surface in 2024, followed by a complete replacement of the surface in 2029 with resurfacing/repainting of that court surface 10 years later in 2039.	100%	1	1987	
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	4000	SY	5%			100%	1	1987	
3.03	Tennis court resurface	Tennis/Pickleball Courts	1470	SY	100%	100%		1	2016		
3.04	Tennis court net posts	Tennis Court	1	PR	100%	100%		1	1987		
3.05	Tennis court net	Tennis Court	1	EA	100%	100%		1	1987		
3.06	Pickleball court net posts	Pickleball Court	2	PR	100%	100%		1	2016		
3.07	Pickleball court net	Pickleball Court	2	EA	100%	100%		1	2016		
3.08	Tennis court fence	Tennis/Pickleball Courts	460	LF	100%	Fencing observed in good overall condition with some denting noted along some bottom portions of the fence line - typical of normal wear. Rust was observed on the top crossbar.		100%	1	1987	
3.09	Tennis court gates	Tennis/Pickleball Courts	2	EA	100%	100%		1	1987		
4.00 PLAYGROUND COMPONENTS											
4.01	Playground structure	Playground	1	LS	100%	Playground equipment, edging and mulch base installed in 2016. All playground components were observed in good condition with no significant deficiencies noted.	100%	1	2016		
4.02	Playground border, polyethylene	Playground	160	LF	100%		100%	1	2016		
4.03	Mulch base	Playground	1450	SF	100%		100%	1	2016		
4.04	Trash receptacle	Playground	1	EA	100%		100%	1	2003		
4.05	Park bench, steel frame & slats, ground mounted	Playground	2	EA	100%		Good overall condition. Bonnet top accessory on trash receptacle was bent.	100%	1	2003	
5.00 MAIN POOL COMPONENTS											
5.01	Rebuild pool structure	Main Pool	2592	SSF	30%	Pool was covered the day of the site visit; all components assumed to be in good condition and performing properly. It was last resurfaced and skim line tile replaced in 2014 followed by recaulking the pool joint in 2016. Funds for future repair to the pool structure, clay coping tiles as well as the concrete pool deck are included here. Concrete pool deck was observed in good overall condition with an occasional crack noted; funds for deck repair included here, beginning in 2024 and every 5 years thereafter.	100%	1	1987		
5.02	Cementitious acrylic resurface	Main Pool	2592	SF	100%		100%	1	2014		
5.03	Replace Skim line Tile	Main Pool	216	LF	100%		100%	1	2014		
5.04	Replace pool coping, clay tile	Main Pool	216	LF	100%		100%	1	1987		
5.05	Re caulk Pool Joints	Main Pool	216	LF	100%		100%	1	2016		
5.06	Skimmer system / sf surface area of pool	Main Pool	2592	SF	25%		100%	1	1987		
5.07	Concrete pool deck	Main Pool	8740	SF	10%		100%	1	1987		
5.08	Metal picket fence	Main Pool	515	LF	100%		Good condition - no significant deficiencies noted.	100%	1	2008	

**SCHEDULE OF COMPONENTS
ARBOR LANDING, HOA**

BASIC COMPONENT INFORMATION						SITE VISIT INFORMATION		RELEVANCE		AGE
LINE NUMBER	COMPONENT NAME	LOCATION	FIELD MEASURED QUANTITY OR COUNT	UNITS	% TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS		CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	CLIENT'S PRIORITY RANKING OF COMPONENT	LAST IN-SERVICE DATE
6.00	WADING POOL COMPONENTS									
6.01	Rebuild pool structure	Wading Pool	324	SSF	30%	Pool was covered the day of the site visit; all components assumed to be in good condition and performing properly. Work on this pool also completed in 2014 & 2016.	100%	1	1987	
6.02	Cementitious acrylic resurface	Wading Pool	324	SF	100%		100%	1	2014	
6.03	Replace Skim line Tile	Wading Pool	72	LF	100%		100%	1	2016	
6.04	Replace Precast Pool Coping	Wading Pool	72	LF	100%		100%	1	1987	
6.05	Re caulk Pool Joints	Wading Pool	72	LF	100%		100%	1	2014	
6.06	Skimmer system / sf surface area of pool	Wading Pool	324	SF	100%		100%	1	2014	
7.00	POOL ACCESSORIES AND FURNITURE									
7.01	Pipe Railing, stainless steel	Main & Wading Pool	9	EA	100%	Good condition	100%	1	1987	
7.02	Pool covers, reinforced vinyl	Main Pool	2800	SF	100%	Both pool covers appeared to be in overall good condition. Pool cover ground anchors were missing on one corner of main pool, causing the cover to sag in that area and collect water.	100%	1	2003	
7.03	Pool covers, reinforced vinyl	Wading Pool	400	SF	100%		100%	1	2006	
7.04	Lifeguard chair, stainless frame, fiberglass platform & seat	Main Pool	1	EA	100%	Portable lifeguard chair appeared to be in good overall condition. Funding for its eventual replacement included in 2025.	100%	1	1987	
7.05	Gazebo, replacement	Main Pool	45	SF	100%	Gazebo and roof appear to be in good overall condition. Funds to replace the Gazebo included in 2029, which will include the roof as part of an entirely new Gazebo structure.	100%	1	1987	
7.06	Gazebo, asphalt shingles, dimensional	Main Pool	1	SQ	100%		100%	1	2005	
7.07	Pool furniture	Pool	1	LS	25%	Pool furniture was replaced in 2018 and was observed stacked up in the restrooms and just outside. Funds are included to replace a percentage of the furniture every 5 years, beginning in 2028.	100%	1	2018	
8.00	POOL HOUSE AND EQUIPMENT									
8.01	Gazebo, asphalt shingles, dimensional	Pool House Exterior	10	SQ	100%	Installed in 2015, the roof appears to be in good overall condition with edges of shingles bent in some areas along the building perimeter.	100%	1	2005	
8.02	Vinyl siding	Pool House Exterior	1130	SF	100%	Good condition.	100%	1	1987	
8.03	Window, square, small, fixed	Pool House Exterior	5	EA	100%	Good condition.	100%	1	1987	
8.04	Turned columns, wood, painted	Pool House Exterior	10	EA	20%	Good condition, peeling paint observed.	100%	1	1987	
8.05	Six panel double doors, metal clad	Pool House Pump Room	1	PR	100%	All doors were noted in good overall condition and were working properly.	100%	1	1987	
8.06	Six panel single door, metal clad	Pool House Snack Bar	1	EA	100%		100%	1	1987	
8.07	Hollow metal door w/ louvers	Pool House Restrooms	2	EA	100%		100%	1	1987	
8.08	Door hardware, exterior	Pool House Exterior	4	EA	100%		100%	1	1987	
8.09	Sand filter, 48"	Main Pool	2	EA	100%		Pool mechanical equipment was replaced in 2016-17 and is assumed to be working properly.	100%	1	2016
8.10	Sand filter, 24"	Wading Pool	1	EA	100%			100%	1	2016
8.11	Piping manifold	Main Pool	1	LS	100%	100%		1	2017	
8.12	Pool pump w/ motor - 5hp	Main Pool	1	EA	100%	100%		1	2017	
8.13	Pool pump w/ motor - 3/4hp	Wading Pool	1	EA	100%	100%	1	2017		
8.14	Chlorination system	Main Pool & Wading Pool	1	LS	100%	Not included in previous study; verify in-service date for this component.	100%	1	1987	
8.15	Electric water heater, 20 gallon	Pump Room	1	EA	100%	Assumed to be original and working properly. Significant surface rust noted.	100%	1	1987	
8.16	Electrical service panel	Pump Room	1	EA	100%	Service panel replaced in 2016; appeared in good overall condition with some surface rust noted along edges.	100%	1	2016	
8.17	Sinks, porcelain	Pool House Restrooms	4	EA	100%	Sinks and faucets appeared to be in good condition; faucets assumed to be working properly. Laminate noted peeling off front apron of countertop in some locations.	100%	1	1987	
8.18	Faucets	Pool House Restrooms	4	EA	100%		100%	1	1987	
8.19	Countertops: plastic laminate	Pool House Restrooms	20	LF	100%	100%	1	1987		
8.20	Toilet, tank-type	Pool House Restrooms	5	EA	100%	Good overall condition; assumed to be working properly.	100%	1	1987	
8.21	Urinal	Pool House Restrooms	1	EA	100%		100%	1	1987	
8.22	Toilet partitions, standard, metal	Pool House Restrooms	3	EA	100%		100%	1	1987	
8.23	Toilet partitions, accessible, metal	Pool House Restrooms	2	EA	100%	Good to fair condition; still serviceable	100%	1	1987	
8.24	Refrigerator	Pool House Snack Bar	1	EA	100%	Assumed to be the same refrigerator in place since the 2014 Study - verify the in-service date for this appliance.	100%	1	1987	
8.25	Drinking fountain, wall mounted	Pool House Exterior	1	EA	100%	Replaced in 2016; this fountain is assumed to be working properly.	100%	1	2016	
9.00	CLUBHOUSE EXTERIOR									
9.01	Shingled roof, full dimensional, heavy duty	Clubhouse Roof	60	SQ	100%	Roof was replaced in 2005 and appeared in good overall condition.	100%	1	2005	
9.02	Sheathing repair allowance	Clubhouse Roof	6000	SF	5%		100%	1	2005	
9.03	Vinyl siding	Clubhouse Exterior	3960	SF	100%	Good condition.	100%	1	2009	
9.04	Exterior soffits and ceilings	Clubhouse Exterior	1060	LF	100%	Good condition.	100%	1	2009	
9.05	Exterior vinyl fascia	Clubhouse Exterior	420	LF	100%	Good condition.	100%	1	2009	
9.06	Rain gutters & downspouts	Clubhouse Perimeter	500	LF	100%	Good condition.	100%	1	2009	
9.07	French entrance doors, metal w/ glass	Clubhouse Exterior	3	PR	100%	All doors were noted in good overall condition and were working properly. Exterior door hardware was replaced in 2016; verify if all hardware was replaced at this time.	100%	1	1987	
9.08	Single glass door, metal w/ glass	Clubhouse Exterior	2	EA	100%		100%	1	1987	
9.09	Single glass door w/ sidelights, metal clad	Clubhouse Exterior	1	EA	100%		100%	1	1987	
9.10	Exterior door hardware, commercial grade	Clubhouse Exterior	9	EA	100%		100%	1	2016	
9.11	Door hardware, closers	Clubhouse Exterior	5	EA	100%		100%	1	2016	
9.12	Exterior windows; See Subcomponents	Clubhouse Exterior	1	LS	50%		Windows are a combination of original and replaced in 2009. A 50% allowance is included for continued replacement of the windows on a 15 year cycle.	100%	1	2009

**SCHEDULE OF COMPONENTS
ARBOR LANDING, HOA**

BASIC COMPONENT INFORMATION						SITE VISIT INFORMATION	RELEVANCE		AGE	
LINE NUMBER	COMPONENT NAME	LOCATION	FIELD MEASURED QUANTITY OR COUNT	UNITS	% TO BE REPLACED EACH OCCURRENCE	COMMENTS AND DESCRIPTION OF SPECIAL CONDITIONS	CLIENT'S RESPONSIBILITY (%) FOR COMPONENT	CLIENT'S PRIORITY RANKING OF COMPONENT	LAST IN-SERVICE DATE	
9.13	Porch/balcony deck, composite	Clubhouse Deck	2350	SF	100%	Replaced in 2013, decking, railing, bandboards and lattice were observed in good condition with some sections of the wood bandboard were observed warped.	100%	1	2013	
9.14	Balcony railings, aluminum	Clubhouse Deck	410	LF	100%		100%	1	2013	
9.15	Bandboard & lattice below deck	Clubhouse Deck	410	LF	100%		100%	1	2013	
9.16	Exterior wall lights, incandescent	Clubhouse Exterior	9	EA	100%		100%	1	2009	
9.17	Exterior wall lights, incandescent	Clubhouse Exterior	7	EA	100%		All light fixtures observed during daylight hours and assumed to be working properly.	100%	1	1987
9.18	Exterior wall lights, incandescent	Clubhouse Exterior	8	EA	100%	100%		1	1987	
10.00	CLUBHOUSE EQUIPMENT									
10.01	Electrical main switch	Clubhouse	1	EA	100%	Good condition.	100%	1	1987	
10.02	Local load center - electrical panelboard	Clubhouse	1	EA	100%	Good condition.	100%	1	1987	
10.03	HVAC condenser, 2.5 ton	Clubhouse	1	EA	100%	One 2.5 ton condenser and corresponding air handler was replaced in 2018 that is located above the office. Others last replaced in 2008 & 2009 and are assumed to be working properly.	100%	1	2017	
10.04	Large air handling unit - 2.5 ton	Clubhouse	1	EA	100%		100%	1	2017	
10.05	HVAC condenser, 2.5 ton	Clubhouse	1	EA	100%		100%	1	2008	
10.06	Large air handling unit - 2.5 ton	Clubhouse	1	EA	100%		100%	1	2008	
10.07	HVAC condenser, 3 ton	Clubhouse	1	EA	100%		100%	1	2009	
10.08	Large air handling unit - 3 ton	Clubhouse	1	EA	100%		100%	1	2009	
10.09	HVAC condenser, 3 ton	Clubhouse	1	EA	100%		100%	1	2009	
10.10	Large air handling unit - 3 ton	Clubhouse	1	EA	100%		100%	1	2009	
10.11	Electric water heater, 30 gallon	Clubhouse	1	EA	100%		Replaced in 2009, water heater is assumed to be working properly.	100%	1	2009
10.12	Camera security system	Clubhouse	1	LS	100%		Entire security system was replaced in 2018; additional camera coverage extended into the office area at this time. With technology making much more rapid advances, we have reduced the replacement interval for the security system from 10 years to 8 years.	100%	1	2018
11.00	INTERIOR FIXTURES AND FINISHES									
11.01	Carpet	Clubhouse, Main	170	SY	100%	Good overall condition.	100%	1	2009	
11.02	Ceramic tile	Clubhouse, Addition	1080	SY	100%	Carpet in the bar area replaced with ceramic tile in 2015-16 - good condition.	100%	1	2009	
11.03	Ceramic tile	Clubhouse, Kitchen/Restrooms	650	SY	100%	Installed in 2009, flooring appeared to be in good condition.	100%	1	2009	
11.04	Wood flooring, prefinished	Clubhouse, Main	1140	SY	100%	Good condition.	100%	1	2009	
11.05	Electrical lighting fixtures; See Subcomponents	Clubhouse Interior - All Areas	1	LS	25%	Observed in good condition and assumed to be working properly.	100%	1	1987	
11.06	Interior Furnishings; See Subcomponents	Clubhouse Interior - All Areas	1	LS	25%	Good condition; 8 chairs replaced around tables in 2017. An allowance of 25% of the total estimated cost of the furniture is included every 5 years to replace furnishings as deemed necessary.	100%	1	2017	
11.07	Outdoor Furnishings; See Subcomponents	Clubhouse Exterior, Deck/Balcony	1	LS	100%	Good condition; 8 chairs replaced around tables in 2017. An allowance of 25% of the total estimated cost of the furniture is included every 5 years to replace furnishings as deemed necessary.	100%	1	1987	
11.08	Gas fireplace unit	Clubhouse	1	EA	100%	The gas fireplace was rebuilt in 2015; cost to rebuild this is assumed and should be verified. We also assume the gas log appliance was replaced at this time; this also should be verified in the Working Session and dates adjusted if necessary.	100%	1	1987	
11.09	Gas fireplace unit - rebuilt - allowance	Clubhouse	1	EA	100%		100%	1	1987	
11.10	Restroom fixtures; See Subcomponents	Clubhouse Restrooms	1	LS	100%	All fixtures and accessories observed in good condition and assumed to be working properly.	100%	1	1987	
12.00	CLUBHOUSE KITCHEN AND BAR									
12.01	Drinking fountain, wall mounted	Clubhouse	2	EA	100%	Good condition	100%	1	2009	
12.02	Bar countertops: granite	Clubhouse Bar	54	SF	100%	Good condition	100%	1	2009	
12.03	Kitchen cabinets: base cabinets	Clubhouse Bar	22	LF	100%	Good condition	100%	1	2009	
12.04	Kitchen cabinets: wall cabinets	Clubhouse Bar	13	LF	100%	Good condition	100%	1	2009	
12.05	Double sink - stainless steel	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2009	
12.06	Replace faucet & fittings	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2009	
12.07	Garbage disposal	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2009	
12.08	Dishwasher	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2009	
12.09	Undercounter refrigerator	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2018	
12.10	Undercounter ice maker	Clubhouse Bar	1	EA	100%	Good condition	100%	1	2018	
12.11	LG refrigerator w/ bottom freezer	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.12	Frigidaire professional series convection oven	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.13	Advance Tabco handwashing sink, stainless	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.14	Dishwasher	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.15	Garbage disposal	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.16	Rectangular single bowl sink, stainless steel	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.17	Replace faucet & fittings	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.18	GE Profile countertop microwave	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.19	Frigidaire electric cooktop (coil-type)	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.20	Nutone Allure residential range hood	Clubhouse Kitchen	1	EA	100%	Good condition	100%	1	2009	
12.21	Countertops: plastic laminate	Clubhouse Kitchen	42	LF	100%	Good condition	100%	1	2009	
12.22	Kitchen cabinets: base cabinets	Clubhouse Kitchen	42	LF	100%	Good condition	100%	1	2009	
12.23	Kitchen cabinets: wall cabinets	Clubhouse Kitchen	13	LF	100%	Good condition	100%	1	2009	

COMPONENT LIFECYCLE AND COSTING
ARBOR LANDING, HOA

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI		BASE CCI		
							88.9	% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST
1.00 COMMUNITY SIGNAGE											
1.01	Refurbish sign components	Main Arbor Landing Sign	38	25	6	2025	100%	LS	1	\$1,748.88	\$1,748.88
1.02	Changeable letter sign	Main Arbor Landing Sign	38	15	6	2025	100%	LS	1	\$4,073.17	\$4,073.17
1.03	Spot light	Main Arbor Landing Sign	15	15	8	2027	100%	EA	2	\$102.18	\$204.36
1.04	East entrance sign	Ironbridge Parkway	25	25	18	2037	100%	EA	1	\$3,956.95	\$3,956.95
1.05	West entrance sign	Arbor Landing Drive	25	25	18	2037	100%	EA	1	\$3,091.37	\$3,091.37
1.06	Neighborhood signs / informational signs	All Areas	25	25	18	2037	100%	EA	17	\$2,967.71	\$50,451.07
2.00 CLUBHOUSE SITE COMPONENTS											
2.01	Crack fill / sealcoating / striping / curb painting	Parking Area	5	5	3	2022	100%	LS	1	\$6,017.51	\$6,017.51
2.02	Asphalt patching allowance	Parking Area	35	5	3	2022	5%	SY	4,000	\$45.99	\$9,198.00
2.03	Asphalt street milling	Parking Area	40	25	8	2027	100%	SY	4,000	\$4.42	\$17,680.00
2.04	Asphalt overlay	Parking Area	40	25	8	2027	100%	SY	4,000	\$11.99	\$47,960.00
2.05	Concrete curb and gutter	Parking Area	35	5	3	2022	5%	LF	2,075	\$70.88	\$7,353.80
2.06	Remove, regrade, reset concrete pavers	All Areas	35	5	3	2022	100%	SF	520	\$15.97	\$8,304.40
2.07	Concrete walkway, broom finish	All Areas	35	5	3	2022	5%	SF	2,230	\$9.05	\$1,009.08
2.08	Reinforced concrete pad	Dumpster Pad	38	25	6	2025	100%	SF	200	\$25.05	\$5,010.00
2.09	Curb inlet	All Areas	35	5	3	2022	50%	EA	2	\$9,027.25	\$9,027.25
2.10	Catch basin	All Areas	35	5	3	2022	50%	EA	2	\$5,904.26	\$5,904.26
2.11	Average Storm pipe	All Areas	35	5	3	2022	5%	LF	460	\$294.83	\$6,781.09
2.12	Timber retaining wall	Pool / Tennis Courts	33	25	1	2020	100%	SF	2,030	\$94.89	\$192,626.70
2.13	Irrigation system electro mechanical controller	All Areas	33	15	1	2020	100%	EA	2	\$3,954.80	\$7,909.60
2.14	Backflow preventer	All Areas	33	15	1	2020	100%	EA	2	\$980.76	\$1,961.52
2.15	Flagpoles, aluminum	Clubhouse Entrance	40	40	8	2027	100%	EA	3	\$2,969.43	\$8,908.29
2.16	Wood fence, stockade	Dumpster Enclosure	35	15	3	2022	100%	LF	48	\$36.69	\$1,761.12
2.17	Wood fence, Dumpster Gate	Dumpster Enclosure	35	15	3	2022	100%	EA	2	\$1,632.44	\$3,264.88
2.18	Bike rack, steel	All Areas	30	30	14	2033	100%	EA	1	\$822.96	\$822.96
2.19	Picnic table, steel	All Areas	33	30	1	2020	100%	EA	4	\$822.96	\$3,291.84
3.00 TENNIS COURT COMPONENTS											
3.01	Tennis court asphalt base	Tennis/Pickleball Courts	42	40	10	2029	100%	SY	1,470	\$51.31	\$75,425.70
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	37	5	5	2024	5%	SY	4,000	\$45.99	\$9,198.00
3.03	Tennis court resurface	Tennis/Pickleball Courts	23	10	20	2039	100%	LS	1	\$20,498.54	\$20,498.54
3.04	Tennis court net posts	Tennis Court	38	30	6	2025	100%	PR	1	\$898.05	\$898.05
3.05	Tennis court net	Tennis Court	38	7	6	2025	100%	EA	1	\$339.94	\$339.94
3.06	Pickleball court net posts	Pickleball Court	30	30	27	2046	100%	PR	2	\$898.05	\$1,796.10
3.07	Pickleball court net	Pickleball Court	30	30	27	2046	100%	EA	2	\$186.19	\$372.38
3.08	Tennis court fence	Tennis/Pickleball Courts	43	40	11	2030	100%	LF	460	\$45.91	\$21,118.60
3.09	Tennis court gates	Tennis/Pickleball Courts	43	40	11	2030	100%	EA	2	\$638.60	\$1,277.20
4.00 PLAYGROUND COMPONENTS											
4.01	Playground structure	Playground	20	20	17	2036	100%	LS	1	\$16,428.96	\$16,428.96
4.02	Playground border, polyethylene	Playground	20	20	17	2036	100%	LF	160	\$4.48	\$716.80
4.03	Mulch base	Playground	5	5	2	2021	100%	SF	1,450	\$2.77	\$4,016.50
4.04	Trash receptacle	Playground	30	30	14	2033	100%	EA	1	\$864.46	\$864.46
4.05	Park bench, steel frame & slats, ground mounted	Playground	30	30	14	2033	100%	EA	2	\$675.00	\$1,350.00
5.00 MAIN POOL COMPONENTS											
5.01	Rebuild pool structure	Main Pool	50	50	18	2037	30%	SSF	2,592	\$149.76	\$116,453.38
5.02	Cementitious acrylic resurface	Main Pool	10	10	5	2024	100%	SF	2,592	\$7.58	\$19,647.36
5.03	Replace Skim line Tile	Main Pool	10	10	5	2024	100%	LF	216	\$27.24	\$5,883.84
5.04	Replace pool coping, clay tile	Main Pool	50	50	18	2037	100%	LF	216	\$60.27	\$13,018.32
5.05	Re caulk Pool Joints	Main Pool	10	10	7	2026	100%	LF	216	\$3.58	\$773.28
5.06	Skimmer system / sf surface area of pool	Main Pool	35	5	3	2022	25%	SF	2,592	\$2.62	\$1,697.76
5.07	Concrete pool deck	Main Pool	37	5	5	2024	10%	SF	8,740	\$9.19	\$8,032.06
5.08	Metal picket fence	Main Pool	40	40	29	2048	100%	LF	515	\$51.79	\$26,671.85

COMPONENT LIFECYCLE AND COSTING
ARBOR LANDING, HOA

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI		88.9		
							% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
6.00 WADING POOL COMPONENTS											
6.01	Rebuild pool structure	Wading Pool	40	40	8	2027	30%	SSF	324	\$149.76	\$14,556.67
6.02	Cementitious acrylic resurface	Wading Pool	10	10	5	2024	100%	SF	324	\$7.58	\$2,455.92
6.03	Replace Skim line Tile	Wading Pool	35	10	32	2051	100%	LF	72	\$27.24	\$1,961.28
6.04	Replace Precast Pool Coping	Wading Pool	40	40	8	2027	100%	LF	72	\$60.27	\$4,339.44
6.05	Re caulk Pool Joints	Wading Pool	10	10	5	2024	100%	LF	72	\$3.58	\$257.76
6.06	Skimmer system / sf surface area of pool	Wading Pool	9	7	4	2023	100%	SF	324	\$2.62	\$848.88
7.00 POOL ACCESSORIES AND FURNITURE											
7.01	Pipe Railing, stainless steel	Main & Wading Pool	40	40	8	2027	100%	EA	9	\$259.46	\$2,335.14
7.02	Pool covers, reinforced vinyl	Main Pool	20	15	4	2023	100%	SF	2,800	\$2.36	\$6,608.00
7.03	Pool covers, reinforced vinyl	Wading Pool	20	15	7	2026	100%	SF	400	\$2.36	\$944.00
7.04	Lifeguard chair, stainless frame, fiberglass platform & seat	Main Pool	38	35	6	2025	100%	EA	1	\$7,654.75	\$7,654.75
7.05	Gazebo, replacement	Main Pool	42	40	10	2029	100%	SF	45	\$47.39	\$2,132.55
7.06	Gazebo, asphalt shingles, dimensional	Main Pool	44	20	30	2049	100%	SQ	1	\$393.79	\$393.79
7.07	Pool furniture	Pool	10	5	9	2028	25%	LS	1	\$13,322.50	\$3,330.63
8.00 POOL HOUSE AND EQUIPMENT											
8.01	Gazebo, asphalt shingles, dimensional	Pool House Exterior	30	30	16	2035	100%	SQ	10	\$393.79	\$3,937.90
8.02	Vinyl siding	Pool House Exterior	40	40	8	2027	100%	SF	1,130	\$6.91	\$7,808.30
8.03	Window, square, small, fixed	Pool House Exterior	45	45	13	2032	100%	EA	5	\$325.85	\$1,629.25
8.04	Turned columns, wood, painted	Pool House Exterior	45	5	13	2032	20%	EA	10	\$378.22	\$756.44
8.05	Six panel double doors, metal clad	Pool House Pump Room	40	40	8	2027	100%	PR	1	\$1,332.75	\$1,332.75
8.06	Six panel single door, metal clad	Pool House Snack Bar	40	40	8	2027	100%	EA	1	\$1,181.21	\$1,181.21
8.07	Hollow metal door w/ louvers	Pool House Restrooms	40	40	8	2027	100%	EA	2	\$1,240.92	\$2,481.84
8.08	Door hardware, exterior	Pool House Exterior	38	35	6	2025	100%	EA	4	\$791.87	\$3,167.48
8.09	Sand filter, 48"	Main Pool	20	20	17	2036	100%	EA	2	\$2,031.53	\$4,063.06
8.10	Sand filter, 24"	Wading Pool	20	20	17	2036	100%	EA	1	\$2,031.53	\$2,031.53
8.11	Piping manifold	Main Pool	38	35	36	2055	100%	LS	1	\$3,491.29	\$3,491.29
8.12	Pool pump w/ motor - 5hp	Main Pool	7	7	5	2024	100%	EA	1	\$6,943.66	\$6,943.66
8.13	Pool pump w/ motor - 3/4hp	Wading Pool	7	7	5	2024	100%	EA	1	\$2,229.70	\$2,229.70
8.14	Chlorination system	Main Pool & Wading Pool	33	10	1	2020	100%	LS	1	\$2,988.34	\$2,988.34
8.15	Electric water heater, 20 gallon	Pump Room	35	7	3	2022	100%	EA	1	\$819.64	\$819.64
8.16	Electrical service panel	Pump Room	30	30	27	2046	100%	EA	1	\$953.51	\$953.51
8.17	Sinks, porcelain	Pool House Restrooms	38	20	6	2025	100%	EA	4	\$579.88	\$2,319.52
8.18	Faucets	Pool House Restrooms	38	7	6	2025	100%	EA	4	\$237.98	\$951.92
8.19	Countertops: plastic laminate	Pool House Restrooms	38	7	6	2025	100%	LF	20	\$65.90	\$1,318.00
8.20	Toilet, tank-type	Pool House Restrooms	38	7	6	2025	100%	EA	5	\$740.77	\$3,703.85
8.21	Urinal	Pool House Restrooms	38	7	6	2025	100%	EA	1	\$1,067.74	\$1,067.74
8.22	Toilet partitions, standard, metal	Pool House Restrooms	38	7	6	2025	100%	EA	3	\$1,019.04	\$3,057.12
8.23	Toilet partitions, accessible, metal	Pool House Restrooms	38	7	6	2025	100%	EA	2	\$1,395.69	\$2,791.38
8.24	Refrigerator	Pool House Snack Bar	35	15	3	2022	100%	EA	1	\$1,396.52	\$1,396.52
8.25	Drinking fountain, wall mounted	Pool House Exterior	30	30	27	2046	100%	EA	1	\$1,439.73	\$1,439.73
9.00 CLUBHOUSE EXTERIOR											
9.01	Shingled roof, full dimensional, heavy duty	Clubhouse Roof	40	40	26	2045	100%	SQ	60	\$437.51	\$26,250.60
9.02	Sheathing repair allowance	Clubhouse Roof	40	40	26	2045	5%	SF	6,000	\$5.41	\$1,623.00
9.03	Vinyl siding	Clubhouse Exterior	50	50	40	2059	100%	SF	3,960	\$6.91	\$27,363.60
9.04	Exterior soffits and ceilings	Clubhouse Exterior	50	50	40	2059	100%	LF	1,060	\$9.10	\$9,646.00
9.05	Exterior vinyl fascia	Clubhouse Exterior	50	50	40	2059	100%	LF	420	\$5.85	\$2,457.00
9.06	Rain gutters & downspouts	Clubhouse Perimeter	50	50	40	2059	100%	LF	500	\$8.79	\$4,395.00
9.07	French entrance doors, metal w/ glass	Clubhouse Exterior	50	50	18	2037	100%	PR	3	\$1,605.50	\$4,816.50
9.08	Single glass door, metal w/ glass	Clubhouse Exterior	50	50	18	2037	100%	EA	2	\$888.62	\$1,777.24
9.09	Single glass door w/ sidelights, metal clad	Clubhouse Exterior	50	50	18	2037	100%	EA	1	\$1,162.75	\$1,162.75
9.10	Exterior door hardware, commercial grade	Clubhouse Exterior	30	30	27	2046	100%	EA	9	\$886.77	\$7,980.93
9.11	Door hardware, closers	Clubhouse Exterior	30	30	27	2046	100%	EA	5	\$719.29	\$3,596.45
9.12	Exterior windows; See Subcomponents	Clubhouse Exterior	15	15	5	2024	50%	LS	1	\$48,374.55	\$24,187.28

COMPONENT LIFECYCLE AND COSTING
ARBOR LANDING, HOA

BASIC COMPONENT INFORMATION			LIFE CYCLE				REPLACEMENT COST				
LINE NUMBER	COMPONENT NAME	LOCATION	CURRENT ESTIMATED USEFUL LIFE (EUL)	REPLACEMENT INTERVAL AFTER FIRST REPLACEMENT	REMAINING USEFUL LIFE OR YEARS PAST DUE	NEXT REPLACEMENT YEAR	LOCATION CCI 88.9		BASE CCI 88.9		
							% OF TOTAL QUANTITY TO BE REPLACED	UNITS	QUANTITY OR COUNT	UNIT COST	REPLACEMENT COST, PER OCCURRENCE
9.13	Porch/balcony deck, composite	Clubhouse Deck	40	40	34	2053	100%	SF	2,350	\$13.36	\$31,396.00
9.14	Balcony railings, aluminum	Clubhouse Deck	50	50	44	2063	100%	LF	410	\$77.34	\$31,709.40
9.15	Bandboard & lattice below deck	Clubhouse Deck	25	25	19	2038	100%	LF	410	\$7.51	\$3,079.10
9.16	Exterior wall lights, incandescent	Clubhouse Exterior	35	35	25	2044	100%	EA	9	\$132.42	\$1,191.78
9.17	Exterior wall lights, incandescent	Clubhouse Exterior	35	35	3	2022	100%	EA	7	\$158.27	\$1,107.89
9.18	Exterior wall lights, incandescent	Clubhouse Exterior	35	35	3	2022	100%	EA	8	\$145.47	\$1,163.76
10.00	CLUBHOUSE EQUIPMENT										
10.01	Electrical main switch	Clubhouse	50	50	18	2037	100%	EA	1	\$5,136.01	\$5,136.01
10.02	Local load center - electrical panelboard	Clubhouse	50	50	18	2037	100%	EA	1	\$1,212.33	\$1,212.33
10.03	HVAC condenser, 2.5 ton	Clubhouse	15	15	13	2032	100%	LS	1	\$5,459.58	\$5,459.58
10.04	Large air handling unit - 2.5 ton	Clubhouse	30	30	28	2047	100%	LS	1	\$1,330.39	\$1,330.39
10.05	HVAC condenser, 2.5 ton	Clubhouse	15	15	4	2023	100%	EA	1	\$6,562.55	\$6,562.55
10.06	Large air handling unit - 2.5 ton	Clubhouse	30	30	19	2038	100%	EA	1	\$1,573.08	\$1,573.08
10.07	HVAC condenser, 3 ton	Clubhouse	15	15	5	2024	100%	EA	1	\$5,164.18	\$5,164.18
10.08	Large air handling unit - 3 ton	Clubhouse	30	30	20	2039	100%	EA	1	\$2,039.76	\$2,039.76
10.09	HVAC condenser, 3 ton	Clubhouse	15	15	5	2024	100%	EA	1	\$5,164.18	\$5,164.18
10.10	Large air handling unit - 3 ton	Clubhouse	30	30	20	2039	100%	EA	1	\$2,039.76	\$2,039.76
10.11	Electric water heater, 30 gallon	Clubhouse	35	7	25	2044	100%	EA	1	\$2,040.27	\$2,040.27
10.12	Camera security system	Clubhouse	8	8	7	2026	100%	LS	1	\$1,163.76	\$1,163.76
11.00	INTERIOR FIXTURES AND FINISHES										
11.01	Carpet	Clubhouse, Main	15	15	5	2024	100%	SY	170	\$44.16	\$7,507.20
11.02	Ceramic tile	Clubhouse, Addition	15	15	5	2024	100%	SY	1,080	\$10.25	\$11,070.00
11.03	Ceramic tile	Clubhouse, Kitchen/Restrooms	20	20	10	2029	100%	SY	650	\$10.25	\$6,662.50
11.04	Wood flooring, prefinished	Clubhouse, Main	50	50	40	2059	100%	SY	1,140	\$10.00	\$11,400.00
11.05	Electrical lighting fixtures; See Subcomponents	Clubhouse Interior - All Areas	42	10	10	2029	25%	LS	1	\$19,112.10	\$4,778.03
11.06	Interior Furnishings; See Subcomponents	Clubhouse Interior - All Areas	5	5	3	2022	25%	LS	1	\$19,010.00	\$4,752.50
11.07	Outdoor Furnishings; See Subcomponents	Clubhouse Exterior, Deck/Balcony	35	15	3	2022	100%	LS	1	\$4,000.00	\$4,000.00
11.08	Gas fireplace unit	Clubhouse	40	40	8	2027	100%	EA	1	\$1,571.08	\$1,571.08
11.09	Gas fireplace unit - rebuilt - allowance	Clubhouse	35	35	3	2022	100%	EA	1	\$1,571.08	\$1,571.08
11.10	Restroom fixtures; See Subcomponents	Clubhouse Restrooms	50	50	18	2037	100%	LS	1	\$6,213.37	\$6,213.37
12.00	CLUBHOUSE KITCHEN AND BAR										
12.01	Drinking fountain, wall mounted	Clubhouse	15	15	5	2024	100%	EA	2	\$1,439.73	\$2,879.46
12.02	Bar countertops: granite	Clubhouse Bar	30	30	20	2039	100%	SF	54	\$217.72	\$11,756.88
12.03	Kitchen cabinets: base cabinets	Clubhouse Bar	30	30	20	2039	100%	LF	22	\$345.99	\$7,611.78
12.04	Kitchen cabinets: wall cabinets	Clubhouse Bar	30	30	20	2039	100%	LF	13	\$317.74	\$4,130.62
12.05	Double sink - stainless steel	Clubhouse Bar	30	30	20	2039	100%	EA	1	\$1,454.06	\$1,454.06
12.06	Replace faucet & fittings	Clubhouse Bar	15	15	5	2024	100%	EA	1	\$393.14	\$393.14
12.07	Garbage disposal	Clubhouse Bar	15	15	5	2024	100%	EA	1	\$524.48	\$524.48
12.08	Dishwasher	Clubhouse Bar	15	15	5	2024	100%	EA	1	\$1,018.29	\$1,018.29
12.09	Undercounter refrigerator	Clubhouse Bar	15	15	14	2033	100%	EA	1	\$2,094.77	\$2,094.77
12.10	Undercounter ice maker	Clubhouse Bar	15	15	14	2033	100%	EA	1	\$2,094.77	\$2,094.77
12.11	LG refrigerator w/ bottom freezer	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$3,607.66	\$3,607.66
12.12	Frigidaire professional series convection oven	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$1,803.83	\$1,803.83
12.13	Advance Tabco handwashing sink, stainless	Clubhouse Kitchen	30	30	20	2039	100%	EA	1	\$523.69	\$523.69
12.14	Dishwasher	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$1,018.29	\$1,018.29
12.15	Garbage disposal	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$524.48	\$524.48
12.16	Rectangular single bowl sink, stainless steel	Clubhouse Kitchen	30	30	20	2039	100%	EA	1	\$1,512.89	\$1,512.89
12.17	Replace faucet & fittings	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$393.14	\$393.14
12.18	GE Profile countertop microwave	Clubhouse Kitchen	10	10	0	2019	100%	EA	1	\$663.34	\$663.34
12.19	Frigidaire electric cooktop (coil-type)	Clubhouse Kitchen	15	15	5	2024	100%	EA	1	\$727.35	\$727.35
12.20	Nutone Allure residential range hood	Clubhouse Kitchen	30	30	20	2039	100%	EA	1	\$532.04	\$532.04
12.21	Countertops: plastic laminate	Clubhouse Kitchen	15	15	5	2024	100%	LF	42	\$65.90	\$2,767.80
12.22	Kitchen cabinets: base cabinets	Clubhouse Kitchen	30	30	20	2039	100%	LF	42	\$345.99	\$14,531.58
12.23	Kitchen cabinets: wall cabinets	Clubhouse Kitchen	30	30	20	2039	100%	LF	13	\$317.74	\$4,130.62

EXPENDITURE SUMMARY

ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2021				2022			
Sum of 2021				Sum of 2022			
LINE NUMBER	COMPONENT NAME	LOCATION	Total	LINE NUMBER	COMPONENT NAME	LOCATION	Total
	4.03 Mulch base	Playground	\$4,268		2.01 Crack fill / sealcoating / striping / curb painting	Parking Area	\$6,591
Grand Total			\$4,268		2.02 Asphalt patching allowance	Parking Area	\$10,074
					2.05 Concrete curb and gutter	Parking Area	\$8,054
					2.06 Remove, regrade, reset concrete pavers	All Areas	\$9,096
					2.07 Concrete walkway, broom finish	All Areas	\$1,105
					2.09 Curb inlet	All Areas	\$9,887
					2.10 Catch basin	All Areas	\$6,467
					2.11 Average Storm pipe	All Areas	\$7,427
					2.16 Wood fence, stockade	Dumpster Enclosure	\$1,929
					2.17 Wood fence, Dumpster Gate	Dumpster Enclosure	\$3,576
					5.06 Skimmer system / sf surface area of pool	Main Pool	\$1,859
					8.15 Electric water heater, 20 gallon	Pump Room	\$898
					8.24 Refrigerator	Pool House Snack Bar	\$1,530
					9.17 Exterior wall lights, incandescent	Clubhouse Exterior	\$1,213
					9.18 Exterior wall lights, incandescent	Clubhouse Exterior	\$1,275
					11.06 Interior Furnishings; See Subcomponents	Clubhouse Interior - All Areas	\$5,205
					11.07 Outdoor Furnishings; See Subcomponents	Clubhouse Exterior, Deck/Balcony	\$4,381
					11.09 Gas fireplace unit - rebuilt - allowance	Clubhouse	\$1,721
				Grand Total			\$82,288

EXPENDITURE SUMMARY

ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2023				2024			
Sum of 2023				Sum of 2024			
LINE NUMBER	COMPONENT NAME	LOCATION	Total	LINE NUMBER	COMPONENT NAME	LOCATION	Total
6.06	Skimmer system / sf surface area of pool	Wading Pool	\$958	3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	\$10,704
7.02	Pool covers, reinforced vinyl	Main Pool	\$7,460	5.02	Cementitious acrylic resurface	Main Pool	\$22,865
10.05	HVAC condenser, 2.5 ton	Clubhouse	\$7,409	5.03	Replace Skim line Tile	Main Pool	\$6,847
Grand Total			\$15,828	5.07	Concrete pool deck	Main Pool	\$9,347
				6.02	Cementitious acrylic resurface	Wading Pool	\$2,858
				6.05	Re caulk Pool Joints	Wading Pool	\$300
				8.12	Pool pump w/ motor - 5hp	Main Pool	\$8,081
				8.13	Pool pump w/ motor - 3/4hp	Wading Pool	\$2,595
				9.12	Exterior windows; See Subcomponents	Clubhouse Exterior	\$28,148
				10.07	HVAC condenser, 3 ton	Clubhouse	\$6,010
				10.09	HVAC condenser, 3 ton	Clubhouse	\$6,010
				11.01	Carpet	Clubhouse, Main	\$8,737
				11.02	Ceramic tile	Clubhouse, Addition	\$12,883
				12.01	Drinking fountain, wall mounted	Clubhouse	\$3,351
				12.06	Replace faucet & fittings	Clubhouse Bar	\$458
				12.07	Garbage disposal	Clubhouse Bar	\$610
				12.08	Dishwasher	Clubhouse Bar	\$1,185
				12.11	LG refrigerator w/ bottom freezer	Clubhouse Kitchen	\$4,198
				12.12	Frigidaire professional series convection oven	Clubhouse Kitchen	\$2,099
				12.14	Dishwasher	Clubhouse Kitchen	\$1,185
				12.15	Garbage disposal	Clubhouse Kitchen	\$610
				12.17	Replace faucet & fittings	Clubhouse Kitchen	\$458
				12.19	Frigidaire electric cooktop (coil-type)	Clubhouse Kitchen	\$846
				12.21	Countertops: plastic laminate	Clubhouse Kitchen	\$3,221
				Grand Total			\$143,607

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2025

Sum of 2025			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.01	Refurbish sign components	Main Arbor Landing Sign	\$2,098
1.02	Changeable letter sign	Main Arbor Landing Sign	\$4,886
2.08	Reinforced concrete pad	Dumpster Pad	\$6,010
3.04	Tennis court net posts	Tennis Court	\$1,077
3.05	Tennis court net	Tennis Court	\$408
7.04	Lifeguard chair, stainless frame, fiberglass	Main Pool	\$9,183
8.08	Door hardware, exterior	Pool House Exterior	\$3,800
8.17	Sinks, porcelain	Pool House Restrooms	\$2,783
8.18	Faucets	Pool House Restrooms	\$1,142
8.19	Countertops: plastic laminate	Pool House Restrooms	\$1,581
8.20	Toilet, tank-type	Pool House Restrooms	\$4,443
8.21	Urinal	Pool House Restrooms	\$1,281
8.22	Toilet partitions, standard, metal	Pool House Restrooms	\$3,667
8.23	Toilet partitions, accessible, metal	Pool House Restrooms	\$3,349
Grand Total			\$45,707

2026

Sum of 2026			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
4.03	Mulch base	Playground	\$4,967
5.05	Re caulk Pool Joints	Main Pool	\$956
7.03	Pool covers, reinforced vinyl	Wading Pool	\$1,167
10.12	Camera security system	Clubhouse	\$1,439
Grand Total			\$8,529

EXPENDITURE SUMMARY

ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2027

Sum of 2027			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.03	Spot light	Main Arbor Landing Sign	\$260
2.02	Asphalt patching allowance	Parking Area	\$11,724
2.03	Asphalt street milling	Parking Area	\$22,535
2.04	Asphalt overlay	Parking Area	\$61,131
2.05	Concrete curb and gutter	Parking Area	\$9,373
2.06	Remove, regrade, reset concrete pavers	All Areas	\$10,585
2.07	Concrete walkway, broom finish	All Areas	\$1,286
2.09	Curb inlet	All Areas	\$11,506
2.10	Catch basin	All Areas	\$7,526
2.11	Average Storm pipe	All Areas	\$8,643
2.15	Flagpoles, aluminum	Clubhouse Entrance	\$11,355
5.06	Skimmer system / sf surface area of pool	Main Pool	\$2,164
6.01	Rebuild pool structure	Wading Pool	\$18,554
6.04	Replace Precast Pool Coping	Wading Pool	\$5,531
7.01	Pipe Railing, stainless steel	Main & Wading Pool	\$2,976
8.02	Vinyl siding	Pool House Exterior	\$9,953
8.05	Six panel double doors, metal clad	Pool House Pump Room	\$1,699
8.06	Six panel single door, metal clad	Pool House Snack Bar	\$1,506
8.07	Hollow metal door w/ louvers	Pool House Restrooms	\$3,163
11.06	Interior Furnishings; See Subcomponents	Clubhouse Interior - All Areas	\$6,058
11.08	Gas fireplace unit	Clubhouse	\$2,003
Grand Total			\$209,532

2028

Sum of 2028			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
7.07	Pool furniture	Pool	\$4,376
Grand Total			\$4,376

EXPENDITURE SUMMARY

ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2029

Sum of 2029			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.01	Tennis court asphalt base	Tennis/Pickleball Courts	\$102,152
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	\$12,457
5.07	Concrete pool deck	Main Pool	\$10,878
7.05	Gazebo, replacement	Main Pool	\$2,888
8.15	Electric water heater, 20 gallon	Pump Room	\$1,110
11.03	Ceramic tile	Clubhouse, Kitchen/Restrooms	\$9,023
11.05	Electrical lighting fixtures; See Subcomponents	Clubhouse Interior - All Areas	\$6,471
12.18	GE Profile countertop microwave	Clubhouse Kitchen	\$898
Grand Total			\$145,879

2030

Sum of 2030			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.08	Tennis court fence	Tennis/Pickleball Courts	\$29,483
3.09	Tennis court gates	Tennis/Pickleball Courts	\$1,783
6.06	Skimmer system / sf surface area of pool	Wading Pool	\$1,185
8.14	Chlorination system	Main Pool & Wading Pool	\$4,172
Grand Total			\$36,623

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2033

Sum of 2033			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.18	Bike rack, steel	All Areas	\$1,258
4.04	Trash receptacle	Playground	\$1,322
4.05	Park bench, steel frame & slats, ground mounted	Playground	\$2,064
7.07	Pool furniture	Pool	\$5,093
12.09	Undercounter refrigerator	Clubhouse Bar	\$3,203
12.10	Undercounter ice maker	Clubhouse Bar	\$3,203
Grand Total			\$16,143

2034

Sum of 2034			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	\$14,497
5.02	Cementitious acrylic resurface	Main Pool	\$30,967
5.03	Replace Skim line Tile	Main Pool	\$9,274
5.07	Concrete pool deck	Main Pool	\$12,660
6.02	Cementitious acrylic resurface	Wading Pool	\$3,871
6.05	Re caulk Pool Joints	Wading Pool	\$406
10.12	Camera security system	Clubhouse	\$1,834
Grand Total			\$73,509

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2035

Sum of 2035			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.13	Irrigation system electro mechanical control	All Areas	\$12,851
2.14	Backflow preventer	All Areas	\$3,187
8.01	Gazebo, asphalt shingles, dimensional	Pool House Exterior	\$6,398
Grand Total			\$22,435

2036

Sum of 2036			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
4.01	Playground structure	Playground	\$27,514
4.02	Playground border, polyethylene	Playground	\$1,200
4.03	Mulch base	Playground	\$6,726
5.05	Re caulk Pool Joints	Main Pool	\$1,295
8.09	Sand filter, 48"	Main Pool	\$6,804
8.10	Sand filter, 24"	Wading Pool	\$3,402
8.15	Electric water heater, 20 gallon	Pump Room	\$1,373
Grand Total			\$48,315

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2037

Sum of 2037			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.04	East entrance sign	Ironbridge Parkway	\$6,831
1.05	West entrance sign	Arbor Landing Drive	\$5,337
1.06	Neighborhood signs / informational signs	All Areas	\$87,093
2.01	Crack fill / sealcoating / striping / curb painting	Parking Area	\$10,388
2.02	Asphalt patching allowance	Parking Area	\$15,878
2.05	Concrete curb and gutter	Parking Area	\$12,695
2.06	Remove, regrade, reset concrete pavers	All Areas	\$14,336
2.07	Concrete walkway, broom finish	All Areas	\$1,742
2.09	Curb inlet	All Areas	\$15,584
2.10	Catch basin	All Areas	\$10,192
2.11	Average Storm pipe	All Areas	\$11,706
2.16	Wood fence, stockade	Dumpster Enclosure	\$3,040
2.17	Wood fence, Dumpster Gate	Dumpster Enclosure	\$5,636
5.01	Rebuild pool structure	Main Pool	\$201,032
5.04	Replace pool coping, clay tile	Main Pool	\$22,473
5.06	Skimmer system / sf surface area of pool	Main Pool	\$2,931
6.06	Skimmer system / sf surface area of pool	Wading Pool	\$1,465
8.04	Turned columns, wood, painted	Pool House Exterior	\$1,306
8.24	Refrigerator	Pool House Snack Bar	\$2,411
9.07	French entrance doors, metal w/ glass	Clubhouse Exterior	\$8,315
9.08	Single glass door, metal w/ glass	Clubhouse Exterior	\$3,068
9.09	Single glass door w/ sidelights, metal clad	Clubhouse Exterior	\$2,007
10.01	Electrical main switch	Clubhouse	\$8,866
10.02	Local load center - electrical panelboard	Clubhouse	\$2,093
11.06	Interior Furnishings; See Subcomponents	Clubhouse Interior - All Areas	\$8,204
11.07	Outdoor Furnishings; See Subcomponents	Clubhouse Exterior, Deck/Balcony	\$6,905
11.10	Restroom fixtures; See Subcomponents	Clubhouse Restrooms	\$10,726
Grand Total			\$482,259

2038

Sum of 2038			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
7.02	Pool covers, reinforced vinyl	Main Pool	\$11,759
7.07	Pool furniture	Pool	\$5,927
8.12	Pool pump w/ motor - 5hp	Main Pool	\$12,356
8.13	Pool pump w/ motor - 3/4hp	Wading Pool	\$3,968
9.15	Bandboard & lattice below deck	Clubhouse Deck	\$5,479
10.05	HVAC condenser, 2.5 ton	Clubhouse	\$11,678
10.06	Large air handling unit - 2.5 ton	Clubhouse	\$2,799
Grand Total			\$53,965

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2039

Sum of 2039			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	\$16,871
3.03	Tennis court resurface	Tennis/Pickleball Courts	\$37,599
3.05	Tennis court net	Tennis Court	\$624
5.07	Concrete pool deck	Main Pool	\$14,733
8.18	Faucets	Pool House Restrooms	\$1,746
8.19	Countertops: plastic laminate	Pool House Restrooms	\$2,418
8.20	Toilet, tank-type	Pool House Restrooms	\$6,794
8.21	Urinal	Pool House Restrooms	\$1,958
8.22	Toilet partitions, standard, metal	Pool House Restrooms	\$5,608
8.23	Toilet partitions, accessible, metal	Pool House Restrooms	\$5,120
9.12	Exterior windows; See Subcomponents	Clubhouse Exterior	\$44,365
10.07	HVAC condenser, 3 ton	Clubhouse	\$9,472
10.08	Large air handling unit - 3 ton	Clubhouse	\$3,741
10.09	HVAC condenser, 3 ton	Clubhouse	\$9,472
10.10	Large air handling unit - 3 ton	Clubhouse	\$3,741
11.01	Carpet	Clubhouse, Main	\$13,770
11.02	Ceramic tile	Clubhouse, Addition	\$20,305
11.05	Electrical lighting fixtures; See Subcomponents	Clubhouse Interior - All Areas	\$8,764
12.01	Drinking fountain, wall mounted	Clubhouse	\$5,282
12.02	Bar countertops: granite	Clubhouse Bar	\$21,565
12.03	Kitchen cabinets: base cabinets	Clubhouse Bar	\$13,962
12.04	Kitchen cabinets: wall cabinets	Clubhouse Bar	\$7,577
12.05	Double sink - stainless steel	Clubhouse Bar	\$2,667
12.06	Replace faucet & fittings	Clubhouse Bar	\$721
12.07	Garbage disposal	Clubhouse Bar	\$962
12.08	Dishwasher	Clubhouse Bar	\$1,868
12.11	LG refrigerator w/ bottom freezer	Clubhouse Kitchen	\$6,617
12.12	Frigidaire professional series convection oven	Clubhouse Kitchen	\$3,309
12.13	Advance Tabco handwashing sink, stainless	Clubhouse Kitchen	\$961
12.14	Dishwasher	Clubhouse Kitchen	\$1,868
12.15	Garbage disposal	Clubhouse Kitchen	\$962
12.16	Rectangular single bowl sink, stainless steel	Clubhouse Kitchen	\$2,775
12.17	Replace faucet & fittings	Clubhouse Kitchen	\$721
12.18	GE Profile countertop microwave	Clubhouse Kitchen	\$1,217
12.19	Frigidaire electric cooktop (coil-type)	Clubhouse Kitchen	\$1,334
12.20	Nutone Allure residential range hood	Clubhouse Kitchen	\$976
12.21	Countertops: plastic laminate	Clubhouse Kitchen	\$5,077
12.22	Kitchen cabinets: base cabinets	Clubhouse Kitchen	\$26,655
12.23	Kitchen cabinets: wall cabinets	Clubhouse Kitchen	\$7,577
Grand Total			\$321,753

2040

Sum of 2040			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
1.02	Changeable letter sign	Main Arbor Landing Sign	\$7,701
8.14	Chlorination system	Main Pool & Wading Pool	\$5,650
Grand Total			\$13,351

EXPENDITURE SUMMARY

ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2043

Sum of 2043			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
7.07	Pool furniture	Pool	\$6,897
8.15	Electric water heater, 20 gallon	Pump Room	\$1,697
Grand Total			\$8,595

2044

Sum of 2044			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.02	Tennis court asphalt patching	Tennis/Pickleball Courts	\$19,634
5.02	Cementitious acrylic resurface	Main Pool	\$41,940
5.03	Replace Skim line Tile	Main Pool	\$12,560
5.07	Concrete pool deck	Main Pool	\$17,145
6.02	Cementitious acrylic resurface	Wading Pool	\$5,242
6.05	Re caulk Pool Joints	Wading Pool	\$550
6.06	Skimmer system / sf surface area o	Wading Pool	\$1,812
9.16	Exterior wall lights, incandescent	Clubhouse Exterior	\$2,544
10.11	Electric water heater, 30 gallon	Clubhouse	\$4,355
Grand Total			\$105,783

EXPENDITURE SUMMARY ARBOR LANDING, HOA

Values in the tables below include an inflation factor of 3.08%

2045

Sum of 2045			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
2.12	Timber retaining wall	Pool / Tennis Courts	\$423,850
8.12	Pool pump w/ motor - 5hp	Main Pool	\$15,279
8.13	Pool pump w/ motor - 3/4hp	Wading Pool	\$4,906
8.17	Sinks, porcelain	Pool House Restrooms	\$5,104
9.01	Shingled roof, full dimensional, heavy	Clubhouse Roof	\$57,761
9.02	Sheathing repair allowance	Clubhouse Roof	\$3,571
Grand Total			\$510,471

2046

Sum of 2046			
LINE NUMBER	COMPONENT NAME	LOCATION	Total
3.05	Tennis court net	Tennis Court	\$771
3.06	Pickleball court net posts	Pickleball Court	\$4,074
3.07	Pickleball court net	Pickleball Court	\$845
4.03	Mulch base	Playground	\$9,110
5.05	Re caulk Pool Joints	Main Pool	\$1,754
8.16	Electrical service panel	Pump Room	\$2,163
8.18	Faucets	Pool House Restrooms	\$2,159
8.19	Countertops: plastic laminate	Pool House Restrooms	\$2,989
8.20	Toilet, tank-type	Pool House Restrooms	\$8,401
8.21	Urinal	Pool House Restrooms	\$2,422
8.22	Toilet partitions, standard, metal	Pool House Restrooms	\$6,934
8.23	Toilet partitions, accessible, metal	Pool House Restrooms	\$6,331
8.25	Drinking fountain, wall mounted	Pool House Exterior	\$3,265
9.10	Exterior door hardware, commercial grade	Clubhouse Exterior	\$18,102
9.11	Door hardware, closers	Clubhouse Exterior	\$8,157
Grand Total			\$77,477



Interactive Reserve Analysis

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HISTORIC FUNDING ANALYSIS ARBOR LANDING, HOA

Historic Funding Analysis (a.k.a. Component Methodology or Full Funding Method)

The Historic Funding Analysis is a simple way to assess the adequacy of the Reserve Account to fund all of the scheduled components at this point in time.

It uses the Component Funding Method, which is simple straight line depreciation based on the current replacement value of the each component divided by the component's estimated useful life. This yields an annualized fund cost for each component. The sum of all of these costs yields the Total Annual Component Cost or the sum that should have been contributed in each year to fund all of these components.

The annualized component cost for each component multiplied by its age in years yields the expected reserve fund balance for each component if it were being funded separately. The sum of all of these amounts produces the Expected Reserve Account Balance in the Study Year.

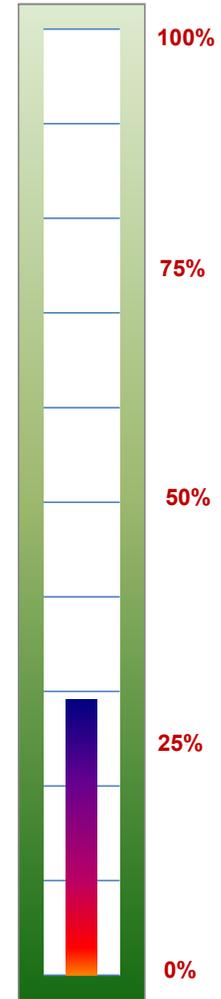
We then take your Actual Reserve Fund Account Balance and divide it by the Expected Reserve Account Fund Balance to determine the Adequacy of the Reserve Account at this point in time.

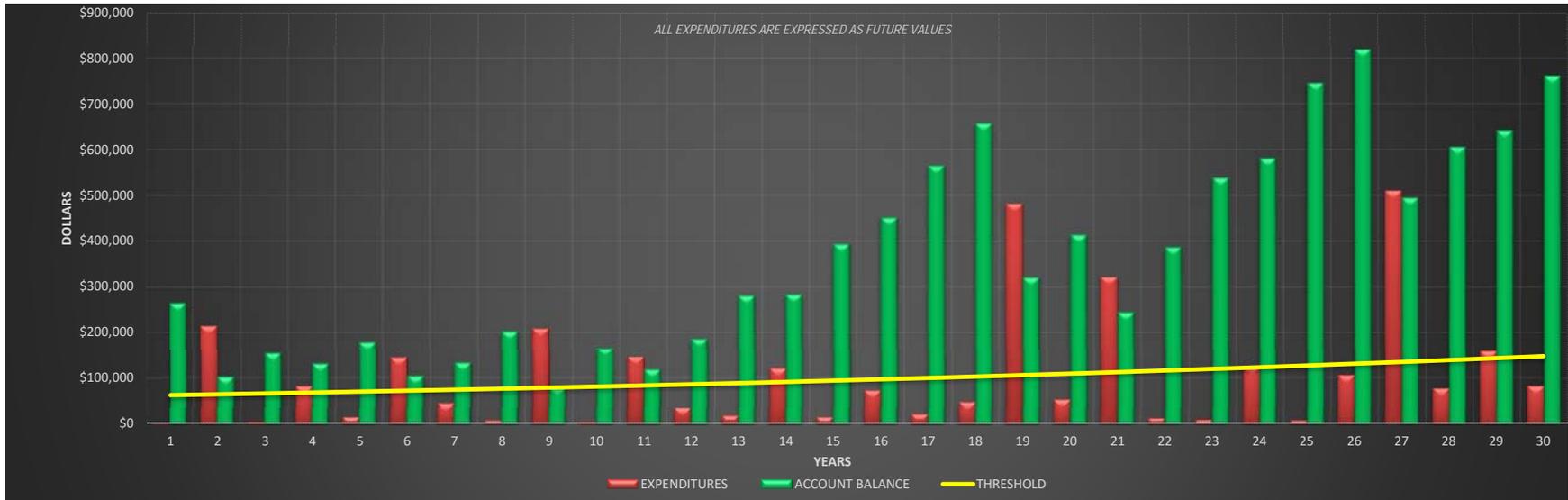
The Required Contribution in the Study Year is computed by summing up the deficient amounts for each component. To do this, the actual fund balance is distributed to each component in proportion to the component's annualized cost and then that amount is subtracted from the expected reserve account balance for each component. This results in the deficiency in funding for each component.

<u>Total Annual Component Cost (Fully Funded First Year Contribution):</u>	<u>\$43,271.31</u>
<u>Expected Reserve Fund Account Balance In the Study Year:</u>	<u>\$743,202.70</u>
<u>Actual Reserve Fund Account Balance:</u>	<u>\$216,475.30</u>
<u>Adequacy of the Reserve Account (% of Full Funding):</u>	<u>29.13%</u>

Component Method funding is used by some reserve analysts, and is also the method used in retail reserve software programs because of its simplicity, however it is not a realistic method for projecting future funding needs unless each line item is reserved in its own account. We use this method only to provide a "snapshot" of the reserve account at a point in time.

In real life, communities combine or "pool" their reserve funds into one account or a few group accounts. This allows for the flexibility to respond to the needs of any component when they vary from the exact projections for that component (the typical situation). The Cash Flow Method of reserve funding accommodates these inevitable variations in reserve expenditures and also allows us to introduce inflation rates, earnings rates, and graduated or variable rate funding plans, to produce a more useful, realistic and fair way to fund your reserve account. The Cash Flow funding analysis for this account is provided on the following pages.





EXPENDITURE | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048

Inflation rate historical period; <u>select year</u>:	3	years	Annual escalation to the contribution per year, if any:	7.5%	75
Anticipated annual construction inflation rate:	3.08%	per year			
Threshold Balance to be Maintained in Account:			Annual Contribution in Year:		
A selected minimum balance of:	\$0	OR	2019	\$47,064	\$47,064
Total of Per-Occurrence Replacement Costs, times:	5.0%	50	2020	\$50,594	\$50,594
			2021	\$54,388	
			2022	\$58,467	
			2023	\$62,853	

The graph above is a pictorial representation of the cash flow funding model used for this analysis. It illustrates the projected reserve account balance in each of the next 30 years (green bars) as it is impacted by the projected reserve expenditures over the same period (red bars). The yellow line is a designated threshold or "floor" of the reserve account - a line that allows the plan to keep the account balance equal to or greater than in the lowest balance year(s). It essentially represents a contingency balance that the account will always be available over and above the amounts required to fund all of the components when the funding model projects them to be replaced. This threshold value is not prescribed by law or standards, and can be adjusted to a level desired by the community.

The graph is called a "navigator" because the funding model can be adjusted from this sheet to react to varying inflation rates, interest rates, actual adjusted account balances, and variations in reserve expenditures and project schedules based on your community's actual experience, and in response to changes in priorities. These adjustments are typically performed in real time during a live working session, where the participants can see the impact of any and all changes on the account, and determine how to respond to them.

If this navigator shows an inflation rate of 0.0% and an annual escalation to the contribution of 0.0% then all numbers in the analysis shown are in current dollars only. These rates will be adjusted in the live working session.



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CASH FLOW SPREADSHEET ARBOR LANDING, HOA

YEAR	1	2	3	4	5
CALENDAR YEAR	2019	2020	2021	2022	2023
BEGINNING YEAR BALANCE	\$216,475	\$264,662	\$102,232	\$153,196	\$130,639

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$47,064	\$50,594	\$54,388	\$58,467	\$62,853
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,786	\$2,183	\$843	\$1,264	\$1,078
TOTAL INCOME	\$48,850	\$52,777	\$55,232	\$59,731	\$63,930

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$663	\$215,208	\$4,268	\$82,288	\$15,828
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$663	\$215,208	\$4,268	\$82,288	\$15,828

END OF YEAR BALANCE	\$264,662	\$102,232	\$153,196	\$130,639	\$178,742
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$60,824	\$62,698	\$64,628	\$66,619	\$68,670
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	N/A	7.50%	7.50%	7.50%	7.50%
ANNUAL CONSTRUCTION COST ESCALATION:	N/A	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



YEAR	6	7	8	9	10
CALENDAR YEAR	2024	2025	2026	2027	2028
BEGINNING YEAR BALANCE	\$178,742	\$104,175	\$131,962	\$202,603	\$78,679

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$67,566	\$72,634	\$78,081	\$83,938	\$90,233
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,475	\$859	\$1,089	\$1,671	\$649
TOTAL INCOME	\$69,041	\$73,493	\$79,170	\$85,609	\$90,882

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$143,607	\$45,707	\$8,529	\$209,532	\$4,376
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$143,607	\$45,707	\$8,529	\$209,532	\$4,376

END OF YEAR BALANCE	\$104,175	\$131,962	\$202,603	\$78,679	\$165,185
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$70,785	\$72,965	\$75,212	\$77,528	\$79,916
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	7.50%	7.50%	7.50%	7.50%	7.50%
ANNUAL CONSTRUCTION COST ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



YEAR	11	12	13	14	15
CALENDAR YEAR	2029	2030	2031	2032	2033
BEGINNING YEAR BALANCE	\$165,185	\$117,670	\$186,293	\$280,945	\$283,435

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$97,000	\$104,275	\$112,096	\$120,503	\$124,215
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$1,363	\$971	\$1,537	\$2,318	\$2,338
TOTAL INCOME	\$98,363	\$105,246	\$113,633	\$122,821	\$126,553

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$145,879	\$36,623	\$18,981	\$120,332	\$16,143
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$145,879	\$36,623	\$18,981	\$120,332	\$16,143

END OF YEAR BALANCE	\$117,670	\$186,293	\$280,945	\$283,435	\$393,845
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$82,377	\$84,914	\$87,529	\$90,225	\$93,003
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	7.50%	7.50%	7.50%	7.50%	3.08%
ANNUAL CONSTRUCTION COST ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



YEAR	16	17	18	19	20
CALENDAR YEAR	2034	2035	2036	2037	2038
BEGINNING YEAR BALANCE	\$393,845	\$451,626	\$564,901	\$657,296	\$320,699

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$128,041	\$131,984	\$136,049	\$140,240	\$144,559
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$3,249	\$3,726	\$4,660	\$5,423	\$2,646
TOTAL INCOME	\$131,290	\$135,710	\$140,710	\$145,662	\$147,205

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$73,509	\$22,435	\$48,315	\$482,259	\$53,965
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$73,509	\$22,435	\$48,315	\$482,259	\$53,965

END OF YEAR BALANCE	\$451,626	\$564,901	\$657,296	\$320,699	\$413,939
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$95,868	\$98,820	\$101,863	\$105,000	\$108,234
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL CONSTRUCTION COST ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



YEAR	21	22	23	24	25
CALENDAR YEAR	2039	2040	2041	2042	2043
BEGINNING YEAR BALANCE	\$413,939	\$244,612	\$386,879	\$538,735	\$581,489

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$149,011	\$153,601	\$158,332	\$163,209	\$168,235
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$3,415	\$2,018	\$3,192	\$4,445	\$4,797
TOTAL INCOME	\$152,426	\$155,619	\$161,524	\$167,653	\$173,033

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$321,753	\$13,351	\$9,668	\$124,899	\$8,595
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$321,753	\$13,351	\$9,668	\$124,899	\$8,595

END OF YEAR BALANCE	\$244,612	\$386,879	\$538,735	\$581,489	\$745,927
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$111,567	\$115,003	\$118,545	\$122,195	\$125,959
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL CONSTRUCTION COST ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



YEAR	26	27	28	29	30
CALENDAR YEAR	2044	2045	2046	2047	2048
BEGINNING YEAR BALANCE	\$745,927	\$819,715	\$494,765	\$605,634	\$642,541

FINANCIAL ANALYSIS SUMMARY

INCOME					
CONTRIBUTION TO RESERVES	\$173,417	\$178,758	\$184,264	\$189,939	\$195,790
LOAN DEPOSITS	\$0	\$0	\$0	\$0	\$0
PLUS SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0
PLUS OTHER FUNDS COMING DUE	\$0	\$0	\$0	\$0	\$0
PLUS INVESTMENT INCOME ON PRIOR YEAR'S ENDING BALANCE	\$6,154	\$6,763	\$4,082	\$4,996	\$5,301
TOTAL INCOME	\$179,571	\$185,521	\$188,346	\$194,936	\$201,090

EXPENDITURES, FUTURE VALUES					
EXPENDITURES, FUTURE VALUES	\$105,783	\$510,471	\$77,477	\$158,029	\$82,402
CAPITAL IMPROVEMENT PROJECTS	\$0	\$0	\$0	\$0	\$0
FINANCIAL LOAN PAYMENT	\$0	\$0	\$0	\$0	\$0
OTHER DISBURSEMENTS	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$105,783	\$510,471	\$77,477	\$158,029	\$82,402

END OF YEAR BALANCE	\$819,715	\$494,765	\$605,634	\$642,541	\$761,230
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MINIMUM ACCOUNT THRESHOLD					
THRESHOLD = % OF TOTAL PER-OCCURRENCE COSTS	\$129,838	\$133,836	\$137,958	\$142,206	\$146,586
FUNDING OBJECTIVE MET?	YES	YES	YES	YES	YES
MINIMUM REQUIRED CASH TRANSFER	\$0	\$0	\$0	\$0	\$0

ESCALATION, INFLATION, EARNINGS RATES					
ANNUAL CONTRIBUTION ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL CONSTRUCTION COST ESCALATION:	3.08%	3.08%	3.08%	3.08%	3.08%
ANNUAL RESERVE ACCOUNT INCOME RATE	0.83%	0.83%	0.83%	0.83%	0.83%



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ASSESSMENT ALLOCATION ARBOR LANDING, HOA

TOTAL BUDGET

Year	Reserve Assessment	Operating Budget Assessment*	Total Assessment	Reserves as a Percentage of Total Assessment	Annual Increase In Total Assessment	Special Assessments
2019	\$47,064.00	\$232,354.00	\$279,418.00	16.84%		\$0.00
2020	\$50,593.80	\$239,509.67	\$290,103.47	17.44%	3.82%	\$0.00
2021	\$54,388.34	\$246,885.71	\$301,274.05	18.05%	3.85%	\$0.00
2022	\$58,467.46	\$254,488.91	\$312,956.37	18.68%	3.88%	\$0.00
2023	\$62,852.52	\$262,326.25	\$325,178.77	19.33%	3.91%	\$0.00

* Operating budget is increased annually at the projected inflation rate.

ALLOCATION CALCULATIONS

Total Number of Units	<u>439</u>
Unit Type	SF Homes
Percentage Allocation To Unit Type	100.00%
Number of Units of This Type	439

Annual Contribution Per Unit Type

Year	Reserve Assessment	Operating Budget Assessment	Total Assessment	Special Assessments
2019	\$107.21	\$529.28	\$636.49	\$0.00
2020	\$115.25	\$545.58	\$660.83	\$0.00
2021	\$123.89	\$562.38	\$686.27	\$0.00
2022	\$133.18	\$579.70	\$712.88	\$0.00
2023	\$143.17	\$597.55	\$740.73	\$0.00

Monthly Contribution Per Unit Type

Year	Reserve Assessment	Operating Budget Assessment	Total Assessment	Special Assessments
2019	\$8.93	\$44.11	\$53.04	\$0.00
2020	\$9.60	\$45.47	\$55.07	\$0.00
2021	\$10.32	\$46.87	\$57.19	\$0.00
2022	\$11.10	\$48.31	\$59.41	\$0.00
2023	\$11.93	\$49.80	\$61.73	\$0.00



HOW OUR INTERACTIVE RESERVE ANALYSIS WORKS

AN EXPLANATION OF THE PHYSICAL PROPERTY ANALYSIS

COMPONENT COST AND USEFUL LIFE ESTIMATING

HISTORIC COST INDEX AND EXPLANATION

DMA ON-GOING RESERVE STUDY MANAGEMENT SERVICES

NATIONAL RESERVE STUDY STANDARDS – COMMUNITY ASSOCIATIONS
INSTITUTE

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HOW OUR INTERACTIVE RESERVE ANALYSIS WORKS

PURPOSE

Your community contains infrastructure and amenities (capital assets) that are owned in common by all property or unit owners. Your owners association is responsible for replacing these assets when they wear out or become unusable. A capital reserve account is a savings account designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Funds in this dedicated account can be accumulated over a period of many years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot, for example, be returned to the operating account without the Association paying a penalty. Each capital asset is referred to in this study as a *component* of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This Capital Reserve Analysis looks at various ways to adequately fund your reserves.

A FUNDING PLAN - NOT A MAINTENANCE SCHEDULE

This plan is a general predictor for replacement of components, however it is not a *required* maintenance or replacement schedule. Specific decisions about replacement of each component should be made by the Board of Directors based on this information *and* on a periodic assessment of the actual condition of each component.

...AND NOT AN ENGINEERING STUDY

A capital reserve analysis is geared toward evaluating when a component needs to be replaced and how much it will cost to replace. It is not an in-depth engineering assessment of the component's functional operation, defects or design. Our company is staffed with engineers and architects, and works with specialized consultants who can provide such assessments; however that work is outside the scope of the reserve analysis itself.

HOW MANY RESERVE ACCOUNTS?

It is possible to maintain separate accounts for individual components or groups of components, and some communities have requirements in their Declarations for dedicated reserve accounts, such as for private roads. Many Certified Public Accountants recommend that the number of reserve accounts be kept to a minimum. We normally recommend that you keep just one combined (pooled) account. Having one account gives you the spending flexibility to respond to an unexpected expense for one component without having to transfer funds from other dedicated accounts. Unless otherwise noted in our funding recommendation, our study will develop one account with one annual deposit amount that will meet the replacement needs of all components.

COMPONENT INVENTORY

The Component Inventory is divided into two sections. The first section identifies each component to be included in the capital reserve account(s) and provides quantity information, component age, and expected useful life of each. We also observe the condition of each component and recommended any maintenance or other corrective action that should be taken at this time.

The second part of the Component Inventory shows the projected replacement cycle, percentage of expected replacement at each cycle, and the current replacement cost of each component.

FINANCIAL ANALYSIS

We perform two analyses in this study. The first is the Current Funding Summary. This assesses the relative adequacy of your reserve account to fund your reserves at this point in time. The second is called the Interactive Cash Flow Analysis, where we look together with you at alternative methods of adequately funding your reserves from this point forward.

Current Funding Summary (Component Method)

In the report we perform a historic funding analysis that looks at both the current funding level and the current fund balance or your reserve account compared to the amount of annual funding that would have to have been set aside each year for each component to fund it at 100 percent of its replacement value. This is calculated by dividing the original cost of the component by the number of years in its estimated useful life. This is also commonly referred to as “component method funding” and represents the annual straight line depreciation value of each component.

By multiplying the annual depreciation value of each component by its present age, we arrive at the amount of money for each that should be in the capital reserve account as of the study date. The total amount for all components added together is the target “fully funded” level of the reserve account. We divide the actual reserve account balance by this amount, yielding the percentage that the account is fully funded. A 100 percent funding level means that the account is fully funded. A value less than 100 percent means that there may be a deficiency in the capital reserve account.

In our experience, many communities are not fully funded from their beginning date, and simple conversion to full funding using this method of analysis will often place the entire cost burden of a “correction” on the present owners. The full funding - component method must be recomputed every year. Gradually, the annual funding amount will be reduced over time as the Association “catches up”. It must be noted that this does not necessarily mean that the current annual contribution amount is insufficient to fund the reserve account from this point forward. The Association over the course of the years may have adjusted the annual contribution amount to where it is now adequate to fund the reserve account going forward if all funds are “pooled” into a single account.

Interactive Cash Flow Model

This report page shows the results of our Cash Flow analysis. In this analysis, each anticipated component replacement is plotted on a schedule over time. This schedule then calculates the annual total reserve account deposits required to fund all projected component expenses and maintain a minimum account balance over the entire

period. Using this method of analysis requires that we set several parameters first. These include:

Actual Reserve Balance at the End of the Prior Fiscal Year

This is the dollar amount provided on your association’s year-end financial statement. The number that we enter becomes the beginning balance of the reserve account in year one (1) of our study. If you do not have a reserve account, we will enter \$0.00 for this balance.

Anticipated Annual Inflation Rate

This is based on historical inflation data provided by R.S. Means Company based on their recorded historical cost indices. From these, we will recommend an inflation rate, expressed as a percentage (%), to use in the study.

Annual Income Rate on Reserve Account

We base this on your community’s current and/or anticipated returns on investments from savings accounts, Certificates of Deposit, Money Market accounts or other fund investments. If funds are deposited in several different accounts, we will take an average of the earnings rate on all of the accounts. This number, expressed as a percentage (%) is input into the study.

Account Threshold

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while insuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance at zero (\$0.00), which is called “baseline” funding. We can also set a minimum account balance, or “threshold”, at some amount above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We typically use a percentage of your total expected reserve expenditures over a 20-year period to establish this amount. The amount is input into the study as a bottom limit for the cash flow in the account. This amount will increase every year at the rate of inflation.

Annual Contribution Escalation

As inflation decreases the value of the dollar over time, it is necessary to introduce an escalation factor so that the contribution

grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The escalation rate provides parity for present and future owners.

In communities that are significantly underfunded, it may be necessary to use an escalation factor that is greater than the inflation rate to gradually increase your contributions to an acceptable level. The annual contribution escalation is expressed as a percentage (%) and is initially input into the study to match the rate of inflation. We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

The 30 Year Cash Flow Study

Having identified the above parameters, we conduct our cash flow study. This study can balance out contributions over the next 30 years, to distribute the responsibilities for reserve funding between present and future owners in various ways. It can also incorporate funding tools such as special assessments and bank loans into the overall calculations. Our spreadsheets are designed to allow us to conduct this analysis dynamically in a physical or online meeting format so that community leaders and management can have test alternate funding plans and decide on the plan best suited to the needs and priorities of the community.

The spreadsheets that show the mechanics of the plan are provided in the report.

In the report we provide a list of the expected reserve expenditures by component for each year of the study. Note: all costs shown in these schedules are presented in current dollars as of the report date. The total values of these annual expenditures are revised to reflect the input inflation rate, in the cash flow spreadsheets.

The results of this study are summarized in a five year funding schedule and a 30 year funding plan graph on the page titled "Interactive Cash Flow Model". These results comprise our recommended funding plan for your community as of the date of the study. The financial aspects of this plan can be updated annually (or

any time) upon request, and we recommend an update of the full study, including the physical analysis, every 3 to 5 years.

If you have additional questions about DMA reserve studies, please contact us at our office at 804-644-6404 or by e-mail at contact@dma-va.com.

DMA Reserves

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AN EXPLANATION OF THE PHYSICAL PROPERTY ANALYSIS

THE COMPONENT INVENTORY

The physical analysis of the community's capital assets includes the definition of reserve components, observation of the condition of each component or component group, establishment life expectancy and replacement frequency for each component or group, projected level of replacement (expressed as a percent of the component), and projected replacement cost per replacement occurrence. All of this information is contained in the Component Inventory. In addition to a standard component inventory, DMA expands this spreadsheet in three ways:

1. We add in-service dates for each component – identifying the date it was originally constructed or acquired, or the most recent date that it was replaced.
2. We break large components into smaller sub-components allowing for individual replacement of these smaller components to be tracked.
3. We group together smaller components that may be replaced at the same time such that they may be tracked as one larger replacement project.

This inventory can be updated by the client when major repair or replacement projects occur, providing the new in-service date and the actual project cost.

RESERVE COMPONENTS DEFINED

Components may include all types of property improvements which are owned by the owners Association, or for which the Association is required by the Declaration to provide maintenance. Examples would include any private roads, parking lots, sidewalks, paved trails, lakes, dams, swimming pools, tennis courts, playgrounds, clubhouses, etc. that make up the common area or shared amenities of the community. Other shared assets may include clubhouse or pool furniture, maintenance equipment and vehicles, or other miscellaneous assets like pumps, motors, generators, etc. Components may also include limited common elements of individual homes or lots, such as driveways, patios, decks, siding and roofing. In large condominium buildings components will include interior common areas – lobbies, halls, elevators, party rooms, etc., and common building equipment such as boilers, chillers, water pumps, generators, trash compactor and the like.

OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

We include a column in our Component Inventory and Project Log that allows comments to be added about components. These may be condition comments, special concerns, comments about how they were measured or comments about alternate replacement options. Over time, this area can be used by the client to add information about components that are replaced, deferred, accelerated or have some condition that needs to be noted.

A visual record of components is provided in a companion folder to this report. It contains photos and/or video documentation of our field observations.

The observations and opinions expressed in this report are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types. Our projections are not architectural or engineering recommendations for specific projects. The Board of Directors should seek professional or industry assistance for each specific replacement project, based on the conditions in existence at the time of replacement and as the need for replacement or repair becomes imminent.

COMPONENT USEFUL LIFE

Several columns in the Schedule of Components provide a picture of the component useful life, including:

COMPONENT PLACED IN SERVICE: This column identifies either the factual year or our estimate of the year that each component was placed in service (built, installed, replaced, etc.).

ESTIMATED USEFUL LIFE (EUL) BEFORE FIRST REPLACEMENT: This is the expected minimum working life of the component in years, based on the actuarial or industry standard life, combined with our observation of the condition and use of the component in this setting. Our EUL for a component in one setting may be different for the same or similar component in another setting. The terminology “expected minimum” is important in that some components are subject to partial failures and replacements even though a portion or majority of the component may have a much longer service life. An example is concrete sidewalks. Concrete may last in good condition for 100 years, but outside conditions can affect sidewalks that will require

replacement of parts of them in a shorter time frame. In some cases the same portion may be replaced multiple times within the total life span. Some components may be a group of like entities such as doors. In this case some doors may be more susceptible to replacement than others based on use and exposure. The EUL sets a minimum estimated life before we expect some replacement activity even though many of the doors in the group may last much longer.

REPLACEMENT INTERVAL (YEARS): This is the number of years after the first replacement event that we expect to have another. For a component with a predictable estimated life, such as shingle roofs, the replacement interval may be the same as the estimated useful life (EUL). If the EUL is 30 years the subsequent replacement interval will also be 30 years. For our concrete sidewalk example in the previous section, however, you may replace 5% of it after an EUL of 15 years, and then another 5% every 5 years thereafter, as the entire walkway component gradually ages. These numbers are often affected by outside forces that impact the component, and can also be affected by the manner in which the association maintains the community. One association may elect to replace portions of a component every 5 years or more often, and another association may not elect to do any work for 15 years at a time. These are all decisions that can be made in DMA's working session with the Association.

NEXT REPLACEMENT YEAR: This number is computed by adding the ESTIMATED USEFUL LIFE (EUL) to the COMPONENT PLACED IN SERVICE YEAR.

REMAINING USEFUL LIFE: This number is computed by subtracting the STUDY YEAR (the year the analysis is being conducted) from the the NEXT REPLACEMENT YEAR.

In some cases where a community is still under development many components have been little used at the time of this study and thus could be in nearly new condition in spite of the age of the component. This might include interior finishes, fixtures, furniture and some appliances. Refrigerators, ice makers, water heaters and HVAC equipment that must run continuously would not necessarily be included in this group. The useful life of most of the exterior components is affected by weather and forces of nature rather than actual use. Examples of this would be roofing, siding, etc. However, the useful life of such items as asphalt pavement is affected by weather, forces of nature and usage. These conditions can be dealt with by assigning later in-service dates for those components that have been little used, have not been in operation and have not been subjected to weather and forces of nature.

Another significant factor in the useful life of a component is the routine maintenance and care for that component. An Association's willingness to

care for and maintain the components that can be cared for and maintained will contribute to a significant increase in the useful life of a component. Of course some components simply offer little opportunity for any special care or maintenance.

Finally, the useful life of a component is often dependent upon the aesthetic value that an Association places on a component. An Association might feel that worn or damaged components that are still functional should not be replaced. In some cases, Associations will simply decide to abandon, demolish or remove a component from use.

PERCENT OF COMPONENT TO BE REPLACED AT EACH INTERVAL: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

This number can also be used to assist in "what if" scenarios. If an association is trying to decide if they want to replace a component, remove it, or do something else; the percent of replacement could be set at zero (0%) in order to remove the component from the funding plan, while still recognizing its existence in the community.

COMPONENT QUANTITIES AND MEASUREMENT

Two columns in the Schedule of Components provide information on the quantity or measurement of each component. These are:

TOTAL QUANTITY: This is the amount, size, number or extent of each component based on a unit of measure.

UNIT: The units of measure used in this report are typically as follows:

cy = cubic yard	sy = square yard
ea = each	pr = pair
lf = linear foot	ln-ft = length in feet, per inch in diameter of pipe
sf = square foot	sq = square (100 square feet)
ls = lump sum	

All components are viewed on site, unless otherwise specified herein. The components are documented with a photo of the component or of a typical component or group of components where there are a large number of repetitive component elements. Quantities for each component are developed either by on-site measurement, measurement from scale engineering and architectural drawings when available, measurement on scaled photos or measurement by satellite mapping. In the case of on-site

measurements of building envelope components (i.e. roofs, siding, trim, doors, windows, gutters, etc.) it would take an extraordinary amount of time and money to identify and measure each and every component on each and every unit. In that case quantities were arrived at by measuring a single model or a single unit of similar character and multiplying those quantities by the number of similar units. This methodology has resulted in very accurate results as far as quantities are concerned for the reserve study budgeting analysis.

If this study is an update of a previous study performed by DMA or another consultant, the quantities used are as determined in that study, unless otherwise noted. In many cases where a recent historic estimate or bid exists the bid amount is used as a "lump sum" in lieu of a unit quantity estimate.

REPLACEMENT COST

Two columns in the Component Inventory and Project Log define the expected replacement cost of each component:

UNIT COST: This is our estimate of the replacement cost per unit of each component.

REPLACEMENT COST AT EACH INTERVAL: This number is derived from multiplying the estimated quantity x the unit cost x the percent replaced.

DMA uses three sources of costing for components in this study. Our standard source for computing component replacement costs is from cost data published by R. S. Means Company, a division of Reed Construction Data, including *Facility Construction, Facility Maintenance and Repair, Commercial Construction, and Residential Construction*. These are updated quarterly and indexed (cost weighted) by geographic area.

Our second source is actual recent replacement costs for specific components provided by the association from your General Ledger or from actual contracts or invoices.

Our third source is from local contractors and suppliers, and from manufacturers of specific products.

EXCLUDED COMPONENTS

Some improvements and assets related to the common areas are not included as capital replacement components. Components that you do not see in this report are generally related to one of the categories below or are not owned by the association:

Permanent Improvements

This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state.

Masonry, Stone, Concrete

Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.

Unit or Home Owner Modifications

On occasion unit or home owners will modify components that are considered common elements and the responsibility of the Association. These cost of these modifications should not be included as part of the capital reserves.

Incidental or Maintenance Items

Some components are small enough, or may require repair or replacement on a recurring short-term basis, that the association may elect to fund these entirely from the operating account as annual maintenance items.

Tax Exclusions, Minor Items and Capital Improvements

The interest earned on the account balance containing savings for certain components may not qualify for tax exemption under IRS rulings for Associations filing Form 1120 or 1120H. It is incumbent upon the Association to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts.

State statutory requirements may prohibit comingling of funds set aside for some items. The Association should consult their attorney or accountant on this matter.

Some of these items include:

- Painting, wall coverings and other cosmetic work.
- Landscape Improvements and replacement of any landscaping (trees, shrubbery, etc.).
- Irrigation systems generally need continual maintenance. Broken heads and pipes, and damaged controller systems need to be replaced immediately upon failure. Replacement costs are generally below the threshold for reserve funding, and longevity of system components varies widely. We generally recommend that this system be handled within your annual operating and

maintenance budget. However, we believe that the irrigation well pump systems and irrigation controllers should be included as capital reserve components.

- Asphalt pavement seal coating, painting, wall coverings and other activities that might be considered cosmetic work.
- Cleaning and power washing activities.
- Minor or low value exclusions. The Association may wish to set a lower limit on the replacement cost of components included in the reserve account. In that instance, items of lesser value would be replaced or repaired using funds from your operating account.
- Capital improvements would include development or purchase of a new component to be placed in service for the first time. After the component has been placed in service the money set aside for repair and replacement can then be included in the capital reserve component funding program accounts.

If you have additional questions about DMA reserve studies, please contact us at our office at 804-644-6404 or by e-mail at contact@dma-va.com.

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COMPONENT COST AND USEFUL LIFE ESTIMATING

DMA COST ESTIMATING

DMA uses two types of costing in creating a replacement cost schedule for reserve components. If the component has been replaced in the past five (5) years or if the client has a current cost estimate or bid for a replacement, DMA will use that known cost. If the cost is 2 – 5 years old, DMA will adjust it for inflation to create a cost in “current dollars”, and use that cost in our replacement schedule.

In most cases, however, replacement costs need to be estimated. To do this DMA uses three (3) levels of estimating:

1. A respected national construction cost data base,
2. An experienced construction cost estimator who knows how to use this data base in actual construction,
3. Cost assembly by the Reserve Specialist in charge of the project.

RESPECTED NATIONAL CONSTRUCTION COST DATA BASE

DMA uses RSMeans Cost Data, the most complete national construction cost data available today, from The Gordian Group – a company that specializes in facility construction management solutions. This data base is updated quarterly and costs are indexed to cities throughout the USA and Canada. RSMeans has been providing this service for over 70 years. In addition to tracking current costs, this data base allows RSMeans to also track construction related inflation. DMA uses this tool to help forecast projected inflation rates for our reserve analyses based on past trends.

EXPERIENCED CONSTRUCTION COST ESTIMATOR

RSMeans is a tool for estimators – not a cost estimating solution in itself. DMA’s staff includes a knowledgeable cost estimator with over 40 years of design and construction estimating experience, to assemble and adjust costs from the RSMeans data base, as well as

other sources, to create and maintain DMA’s own proprietary cost data base. Replacement costs include several elements - the product or material cost, the labor cost to install the product and material, and related costs to remove the old component and complete the installation of the new – which may involve other trades and other related replacement work. DMA’s estimator has created a data base to address most typical reserve components, and he is continually adding to it as we come across new components. He also is able to develop custom replacement costs for unique or complex projects when they arise.

COST ASSEMBLY BY THE RESERVE SPECIALIST

The Reserve Specialist (RS) in charge of your project will select the most appropriate costs for the components that he sees on your property or in your facility. In some cases, the RS will need to additionally assemble costs from our data base to fully address the needs of a replacement project – such as equipment replacement that requires architectural alterations, complex roof replacement projects, or underground utility replacement projects. The RS will also determine the percentage of replacement per occurrence for each component. Replacement occurrences for long-life components or component groups may be better projected as partial replacements on a recurring basis.

YOUR ACTUAL COSTS WILL VARY

DMA’s cost estimating meets or exceeds industry standards for this work and we use the best information available to develop our cost data base. Many factors affect the actual cost of project at a point in time, however, and you should expect your cost experience to vary somewhat from the estimates. Factors to remember include:

- Actual cost growth for a particular product or labor market vs. projected inflation rates. Most costs grow in leaps and spurts, even though they average out over time to a

measurable rate. Your experience at a point in time may be on one side or the other of a cost increase.

- Competition and local market factors at the time of your replacement may put temporary upward or downward pressures on the cost of a particular item or labor rate.
- Your replacement project may include other work within the scope that is not identified or anticipated in the component replacement cost.
- Component replacement estimates are made for the most similar product, material or labor cost to what we observe on your property. It may not be an exact match for your component and there may be unique aspects to your component that the analyst cannot determine in a visual inspection.

Because DMA's analyses are interactive, you can track your actual costs on our Schedule of Components and report back changes at any time and request an updated analysis based on this information.

ESTIMATED USEFUL LIFE (EUL) FOR COMPONENTS

DMA's proprietary cost data base also includes estimated useful life projections for each component cost item. Our sources for these EUL's include RSMean cost data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience in many different locations, conditions and building types. Since reserve studies are fund planning tools, these are reasonable approaches to guiding that planning, however, the RS performing your study may adjust some EUL's based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location, exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users.

You should also remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.

ENHANCED LIFE CYCLE INFORMATION

All reserve studies provide the estimated useful life of the components. Only DMA analyses include the component's last "in-service" date, the component age and a projection of recurring replacement intervals after the initial replacement. These tools allow us to customize replacement planning, accommodate recurring partial replacements and adapt our life cycle projections to your actual experience.

THE VALUE OF DMA'S INTERACTIVE ANALYSIS

DMA's reserve analyses are designed to be management tools – not simple reports. They are designed for ease of modifying, updating and re-analyzing the reserve funding model for your property or facility based on your ongoing actual experience. Good facility management is the ability to respond intelligently to change as it occurs. Traditional reserve studies cannot do this, but DMA's Interactive Reserve Studies can keep you on top of these issues through the use of our reserve analysis tools and our professional assistance – available to you at any time after your initial study has been completed.

If you have additional questions about DMA reserve studies, please contact us at our office at 804-644-6404 or by e-mail at contact@dma-va.com.

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Year	Index	Difference	% Increase	Direct Cost Multiplier	Period in Years	Average Annual Escalation	Month
2015	206.7	0	0.00%	1.0000	0	n/a	As of January
2014	204.9	1.8	0.88%	1.0088	1	0.88%	July
2013	201.2	5.5	2.73%	1.0273	2	1.36%	July
2012	194.6	12.1	6.22%	1.0622	3	2.03%	July
2011	191.2	15.5	8.11%	1.0811	4	1.97%	July
2010	183.5	23.2	12.64%	1.1264	5	2.41%	July
2005	151.6	55.1	36.35%	1.3635	10	3.15%	July
2000	120.9	85.8	70.97%	1.7097	15	3.64%	July

Calculation of Cost from One Year to Another:

Index for Year A / Index for Year B * Cost in Year B = Cost in Year A

R S Means Company maintains a construction cost database for North America, that is updated quarterly (4 times per year). The current company was incorporated in 1984, but has existed in other forms previously. The company claims to have maintained cost data for over 70 years. In addition to current costs for both materials and labor, R S Means maintains a historical index of these costs, which they publish for a time period going back 20 years.

DMA uses these historical indexes as a logic base for projecting future construction cost escalation (inflation). In order to have a logical basis for the inflation rate used in this study, we offer this guide to selecting the rate that the association wants to use. Generally, the longer the look-back period (say 15 years vs. 5 years) the more conservative your future inflation projection will be.

In making a selection for future inflation, keep in mind that if your selected rate varies significantly from the current inflation rate, you should make a corresponding adjustment to the projected interest or earnings rate on your money kept in a savings or money market account, as those rates follow (but do not equal) inflation rates.



NATIONAL STANDARDS

The following has been summarized from the National Reserve Study Standards as set forth by the Community Association Institute (CAI).

General Information

Reserve Study

A Reserve Study is made up of two parts, 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis). The Physical Analysis is comprised of the Component Inventory, Condition Assessment, and Life and Valuation Estimates. The Component Inventory should be relatively "stable" from year to year, while the Condition Assessment and Life and Valuation Estimates will necessarily change from year to year. The Financial Analysis is made up of a finding of the client's current Reserve Fund Status (measured in cash or as Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).

Physical Analysis

- Component Inventory
- Condition Assessment
- Life and Valuation Estimates

Financial Analysis

- Fund Status
- Funding Plan

Levels of Service

The following three categories describe the various types of Reserve Studies, from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With-Site-Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No-Site-Visit/Off Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

For more information go to www.caionline.org or contact:



Interactive Reserve Analysis

ON-GOING MAINTENANCE SERVICES FOR DMA CAPITAL RESERVE WORKING PLANS

DMA offers several maintenance and updating services for your Capital Reserve Working Plan.

INITIAL PLAN CHANGES

Within 90 days after delivery of the post-work session reserve study to you, we will make any requested corrections or revisions to the plan and resend the spreadsheets to you at no additional charge.

PERIODIC REVIEWS

At any time after delivery of your Capital Reserve Working Plan, DMA can review it to address any of the issues below:

- Major projects, unexpected expenditures
- Actual bids or contracts that vary in price from the study estimate
- Addition of new components / deletion of components from reserve account
- Deferral or advancement of replacement projects from estimated dates in the study
- Material changes in your community's financial position
- Changes or updates to the projected inflation rate or interest percentage earned on funds
- Annual review of the study by the Board or Management for next year's budget

We will make any requested revisions to the plan for an *hourly* charge of \$150.00 (One Hundred and Fifty Dollars), and resend the spreadsheets to you. We also have DMA's *file share* site where we can upload the schedule of components and you can make proposed changes to the schedule yourself and upload it back to the site. We can then update the study from that information. Typically, the time involved in these updates is

one to two hours. On-line work sessions can be held also, at the same hourly rate. The maximum hourly cost for an annual update will not exceed the cost for a *Level III* study defined below. Our hourly fee for On-Going Working Plan Maintenance is charged in 30 minute increments.

LEVEL II RESERVE STUDY UPDATE (with site visit)

At any time after completion of a DMA prepared Level I or Level II capital reserve study we can perform a complete Level II Update. This includes revisiting your property and re-evaluating all components. We then re-price all reserve components, revise inflation and interest rates, update beginning year to current year, and include any changes in your reserve account status and status of components, actual replacement dates and costs, as provided by you. This service includes one on-line work session and one follow-up session. This service is priced by proposal only. Please visit our website to make a request for a proposal. We recommend that a Level II study be performed at least every 3 to 5 years.

LEVEL III RESERVE STUDY FINANCIAL UPDATE (without site visit)

At any time up to four years after completion of a DMA prepared Level I or Level II capital reserve study, we offer a reserve study financial update which will include re-pricing all reserve components, revisions to inflation and interest rates, update beginning year to current year, and include any changes in your reserve account status and status of components, actual replacement dates and costs, as provided by you. This service includes one on-line work session and one follow-up session if necessary.

If you have additional questions about DMA reserve studies, please contact us at our office at 804-644-6404 or by e-mail at contact@dma-va.com.

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