

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves - Gold Coast, LLC., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Terms and Definitions

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

Component Details

Component quantities indicated in this Report were derived from the prior Reserve Study, unless otherwise noted in our "Site Inspection Notes" comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Inventory

Comp #: 201 Asphalt - Remove/Replace (Parking)**Quantity: Approx. 15,500 GSF**

Location: Adjacent to main entry structure, park areas, and empty lots throughout

Funded?: Yes.

History:

Comments: Moderate deterioration, discoloration and aging observed throughout. No major damage witnessed. Asphalt is in serviceable condition.

Useful Life:
28 yearsRemaining Life:
13 years

Best Case: \$ 43,400

Worst Case: \$ 55,300

Cost Source: AR-GC Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: Approx. 15,500 GSF**

Location: Adjacent to main entry structure, park areas, and empty lots throughout

Funded?: Yes.

History: Sealed 3/15.

Comments: Surfaces show moderate to heavier discoloration and wear at this time. Seal is in declining condition. Stick to reseal cycles to maintain this asset.

Useful Life:
5 yearsRemaining Life:
0 years

Best Case: \$ 4,200

Worst Case: \$ 5,200

Cost Source: AR-GC Cost Database

Comp #: 205 Concrete Drive - Repair

Quantity: Extensive GSF

Location: Shared driveways at select units

Funded?: No.

History:

Comments: The concrete surfaces are intact and aging normally. No signs of advanced cracking or deterioration. Best to inspect, repair, and pressure-wash as needed as an Operating expense. There is no expectation for significant replacement at this time. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 206 Stamped Concrete - Restain

Quantity: Approx. 7,450 GSF

Location: Entry drive areas at select developments

Funded?: Yes.

History:

Comments: The stamped concrete is reported to be the responsibility of the city and not the HOA to replace. Surfaces are discolored and worn at this time. Funding has been provided for periodic re-staining to maintain appearance.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 11,200

Worst Case: \$ 14,900

Cost Source: AR-GC Cost Database

Comp #: 306 Exhaust Fan - Replace

Quantity: (1) Fan

Location: Pump Vault

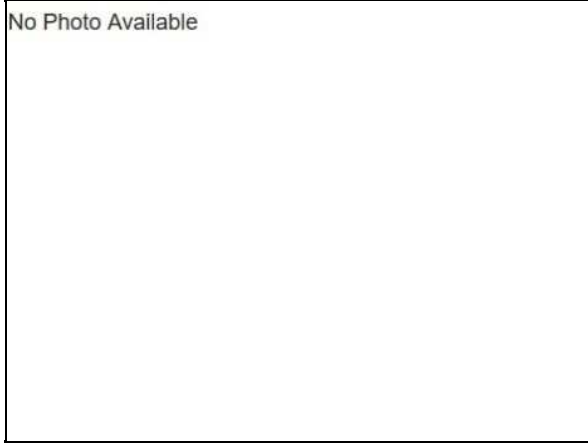
Funded?: Yes.

History: Replaced 8/13.

Comments: No access to inspect. Based on age and previous reports, the fan is assumed to be in fair condition.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 1,100

Worst Case: \$ 2,200

Cost Source: Client Cost History

Comp #: 321 Landscape Lights - Replace

Quantity: (13) Fixtures

Location: Perimeter of fountain

Funded?: Yes.

History: Replaced with LED in 2014.

Comments: Inspected during daylight hours, but assumed functional. No severe damage or abuse detected. In fair overall condition.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 9,400

Worst Case: \$ 13,500

Cost Source: Client Cost History

Comp #: 346 Solar Boxes - Replace

Quantity: (3) Solar Boxes

Location: Adjacent to irrigation controllers

Funded?: No.

History:

Comments: Reported to be handled as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 403 Mailboxes & Posts - Replace

Quantity: (771) Boxes; (262) Posts

Location: Adjacent to streets and driveways

Funded?: Yes.

History: Boxes and stands painted in late 2014.

Comments: Boxes and posts are upright, sturdy and aging well at this time. No advanced deterioration noted. In fair condition.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 116,000

Worst Case: \$ 170,000

Cost Source: AR-GC Cost Database

Comp #: 406 Dog Stations - Replace

Quantity: (12) Stations

Location: Throughout common areas

Funded?: Yes.

History:

Comments: Stations are fully serviceable and in fair condition. Funding has been provided for periodic replacement.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 4,000

Worst Case: \$ 6,500

Cost Source: AR-GC Cost Database

Comp #: 507 Split Rail Concrete Fence - Repair

Quantity: Approx. 40,700 LF

Location: Perimeter fencing throughout association

Funded?: Yes.

History:

Comments: There is no expectation to replace all at once. Funding has been provided for annual repairs/partial replacements to maintain this asset.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 39,000

Worst Case: \$ 43,000

Cost Source: AR-GC Cost Database

Comp #: 701 Front Doors - Replace

Quantity: (2) Sets of Wood Doors

Location: Main building

Funded?: Yes.

History:

Comments: Doors are sturdy and intact at this time. No advanced damage or abuse observed. In fair overall condition.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 3,200

Worst Case: \$ 4,200

Cost Source: AR-GC Cost Database

Comp #: 708 Trash Gates - Replace

Quantity: (2) Sets of Wood Gates

Location: Main building

Funded?: Yes.

History:

Comments: Gates appear to be aging normally at this time. No advanced deterioration noted. In fair condition.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 2,000

Worst Case: \$ 3,200

Cost Source: AR-GC Cost Database

Comp #: 1001 Backflow Devices - Partial Replace

Quantity: (33) 2" Backflows

Location: Throughout common areas

Funded?: Yes.

History:

Comments: The backflows were not tested during inspection. Best to have the devices inspected and maintained on a regular basis by a certified plumbing vendor. These devices prevent harmful chemicals from backwashing into your drinking water supply. Reserve funding provided for periodic partial replacement.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$ 14,000

Worst Case: \$ 17,000

Cost Source: AR-GC Cost Database

Comp #: 1002 Irrigation Pumps - Replace (A)

Quantity: (12) 5 HP Rain Bird Pumps

Location: Throughout association

Funded?: Yes.

History: Original.

Comments: All pumps are functional. No problems reported at this time. Association made repairs in 2018. In fair overall condition.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 100,000

Worst Case: \$ 130,000

Cost Source: AR-GC Cost Database

Comp #: 1002 Irrigation Pumps - Replace (B)

Quantity: (4) 5 HP Rain Bird Pumps

Location: Throughout association

Funded?: Yes.

History: New in late 2014.

Comments: It was reported that (4) pumps have recently been replaced. Expect full useful life.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 33,000

Worst Case: \$ 42,000

Cost Source: Client Cost History

Comp #: 1002 Irrigation Pumps - Replace (C)

Quantity: (2) 5 HP Rain Bird Pumps

Location: Throughout association

Funded?: Yes.

History: New in late 2016/2017.

Comments: It was reported that (4) pumps have recently been replaced. Expect full useful life.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 16,700

Worst Case: \$ 21,000

Cost Source: AR-GC Cost Database

Comp #: 1003 IQ Irrigation Controllers - Replace

Quantity: (46) Controllers

Location: Throughout association

Funded?: Yes.

History: Entirely replaced in late 2014.

Comments: All irrigation controllers were replaced with an IQ, smart irrigation system that can be completely monitored and controlled via the internet. No reports of problems at this time. In fair condition.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 210,000

Worst Case: \$ 225,000

Cost Source: AR-GC Cost Database

Comp #: 1004 Backflow Enclosures - Replace

Quantity: (33) Metal Enclosures

Location: Throughout common areas

Funded?: Yes.

History:

Comments: General wear/tear and deterioration detected during inspection. In fair overall condition. Plan on eventual replacement.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 41,300

Worst Case: \$ 61,000

Cost Source: AR-GC Cost Database

Comp #: 1004 Pump Enclosures - Replace

Quantity: (18) Metal Enclosures

Location: Throughout common areas

Funded?: Yes.

History:

Comments: Enclosures are intact, serviceable and all open/close properly. In fair condition. Best to repaint periodically to prevent rusting.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 55,000

Worst Case: \$ 103,000

Cost Source: AR-GC Cost Database

Comp #: 1004 Time Clock Enclosure - Replace (SS)

Quantity: (6) Stainless Enclosures

Location: Throughout common areas

Funded?: Yes.

History: New in 2014.

Comments: Enclosures appear to be aging normally, with moderate wear observed. In fair overall condition.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 3,500

Worst Case: \$ 4,000

Cost Source: Estimate Provided by Client

Comp #: 1004 Time Clock Enclosures - Replace

Quantity: (40) Enclosures

Location: Throughout common areas

Funded?: Yes.

History: Original.

Comments: Moderate wear/tear and aging detected, but no severe damage evident. In fair condition.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 20,000

Worst Case: \$ 28,000

Cost Source: Estimate Provided by Client

Comp #: 1005 Irrigation System - Refurbish

Quantity: Extensive LF

Location: Throughout Association

Funded?: Yes.

History: Monthly repairs

Comments: Funding has been provided for annual refurbishing at the request of the client.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Client Cost History

Comp #: 1107 Galvanized Fence - Repaint (50%)

Quantity: 50% of Approx 29,700 LF

Location: Perimeter Fencing

Funded?: Yes.

History:

Comments: Surfaces exhibit moderate wear/tear and fading. Paint coverage is in fair condition. Stick to repaint cycles to maintain this asset.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 88,200

Worst Case: \$ 108,000

Cost Source: Estimate Provided by Client

Comp #: 1114 Mailboxes - Repaint

Quantity: (727) Mailboxes

Location: Adjacent to streets and driveways

Funded?: Yes.

History: Painted in late 2014.

Comments: This type of painting project has a (10) year warranty. Expect to alternate with the schedule of replacement (see #403). In fair condition.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 46,500

Worst Case: \$ 56,500

Cost Source: Client Cost History

Comp #: 1114 Mailboxes Stands - Repaint

Quantity: (290) Stands w/Mailboxes

Location: Adjacent to streets and driveways

Funded?: Yes.

History: Painted in late 2014.

Comments: General aging and light wear evident. Paint coverage is in fair overall condition.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 46,500

Worst Case: \$ 56,500

Cost Source: Client Cost History

Comp #: 1115 Waterscape Building - Repaint

Quantity: Approx. 1,600 GSF

Location: Exterior surfaces of pump house building

Funded?: Yes.

History: Repainted in 2014.

Comments: Surfaces exhibit minor grime build-up and weathering. Paint coverage is in fair overall condition.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 7,200

Worst Case: \$ 8,200

Cost Source: Client Cost History

Comp #: 1207 Waterscape Filter - Replace

Quantity: (1) Pentair Sand Filter

Location: Behind trash gates adjacent to waterscape building

Funded?: Yes.

History: New in 2014.

Comments: Filter appears to be aging well, with no active leakage observed. In fair condition.
S/N: 01011911400371, Date: 7/10/2014.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 1,600

Worst Case: \$ 2,100

Cost Source: ARI Cost Database

Comp #: 1210 Waterscape Pump - Replace (large)

Quantity: (1) 20 HP Pump

Location: Adjacent to main entry area

Funded?: Yes.

History: Repairs in early 2015.

Comments: No access to inspect. Much of the pump remains original (2005). Based on repairs and refurbishment, remaining useful life was extended, but anticipate the need for replacement in the near future.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 17,500

Worst Case: \$ 21,000

Cost Source: AR-GC Cost Database

Comp #: 1210 Waterscape Pump - Replace (small)

Quantity: (1) 3 HP Pump

Location: Adjacent to main entry area

Funded?: Yes.

History: Replaced in 2014.

Comments: No access to inspect. Reported to be functional, with no service related issues. Expect full useful life.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 1,700

Worst Case: \$ 2,500

Cost Source: AR-GC Cost Database

Comp #: 1302 Cap Sheet Roof - Replace

Quantity: Approx. 350 GSF

Location: Rooftop of pump house

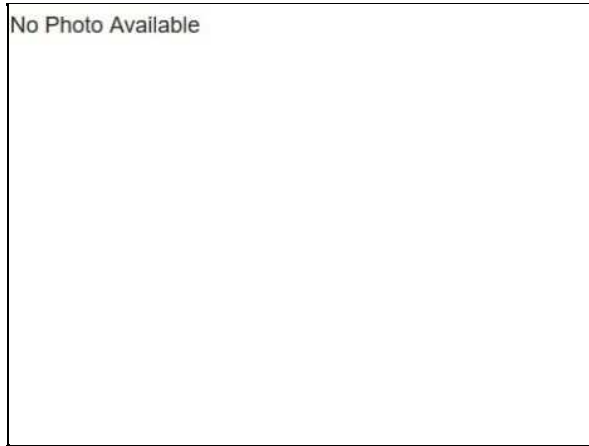
Funded?: Yes.

History: Original

Comments: No access to inspect. Based on age and previous reports, the roof is assumed to be in fair condition.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 2,300

Worst Case: \$ 3,000

Cost Source: AR-GC Cost Database

Comp #: 1304 Tile Roof - Replace Underlayment

Quantity: Approx. 2,700 GSF

Location: Rooftops of entry and pump buildings

Funded?: Yes.

History: Original

Comments: The tiles are intact and properly aligned. No reports of water intrusion. The underlayments beneath the tiles will need to be replaced every 20-30 years. A typical project involves removing and stacking existing tiles, replacing all underlayment material, and then re-laying tile. An allowance for some tile breakage is included in these costs.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 19,300

Worst Case: \$ 26,300

Cost Source: AR-GC Cost Database

Comp #: 1402 Monument Signs - Refurbish

Quantity: (28) Signs

Location: Throughout common areas

Funded?: Yes.

History: Refurbished in early 2015.

Comments: Signs are intact, attractive and aging well at this time. In fair overall condition. Plan on periodic refurbishing to maintain appearance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 8,200

Worst Case: \$ 12,200

Cost Source: Client Cost History

Comp #: 1808 Trees - Trim/Remove/Replace

Quantity: Numerous Trees

Location: Throughout association

Funded?: Yes.

History:

Comments: Funding has been provided for annual work at the request of the client.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

Comp #: 1831 Vortex Drains - Maintenance

Quantity: (12) Drains

Location: Throughout the community

Funded?: Yes.

History: Replaced in 2018.

Comments: The drains are reported to be fully functional, with no issues at this time. In good condition.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: Client Cost Estimates Provided by Vendors