Comp #: 205 Asphalt Paths - Replace

Quantity: Approx 32,600 Sq Ft

Location: Common & recreation areas throughout community

Evaluation: Asphalt path surfaces vary in condition. Most of the surfaces exhibit cracking and deterioration. Generally rough and aged. Replacement of this asphalt should be planned eventually to renew the paths and to eliminate trip hazards.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: $75,000.00

$2.30/Sq Ft; Estimate to replace

Worst Case: $97,800.00

$3.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 206 Asphalt Paths - Seal/Repair

Quantity: Approx 32,600 Sq Ft

Location: Common & recreation areas throughout community

Evaluation: Visible patching and sealing noted from the past. Asphalt should be sealed periodically to protect and preserve the surfaces.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $9,800.00

$0.30/Sq Ft; Estimate to seal and repair

Worst Case: $13,050.00

$0.40/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 322 Bollard Lights - Replace

Quantity: (14) Bollard Lights

Location: Bordering walkways throughout community

Evaluation: Bollard lights appear to be in good shape. Actual age is unknown at this time.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: $11,200.00
$800/Light; Estimate to replace

Worst Case: $15,400.00
$1,100/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 323 Pole Lights (Sm.) - Replace

Quantity: (48) Pole Lights

Location: Bordering walkways throughout community

Evaluation: These are small, residential style pole lights with globe fixtures. They look old and could be original. Repairs and individual replacements should be treated as a maintenance expense. Complete replacement should be planned eventually.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: $17,300.00
$360/Light; Estimate to replace

Worst Case: $22,600.00
$470/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 324 Pole Lights (Lg.) - Replace

Quantity: (11) Pole Lights

Location: Bordering walkways throughout community

Evaluation: These are larger pole lights mounted along walkways; a couple of them are in the west pool area. They look old and could be original. Repairs and individual replacements should be treated as a maintenance expense. Complete replacement should be planned eventually.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: $13,200.00
$1,200/Light; Estimate to replace

Worst Case: $17,600.00
$1,600/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 405 Park Furniture - Replace

Quantity: (20) Pieces

Location: Recreation areas next to the east & west pools

Evaluation: Pieces include (10) 6' wood benches, (9) wood trash cans, and (1) wood swing. These are concrete basketball courts with no coating applied. Resurfacing is not necessary. Wood looks aged and weathered. Still functional and intact. Replacement should be planned eventually.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: $9,900.00
Estimate to replace

Worst Case: $12,150.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 410 Play Structure - Replace

Quantity: (1) Wood Structure

Location: Recreation area next to the east pool

Evaluation: This is a wood play structure. Appears to primarily be a residential style structure. Wood looks old, especially the roof. Replacement cost and life span will vary significantly depending on the type and size of structure purchased. Current cost and life are based on similar structure to what is currently installed.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: $2,000.00 Worst Case: $3,000.00

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 412 Swing Set - Replace

Quantity: (1) Swing Set

Location: Recreation area next to the east pool

Evaluation: This set has 4-swings with galvanized posts. Likely still original from 1986. Long life expectancy under normal circumstances. Expect to replace eventually with modernized equipment.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: $4,500.00 Worst Case: $5,500.00

Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 414 Playground Sand - Replenish

Quantity: Approx 1,260 Sq Ft

Location: Recreation area next to the east pool

Evaluation: There is no expectancy to completely replace the sand. Periodic replenishing should be planned to keep sand at proper depths. Cost to replenish is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated.



Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 430 Basketball Courts - Resurface

Quantity: (2) Half Courts

Location: Recreation areas next to the east & west pools

Evaluation: These are concrete basketball courts with no coating applied. Resurfacing is not necessary. Concrete for the east court looks worn and cracked. Repairs should be addressed with the concrete allowance under the common area section of this report. Paint lines as a maintenance expense when needed. No Reserve funding required.



Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 432 Basketball Equipment - Replace

Quantity: (2) Backboard & Goal

Location: Recreation areas next to the east & west pools

Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 442 Tennis Court - Resurface

Quantity: (2) Tennis Courts

Location: Recreation area next to the Clubhouse - west side of the community

Evaluation: Tennis courts are believed to be have a concrete base and will not need replacement. Coating was resurfaced in 2011 for $7,346. Surface is in good condition. No visible cracking or chipping was noted.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: $6,800.00
$3,400/Court; Estimate to resurface

Worst Case: $8,400.00
$4,200/Court; Higher estimate

Cost Source: Client Cost History

Comp #: 443 Tennis Fence - Replace

Quantity: Approx 450 LF

Location: Recreation area next to the Clubhouse - west side of the community

Evaluation: Tennis courts have galvanized chain link fence around the perimeter. Securely mounted and in good condition. Life span will vary depending on the level of use courts receive.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: $14,400.00
$32.00/LF; Estimate to replace

Worst Case: $17,100.00
$38.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 460 Duck Pond - Repair

Quantity: (1) Pond

Location: Recreation area next to the Clubhouse - west side of the community

Evaluation: Pond appears to be in good shape. There are likely few issues that need to be addressed. This component provides an allowance for periodic repairs to the bed and shoreline.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $5,000.00
Allowance for repairs

Worst Case: $7,000.00
Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 462 Pond Bridge - Replace

Quantity: (1) Bridge: 20x6

Location: Recreation area next to the Clubhouse - west side of the community

Evaluation: Wood bridge is well painted and appears to be in good shape. Regular painting should be treated as a maintenance project. This component funds to eventually replace the wood bridge.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: $3,300.00
Estimate to replace

Worst Case: $4,020.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 466 Pond Pump - Replace

Quantity: (1) Hydromatic

Location: Recreation area next to the Clubhouse - west side of the community

Evaluation: Pump was installed during 2010. Still looks near new and in good condition. Model: 40MP, Serial #P93876, date code 0210.

Useful Life:
15 years

Remaining Life:
13 years

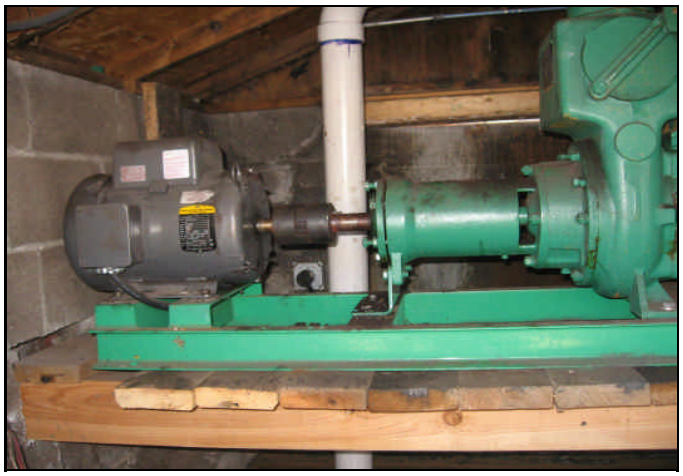


Best Case: $6,200.00
Estimate to replace

Worst Case: $7,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 467 Pond Pump - Repair
Quantity: (1) Hydromatic
Location: Recreation area next to the Clubhouse - west side of the community
Evaluation: This component provides an allowance for periodic pump repairs/rebuilding in addition to motor replacement.



Useful Life:
5 years

Remaining Life:
3 years

Best Case: $3,700.00
Allowance to repair

Worst Case: $4,500.00
Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 470 Pump House Roof - Replace
Quantity: Approx 110 Sq Ft
Location: Recreation area next to the Clubhouse - west side of the community
Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so separate Reserve funding has not been allocated. Funding is included with the clubhouse roof under component #1303.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: