

Capital Reserve Fund Recommendations

Glenkirk Estates HOA
Gainesville, Virginia



10 October 2007

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I. INTRODUCTION

A. Project Description

Glenkirk Estates HOA is a residential single family home community currently under construction along Estate Manor Drive in Gainesville, Virginia. To date, approximately 300 units have been built with a total of 575 residences expected upon completion. As of the 2008 fiscal year (1 January 2008 to 31 December 2008) the community will be approximately two years old. Included in the common elements are entry features, a club house and pool, playgrounds and retention ponds.

CAM Services, Inc. has been retained by the Board of Directors to inspect and provide an evaluation of selected components at Glenkirk Estates HOA and to formulate a Capital Reserve Fund recommendation for the property.

This report constitutes a "Full Level of Service" which includes (1) a detailed condition assessment on each common element owned or maintained by the association, (2) a capital reserve schedule which lists the common elements, detailing their current estimated replacement cost, expected life and remaining life and (3) cash flow projection tables which are used to determine the current status of the reserve fund and a recommended funding plan for the next 30 years.

B. Scope of Investigation

This report is the result of visual site inspections and our professional experience in the evaluation, construction, and repair of similar facilities. The purpose of this report is to give a fairly accurate representation of the existing components at the time of our investigation. Condition assessments of components are based on non-destructive observations made during our on-site inspections and not meant to serve as a project audit or quality inspection. Defects to components noted in this report existed on the dates of our inspections and may have been subsequently repaired or replaced. Information provided about repair and replacement projects is considered reliable. Testing of the performance of the components was not in the scope of this investigation.

All information provided by the management company or association representative regarding the association's physical description, common elements owned or maintained by the association and the current reserve fund balance and funding plan is considered accurate and complete. This report is based on information provided by TWC Management and intended for use by the association, not for the purpose of performing audits, quality/forensic analyses or background checks of historical records. Other than this report, CAM Services, Inc. has no prior or current relationship with the association which could result in actual or perceived conflicts of interest.

II. SUMMARY

A. Funding Recommendation

The Capital Reserve account is under funded, as shown by the need to increase the annual contribution to the account in order to meet the projected cash flow needs. Per our conversation with TWC Association Management, the projected 2007 contribution to the reserve fund is \$24,000.00. Based upon a projected balance of \$146,320.88 in the reserve as of 31 December 2007, we recommend the annual funding for 2008 increase to \$54,000.00. The following table summarizes our reserve fund recommendations.

Projected Reserve Balance (12/31/07):	\$146,320.88
2007 Reserve Funding (budgeted):	\$24,000.00
2008 Recommended Reserve Funding:	\$54,000.00

This funding level is based upon our attached cash flow study which indicates if the community funds \$24,000.00 in 2007, \$54,000.00 in 2008 and increases the contribution 3.0% each year for the remaining 29 years of the study, the reserve account will reach a minimum balance of \$37,489.67 in the year 2036. Please refer to Appendix 3 of this report for further details.

Per the Virginia Property Owners' Association Act, a Capital Reserve Study is required at least once every five years "to determine the necessity and amount of reserves required to repair, replace and restore the capital components." The recommendations of this report may need to be modified in subsequent studies. The annual contributions should be regularly checked for adjustment due to actual performance, inflation, etc. Please note this does not include any allowance for emergencies, contingencies, or expenses for any other components.

B. Condition Assessment

After performing on-site inspections at Glenkirk Estates HOA, we have determined the common elements at this community are in excellent condition due to their age. The primary areas of concern are as follows:

1. Safety Concern – There are five rebars protruding from the ground in the grassy area in front of the club house entry feature. These bars should be removed immediately to prevent injury.
2. Playgrounds - There are a few minor defects to various components of the playgrounds located throughout the community. Please refer to the "Playgrounds" section on Page 14 for further details.

III. DATA COLLECTION

Data was gathered from the following sources and deemed reliable by CAM Services, Inc.:

- A. Quantities of components were measured on-site.
- B. Site Inspections by CAM Services, Inc. were made by Ryan Brown on 2 and 28 August 2007. Inspections included examination of all site capital reserve items.
- C. Financial information on current reserve assets and contributions was provided by TWC Association Management (not based on audited records).
- D. Information on age and history of common elements was provided by TWC Association Management.
- E. Repair/Replacement costs estimates are based on information provided by Asphalt Restoration Technology, Cutting Edge Construction, Suburban Concrete and various vendors specializing in each component. Cost estimates were also determined from the RS Means Pricing Guide (2007 edition).

IV. CREDENTIALS AND QUALIFICATIONS

CAM Services has twenty five years of combined experience performing Capital Reserve Studies in the Washington, D.C. metropolitan area. We have constant involvement with accountants, property managers and community associations. In addition to reserve studies, CAM Services prepares specifications, oversees construction projects and performs bond release and warranty reports.

The following list outlines the technical credentials of our reserve study personnel.

Scot Chipman, AIA

- Master of Architecture, Rice University, 1982
- Registered Architect - VA, MD, NC
- Member of The American Institute of Architects (AIA)
- Holds a Class A Building Contractor's License

Ryan Brown, RS

- Bachelor of Science in Civil Engineering, Virginia Polytechnic Institute and State University, 2001
- Reserve Specialist (RS) designation, issued by Community Associations Institute (CAI)
- Engineer in Training

V. DATA ANALYSIS

CAM Services, Inc. utilizes the Cash Flow Method to evaluate the current status and determine a practical funding plan for the association's reserve fund. This method incorporates a "Threshold Funding" strategy that maintains a minimum reserve balance over the 30-year period of the study. A detailed description of the components and procedures that comprise this method are outlined in the following section.

A. Reserve Replacement Table

The purpose of the Reserve Replacement Table in Appendix 1 is to present data relative to the common elements used in determining an annual funding recommendation for the reserve account. The last column in the table is provided simply to give a relative proportion of expenditures for each category over the entire period of the study (30 years).

The information gathered in the Data Collection phase is organized into the following categories:

1. ITEM – An individual common element that is repaired or replaced using funds from the capital reserve account.
2. UNIT - The specified standard of measurement for each item.
3. QUANTITY - (Column A) The amount of each item, taken from data obtained from the site survey.
4. UNIT COST - (Column B) The replacement cost for each unit of a particular item, determined by either industry recognized cost estimating guides, professional consultation or by our experience with residential repair work in the Washington, D.C. metropolitan area (in year 2007 dollars).
5. PERCENT REPLACEMENT - (Column C) The amount of an item that one can reasonably expect to replace within the given time period.
6. COST OF REPLACEMENT - (Column D) The amount required to remove and replace an item, equal to the product of multiplying the Quantity (Column A) by the Unit Cost (Column B) by the Percent Replacement (Column C). Again, this figure is for year 2007 dollars.
7. PROJECTED LIFE - (Column E) Total time, in years, the item is expected to be usable, based on typical vendor warranties or guarantees for equal products and on our experience with similar residential projects.

8. REMAINING LIFE - (Column F) Estimated time until an item's scheduled replacement cycle, in years.
9. # OF TIMES REPLACED IN NEXT 30 YEARS - (Column G) The number of replacement cycles for an item over the next 30 years.
10. % OF TOTAL SPENDING IN 30 YEARS - (Column H) The ratio of money spent on this item to total money spent on all items (in year 2007 dollars).

B. Reserve Replacement Schedule

The Reserve Replacement Schedule in Appendix 2 details the suggested annual replacement projects over the next thirty years. The thirty year limit is used because it corresponds with the limits of most long term home mortgages, and it provides sufficient time to set aside funds for high cost items without excessively skewing the annual budget.

Information in the Reserve Replacement Schedule was taken from the Reserve Replacement Table and includes the following:

1. YEAR - Calendar year for which replacement projects occur.
2. ITEM - Individual common element, as listed in the Reserve Replacement Schedule.
3. COST OF REPLACEMENT - The estimated price for an item's replacement cycle, as determined in the Reserve Replacement Table. The cost is adjusted for inflation based on the year of replacement.
4. ANNUAL EXPENDITURES - The sum total of the "Cost of Replacement" column for a given year.

C. Cash Flow Projection

The Cash Flow Projection in Appendix 3 summarizes the annual expenditures and displays the suggested annual funding and projected year end balance for each year of the study. These categories are defined as follows:

1. ANNUAL EXPENDITURES - The annual spending for a given year, determined in the Reserve Replacement Schedule.
2. ANNUAL FUNDING - The recommend annual contribution to the reserve account for a given year.

3. YEAR END RESERVE BALANCE - The projected balance in the reserve account at the end of each year, based on the recommended funding.

The Annual Inflation Rate is determined by averaging the national inflation rate over the past five years, based on the Consumer Price Index (CPI). The Annual Funding Increase is a suggested percentage to increase the reserve account funding each year. The Minimum Balance is the minimum Year End Reserve Balance over the thirty year period of the study. This figure represents a contingency fund (unless \$0.00) and may be either suggested by the community or recommended by CAM Services, Inc.

D. Reserve Account Projection Graph

The Reserve Account Projection Graph in Appendix 4 displays the relationship between the Annual Expenditures and Reserve Balance, based on our funding and replacement recommendations. This graph is a visual representation of the Cash Flow Projection in Appendix 3. It is helpful for determining years in which large annual expenditures occur and the year the Reserve Balance reaches a minimum.

E. Disclaimers

CAM Services, Inc. incorporates inflation calculations into the reserve report to determine future replacement costs of reserve items. However, we no longer include interest calculations. Because inflation rates may fluctuate from year to year, our figures are only projections and may need to be adjusted in future studies. Repair and replacement costs indicated in the "Component Analysis" section of this report have not been adjusted for inflation.

The actual cost and schedule of replacement of capital reserve items may vary from our projection for numerous reasons, including local weather, product failures, product improvements, building code changes and personal preferences. The expected performance of these categories (and others) can be modified in future years to fit revised projections and actual repair costs. The annual contributions should be regularly checked and the reserve study should be redone periodically to make appropriate adjustments.

VI. COMPONENT ANALYSIS:

A. SITE

A.1. Asphalt Repair

This category includes correction of asphalt defects in the pool parking lot, such as linear cracking, alligator cracking (concentrated linear cracks), subgrade settlement, drainage problems, etc. All other streets in the community are state maintained and not included in this report.

Overall, the asphalt at the pool parking lot is in excellent condition. We noted no defects during our inspection.

In general, for this quantity of asphalt, we suggest a budget of \$1,500.00 every four years for repairs.

A.2. Asphalt Repaving

This category includes an overlay of new asphalt at the pool parking lot. This overlay results in a new asphalt surface of 1½" (compacted) asphalt mix over a properly repaired base. Paving repairs, needed prior to the repaving cycle, are in a separate section. The "Repaving" budget includes edge milling of the existing asphalt where the new overlay asphalt must be flush with adjacent surfaces, such as along gutters. Note that the overlay operation changes the finish elevation of the paved surface which may introduce drainage changes.

The topcoat of asphalt was applied in 2006 and is in excellent condition. With proper repair cycles, an overlay will not be required until 2022.

A.3. Concrete Sidewalks

Included in this category is removal and replacement of the 4" thick concrete sidewalks over a properly repaired/prepared base. The sidewalks are located at the pool parking lot and club house and the playground areas adjacent to 8724 Lords View Loop and behind 8676 Wales Court. All other sidewalks in the community are maintained by the state and not included in this report.

Concrete will last almost indefinitely. Generally, defects are caused by inadequate support (subgrade settlement), impact from vehicles, plant roots, water penetration, and freeze/thaw movement. Replacement will be incremental and sporadic - our estimate of 5% every five years allows for a reasonable volume of repair work. Other than trip hazards, replacement of the sidewalk will usually be for cosmetic reasons, i.e. replacement of spalled or cracked concrete. If the sidewalk represents a safety hazard to pedestrians or vehicles, it should be replaced - we define a trip hazard as an abrupt vertical change of ½" or more, or a horizontal separation of ½" or more. Replacement includes caulking of joints between new and old sections.

During our inspection, we noted two holes in the concrete at the storm sewer inlet near the pool area playground (Photo 1) – these holes should be filled to prevent further damage. Also, there is a crack in the sidewalk leading to the playground, adjacent to 8724 Lords View Loop (Photo 2). All other sidewalks appear to be in excellent condition.

A.4. Curb and Gutter

This category includes repair to the concrete curb and gutter located at the pool parking lot. All other curb and gutter sections are maintained by the stated and not included in this report. Unit cost includes demolition and replacement of concrete curb sections. Replacement includes caulking of joints between new and old sections.

Concrete will last almost indefinitely. Generally, defects are caused by inadequate support (subgrade settlement), impact from vehicles, water penetration, and freeze/thaw movement. Replacement will be incremental and sporadic - our estimate of 5% every five years allows for a reasonable volume of repair work. Replacement of curb and gutter will usually be for cosmetic reasons, i.e. replacement of spalled or cracked concrete – trip hazards are less of an issue for curb and gutter than for sidewalks, but it will depend on the specific circumstances. If the curb and gutter represents a safety hazard to pedestrians or vehicles, it should be replaced.

During our inspection, we noted a minor crack in the curb and gutter section at the southwest corner of the pool parking lot (Photo 3). All other curb and gutter sections appear to be in excellent condition.

A.5. Entry Features

This category includes removal and replacement of the precast concrete entry signs, pier caps and wall caps at the community's three entry features. The two gazebos flanking Rollins Ford Road, point-up to the fieldstone masonry walls and removal and replacement of the flood lighting at these entry features are included in a separate section of this report.

The entry feature at the intersection of Glenkirk Road and Estate Manor Drive appears to be in excellent condition. No defects were noted during our inspection.

The entry feature in front of the club house also appears to be in excellent condition. We noticed a broken edge on the precast concrete wall cap near the south side of the club house entry steps. Additionally, there are five rebar protruding from the grassy area in front of the entry feature that should be removed immediately to prevent injury.

The entry feature on the south side of Rollins Ford Road, opposite the club house, is in excellent condition. We noted a broken section of precast concrete wall cap near the gazebo that may need to be replaced (*Photo 4*).

A.6. Entry Feature Lighting

This category includes removal and replacement of the flood lights located at the entry features flanking Rollins Ford Road and at the intersection of Glenkirk Road and Estate Manor Drive.

There are a total of 17 flood lights located at the three main entry features at Glenkirk Estates. All flood lights appear to be in good condition.

There appears to be a pre-wired light fixture conduit at the east side of the entry feature along Glenkirk Road, but the light fixture is currently not installed. The fixture should be installed immediately or the conduit and wiring should be removed. Also, we observed a bulb is missing from one of the flood lights in front of the entry sign at the club house.

We did not test the performance of the flood lights during our daylight inspections. We recommend funding for their replacement every 10 years.

A.7. Fencing

This category includes removal and replacement of the wooden split rail fence surrounding both retention ponds behind 15042 Anchor Mill Place.

The split rail fence stands four feet tall and consists of three rails supported by posts spaced 10 feet apart. The fence is lined with a metal fabric that extends from the top rail down to grade. The fence appears to be in excellent condition – we noted no defects during our inspections.

A.8. Gazebos

This category includes removal and replacement of the two wood framed gazebos and wood arbors at the pool area. It also includes removal and replacement of the roof shingles, wood siding and lanterns on the two gazebos flanking Rollins Ford Road, near the club house. Point-up to the masonry is included in a separate section of this report.

All gazebos appear to be in excellent condition. The gazebo at the entry to the pool deck contains a loose section of wood trim surrounding one of the timber columns (Photo 5). This section should be reattached to prevent further damage.

A.9. Gravel Access Road

This category includes repairs to the gravel access road surrounding the retention ponds behind 15042 Anchor Mill Place.

During our inspection we noted concrete debris and stones scattered along the side of the road near 15050 Anchor Mill Place (Photo 6) and near the culvert behind 8610 Wales Court. This debris should be removed. We also observed grass growing on the road, such as at the east end of the ponds. It is important to control all plant growth along the road to allow access for service vehicles and extend the useful life of this component.

We recommend budgeting about \$3,000.00 every five years for various repairs to the gravel road, such as periodic renewal of the stone dust/gravel mix and compaction and raking of the roadway. Based on the size of the access road, this translates to approximately \$5.00 per square yard.

A.10. Guardrails and Handrails

This category includes removal and replacement of the wooden guardrails behind 8720 Lords View Loop and the metal handrails at the entry steps to the club house and adjacent gazebo.

The wooden guardrails behind 8720 Lords View Loop are essentially a 3-rail fence consisting of 1x6 rails, 4x4 posts and 1x4 fascia trim attached to each post. The guardrails appear to be in very good condition. We noted there is a loose fascia trim piece on the post at the northwest end of the guardrail that should be reattached (*Photo 7*). Also in this area is a bowed top rail which may require replacement. At the southwest end, the fascia trim piece is missing on the post – this is only a cosmetic issue.

The metal handrails at the club house appear to be in excellent condition aside from rusting at the base of select posts (*Photo 8*). These areas should be repaired to prevent water from pooling at the base of the posts and causing rust to form.

A.11. Irrigation System

This category includes removal and replacement of the irrigation system located at the club house and the entry feature on the south side of Rollins Ford Road.

Because most of the irrigation system is located below grade no inspections could be made to determine the exact quantity, type and condition of the components. We recommend funding \$7,000.00 every ten years to cover costs associated with repair and replacement of system components. This figure is based on similar irrigation systems in the area.

A.12. Landscaping

This category establishes an allowance for various landscaping projects throughout the community. Based on information provided by TWC, we recommend a landscaping allowance of \$15,000.00 every five years.

A.13. Picnic Tables

This category includes removal and replacement of the three picnic tables located in the grassy area northwest of the pool.

Each picnic table is eight feet in length and made of PVC-coated steel. All tables appear to be in excellent condition. We noted one table contains rust on the steel frame post (Photo 9). It is important to maintain the painted surface of the steel frame on all tables to prevent rust formation and improve the overall appearance.

A.14. Playgrounds

This category includes removal and replacement of the play equipment and other amenities located at the three playgrounds throughout the community.

The playground adjacent to the pool contains a large play assembly which appears to be in excellent condition. During our inspection we noted the first platform step at the east end is not secured to the steps of the main assembly. Installation of a bracket may be required to provide greater stability – check with manufacturer. Additionally, the park bench near the pool entry gate is missing two bolts at the base of each post (Photo 10).

The playground behind 8676 Wales Court consists of a medium play assembly, merry-go-round, swing set, balance beam and two spring riders – all components appear to be in excellent condition. The wood mulch at the swing set and merry-go-round has been worn down and should be replenished to provide an impact absorbing play surface (Photo 11). We also observed an exposed nail at the connection of two timber borders at the south end of the playground (Photo 12).

The playground behind 8724 Lords View Loop contains identical equipment to the Wales Court playground, only slightly more worn. We noted damage to the vinyl coating on the swing chains (Photo 13), minor rust on the balance beam and a broken edge on the timber border in front of the slide.

A.15. Pool Deck

This category includes removal and replacement of the concrete pool deck area surrounding the pool.

The pool deck appears to be in excellent condition. The only defects noted during our inspection were minor hairline cracks in the concrete around the main pool, such as near the drain at the south end (Photo 14), the fence at the north end and the handrail at the northeast corner.

We are assigning a total life expectancy of 30 years to the pool deck. However, we recommend funding for 50% replacement every 15 years to cover early repairs.

A.16. Pool Equipment and Finishes

This category includes removal and replacement of the pool equipment, pool finishes and pool furniture.

All components appear to be in excellent condition. We noted a minor hairline crack in the coping at the wading pool, extending toward the skimmer at the southeast corner of the pool (Photo 15). The pool equipment consists of components that vary in age and will require replacement in phases.

Based on the variety of components that comprise this category, we have divided the funding into five year replacement cycles – each cycle constitutes 17% of the total costs expected over the next thirty years.

A.17. Pool Fence

This category includes removal and replacement of the aluminum picket fencing located at the pool.

There are three sizes of aluminum fencing at the pool area - a 3' high fence enclosing the wading pool, a 4' high fence enclosing the heat pumps and a 6' high fence lining the perimeter of the entire pool facility. All fences appear to be in excellent condition – no defects were noted during our inspection.

A.18. Retention Ponds

This category includes periodic sediment removal at the two retention ponds behind 15042 Anchor Mill Place.

Our funding is based on typical unit costs and timetables for sediment removal (including disposal) in the Northern Virginia area. We are assuming an average sediment depth of 6 inches and offsite disposal. Larger quantities of sediment and/or more frequent removal projects may result in substantially higher costs for this category.

B. BUILDING

B.1. Club House

The category includes removal and replacement of all interior club house components, such as bathroom and kitchen finishes, doors, flooring, furniture, lighting, HVAC systems, security system and windows. Replacement of exterior components, including siding, roof shingles and wood trim, are included in subsequent sections of this report.

All components appear to be in excellent condition. The useful life of the components will vary depending on the level and type of use. Life expectancies may require adjustment in future reserve studies.

We have divided the funding for the category into 10 year replacement cycles – each cycle constitutes 33% of the total costs expected over the next thirty years.

B.2. Gutters and Downspouts

This category includes removal and replacement of the seamless aluminum gutters and corrugated downspouts on the club house, including all necessary elbows, straps, spikes, etc.

The gutters and downspouts on the club house appear to be in excellent condition – no defects were noted during our inspection. The need for future replacement will be primarily for cosmetic reasons - it depends on how damaged they get by residents, groundskeepers, falling limbs, etc. The gutters are particularly vulnerable during shingle replacement. We recommend funding for replacement of the gutters and downspouts during the next shingle replacement cycle.

B.3. Masonry Point-up

This category includes periodic repairs to the fieldstone masonry and mortar joints on the exterior surface of the club house. Also included is point-up to the entry features, gazebos and pool planter wall.

The masonry appears to be in excellent condition on all components. During our inspection, we noted the precast concrete wall caps at the entry feature along Glenkirk Road contain minor hairline cracks along the mortar joint between sections, primarily located above the entry sign. We also noticed a small hole in the mortar near the entry sign, above the letter "G" in "Glenkirk" (Photo 16). These defects may require point-up.

Properly built masonry should last 50 to 100 years, depending on the stone quality and mortar mix. However, periodic point-up of defective or failing mortar may be necessary. Based on our observations, we recommend funding for point-up repairs every ten years.

B.4. Roof Shingles

This category includes the removal and replacement of the roofing felt, asphalt shingles, and all related accessories necessary for a complete replacement on the club house only. Replacement of the gazebo roof shingles is included in the "Gazebos" category of this report. Fire retardant treated (FRT) plywood replacement, if required, is not included.

The shingles appear to be in excellent condition. However, during our inspection we spoke with a lifeguard on-site who indicated the entry area to the club house leaks during heavy rain. If this problem persists, further inspection will be required to determine the source of the leak.

Shingles normally have up to a twenty year life expectancy. Replacement of the shingles should coincide with the replacement of the gutters and downspouts.

B.5. Vinyl Siding

This category includes removal and replacement of the vinyl siding on the exterior of the club house.

The siding appears to be in excellent condition. During our inspection we noted a minor alignment problem with the siding at the upper J-channel on the north side of the club house, above the window at the east end.

The typical warranty for vinyl siding from the manufacturer runs between 20 and 50 years, usually prorated. The finish fades with time and periodic repair often leaves a patchwork appearance. Profiles of new siding have changed with the market, making match up of replacement material difficult. Replacement is generally a cosmetic decision. We suggest budgeting for replacement of both components every 30 years.

B.6. Wood Trim

This category includes replacement of defective wood trim located on the exterior of the club house. Replacement of wood trim on the gazebos is included in the "Gazebos" section of this report.

The wood trim appears to be in excellent condition, as observed from our ground level inspection. We recommend funding \$2,000.00 every four years to cover expenses due to wood trim replacement on the club house.

APPENDIX 1

RESERVE REPLACEMENT TABLE

RESERVE REPLACEMENT TABLE

ITEM	UNIT	A QUANTITY	B UNIT COST (in 2006 dollars)	C % REPLACEMENT	D COST OF REPLACEMENT (in 2006 dollars)	E PROJECTED LIFE (years)	F REMAINING LIFE (years)	G # OF TIMES REPLACED IN NEXT 30 YEARS	H % OF 30 YEAR SPENDING (in 2006 dollars)
Asphalt Repair	n/a	1	\$1,500.00	100%	\$1,500.00	4	2	7	0.7%
Asphalt Repaving	s.y.	1,433	\$12.00	100%	\$17,196.00	16	14	1	1.2%
Concrete Sidewalks	s.f.	7,776	\$8.25	5%	\$3,207.60	5	3	6	1.3%
Curb and Gutter	l.f.	699	\$32.00	5%	\$1,118.40	5	3	6	0.5%
Entry Features	n/a	1	\$26,790.00	100%	\$26,790.00	30	28	1	1.8%
Entry Feature Lighting	ea.	17	\$300.00	100%	\$5,100.00	10	8	3	1.1%
Fencing	l.f.	1,878	\$25.00	100%	\$46,950.00	15	13	2	6.5%
Gazebos	n/a	1	\$79,913.25	33%	\$26,637.75	10	8	3	5.5%
Gravel Access Road	s.y.	2,012	\$5.00	33%	\$3,353.30	5	3	6	1.4%
Guardrails	l.f.	80	\$30.00	100%	\$2,400.00	15	13	2	0.3%
Handrails	l.f.	40	\$60.00	100%	\$2,400.00	20	18	1	0.2%
Irrigation System	n/a	1	\$7,000.00	100%	\$7,000.00	10	8	3	1.4%
Landscaping	n/a	1	\$15,000.00	100%	\$15,000.00	5	3	6	6.2%
Picnic Tables	ea.	3	\$1,250.00	100%	\$3,750.00	15	8	2	0.5%
Playgrounds	ea.	1	\$87,390.00	100%	\$87,390.00	15	13	2	12.0%
Pool Deck	s.f.	8,789	\$8.25	50%	\$36,254.63	15	13	2	5.0%
Pool Equipment and Finishes	n/a	1	\$332,793.50	17%	\$55,465.58	5	3	6	22.9%
Pool Fence	n/a	1	\$40,955.00	100%	\$40,955.00	30	28	1	2.8%
Retention Ponds	n/a	1	\$45,370.00	100%	\$45,370.00	15	13	2	6.2%
Club House	n/a	1	\$283,080.00	33%	\$94,360.00	10	8	3	19.5%
Gutters and Downspouts	l.f.	322	\$5.25	100%	\$1,690.50	20	18	1	0.1%
Masonry (point-up)	s.f.	2,547	\$10.00	20%	\$5,094.00	10	8	3	1.1%
Roof Shingles	square	33	\$300.00	100%	\$9,900.00	20	18	1	0.7%
Vinyl Siding	s.f.	1,193	\$3.25	100%	\$3,877.25	30	28	1	0.3%
Wood Trim	n/a	1	\$2,000.00	100%	\$2,000.00	4	2	7	1.0%

RESERVE REPLACEMENT TABLE - SUB TABLES

Entry Features

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
Concrete Signs, large	2	\$6,000.00	\$12,000.00	30	1	\$12,000.00
Concrete Signs, small	1	\$3,000.00	\$3,000.00	30	1	\$3,000.00
Concrete pier caps	4	\$450.00	\$1,800.00	30	1	\$1,800.00
Concrete wall caps (l.f.)	333	\$30.00	\$9,990.00	30	1	\$9,990.00

\$26,790.00 30 yr

Gazebos

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
Gazebos, wood framed	2	\$15,000.00	\$30,000.00	25	1.2	\$36,000.00
Lanterns	2	\$250.00	\$500.00	10	3	\$1,500.00
Shingles (s.f.)	1,191	\$4.50	\$5,359.50	20	1.5	\$8,039.25
Wood Arbors	2	\$5,000.00	\$10,000.00	20	1.5	\$15,000.00
Wood Siding (s.f.)	729	\$4.00	\$2,916.00	20	1.5	\$4,374.00
Wood Trim	4	\$500.00	\$2,000.00	4	7.5	\$15,000.00

\$79,913.25 30 yr

\$26,637.75 10 yr

Playgrounds

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
Play Assembly, Large	1	\$30,000.00	\$30,000.00	15	2	\$60,000.00
Play Assembly, Medium	2	\$15,000.00	\$30,000.00	15	2	\$60,000.00
Balance Beams	2	\$600.00	\$1,200.00	15	2	\$2,400.00
Merry-go-rounds	2	\$3,000.00	\$6,000.00	15	2	\$12,000.00
Spring Riders	4	\$1,000.00	\$4,000.00	15	2	\$8,000.00
Swing Sets	2	\$1,500.00	\$3,000.00	15	2	\$6,000.00
Park Benches	4	\$950.00	\$3,800.00	15	2	\$7,600.00
Trash Cans	3	\$650.00	\$1,950.00	15	2	\$3,900.00
Timber Borders (s.f.)	310	\$24.00	\$7,440.00	15	2	\$14,880.00

\$174,780.00 30 yr

\$87,390.00 15 yr

RESERVE REPLACEMENT TABLE - SUB TABLES

Pool Equipment and Finishes

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u># of Times</u>		<u>30 yr Total</u>
				<u>Life</u>	<u>Replaced</u>	
Basketball Goal	1	\$900.00	\$900.00	5	6	\$5,400.00
Chairs, medium	20	\$125.00	\$2,500.00	10	3	\$7,500.00
Chairs, small	16	\$115.00	\$1,840.00	10	3	\$5,520.00
Chairs, wrought iron	10	\$250.00	\$2,500.00	10	3	\$7,500.00
Chlorinators	2	\$500.00	\$1,000.00	10	3	\$3,000.00
Coping (l.f.)	359	\$40.00	\$14,360.00	30	1	\$14,360.00
End Tables, wrought iron	2	\$250.00	\$500.00	10	3	\$1,500.00
Filter - Main	3	\$1,250.00	\$3,750.00	5	6	\$22,500.00
Filter - Wading	1	\$800.00	\$800.00	5	6	\$4,800.00
Handrail	1	\$350.00	\$350.00	15	2	\$700.00
Lifeguard Stands	2	\$2,000.00	\$4,000.00	15	2	\$8,000.00
Lounge Chairs	45	\$225.00	\$10,125.00	10	3	\$30,375.00
Outdoor Shower	1	\$1,500.00	\$1,500.00	10	3	\$4,500.00
Pole Lanterns	5	\$225.00	\$1,125.00	10	3	\$3,375.00
Pool Cover, main	1	\$6,000.00	\$6,000.00	10	3	\$18,000.00
Pool Cover, wading	1	\$1,500.00	\$1,500.00	10	3	\$4,500.00
Pool Ladder	3	\$350.00	\$1,050.00	15	2	\$2,100.00
Pool Lights	7	\$350.00	\$2,450.00	10	3	\$7,350.00
Pump - Main	1	\$5,500.00	\$5,500.00	5	6	\$33,000.00
Pump - Wading	2	\$750.00	\$1,500.00	5	6	\$9,000.00
Skimmers	13	\$600.00	\$7,800.00	10	3	\$23,400.00
Solution Tanks	2	\$250.00	\$500.00	15	2	\$1,000.00
Tables, large	5	\$350.00	\$1,750.00	10	3	\$5,250.00
Tables, small	6	\$100.00	\$600.00	10	3	\$1,800.00
Tables, wrought iron	2	\$750.00	\$1,500.00	10	3	\$4,500.00
Trash Cans	3	\$750.00	\$2,250.00	15	2	\$4,500.00
Umbrellas, large	9	\$850.00	\$7,650.00	10	3	\$22,950.00
Umbrellas, regular	6	\$275.00	\$1,650.00	10	3	\$4,950.00
Utility Sink	1	\$500.00	\$500.00	15	2	\$1,000.00
Waterline Tile (l.f.)	359	\$25.00	\$8,975.00	15	2	\$17,950.00
White coat (s.f.)	5,386	\$3.25	\$17,504.50	10	3	\$52,513.50

\$332,793.50 30 yr

\$55,465.58 5 yr

RESERVE REPLACEMENT TABLE - SUB TABLES

Pool Fence

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
6' Aluminum Picket (l.f.)	439	\$85.00	\$37,315.00	30	1	\$37,315.00
4' Aluminum Picket (l.f.)	21	\$80.00	\$1,680.00	30	1	\$1,680.00
3' Aluminum Picket (l.f.)	28	\$70.00	\$1,960.00	30	1	\$1,960.00

\$40,955.00 30 yr

Retention Ponds

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
Mobilization/Demobilization	1	\$10,000.00	\$10,000.00	15	2	\$20,000.00
Dredging (c.y.)	1,179	\$10.00	\$11,790.00	15	2	\$23,580.00
Disposal - offsite (c.y.)	1,179	\$20.00	\$23,580.00	15	2	\$47,160.00

\$90,740.00 30 yr

\$45,370.00 15 yr

Club House Finishes

<u>Item</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Total</u>	<u>Life</u>	<u># of Times Replaced</u>	<u>30 yr Total</u>
Bathroom Finishes	1	\$8,000.00	\$8,000.00	10	3	\$24,000.00
Kitchen Finishes	1	\$12,000.00	\$12,000.00	10	3	\$36,000.00
Furniture	1	\$25,000.00	\$25,000.00	10	3	\$75,000.00
Light Fixtures, exterior	1	\$5,000.00	\$5,000.00	10	3	\$15,000.00
Light Fixtures, interior	1	\$7,000.00	\$7,000.00	15	2	\$14,000.00
Windows	1	\$15,000.00	\$15,000.00	30	1	\$15,000.00
Water Heater	1	\$2,500.00	\$2,500.00	10	3	\$7,500.00
Security System	1	\$7,500.00	\$7,500.00	10	3	\$22,500.00
Doors	1	\$8,000.00	\$8,000.00	30	1	\$8,000.00
HVAC System	2	\$8,000.00	\$16,000.00	15	2	\$32,000.00
Carpeting (s.y.)	96	\$35.00	\$3,360.00	10	3	\$10,080.00
Floor Tiles (s.f.)	580	\$25.00	\$14,500.00	20	1.5	\$21,750.00
Water Fountain	1	\$750.00	\$750.00	10	3	\$2,250.00

\$283,080.00 30 yr

\$94,360.00 10 yr

APPENDIX 2

RESERVE REPLACEMENT SCHEDULE

Glenkirk Estates HOA
 10 October 2007

RESERVE REPLACEMENT SCHEDULE
 (adjusted for inflation)

YEAR	ITEM	COST OF REPLACEMENT	ANNUAL EXPENDITURES
2008			\$0.00
2009			\$0.00
2010	Asphalt Repair	\$1,589.81	\$3,709.55
	Wood Trim	\$2,119.74	
2011	Concrete Sidewalks	\$3,499.93	\$85,266.73
	Curb and Gutter	\$1,220.33	
	Gravel Access Road	\$3,658.91	
	Landscaping	\$16,367.05	
	Pool Equipment and Finishes	\$60,520.52	
2012			\$0.00
2013			\$0.00
2014	Asphalt Repair	\$1,785.87	\$4,167.03
	Wood Trim	\$2,381.16	
2015			\$0.00
2016	Concrete Sidewalks	\$4,047.54	\$277,718.28
	Curb and Gutter	\$1,411.26	
	Entry Feature Lighting	\$6,435.48	
	Gazebos	\$33,613.08	
	Gravel Access Road	\$4,231.39	
	Irrigation System	\$8,833.01	
	Landscaping	\$18,927.88	
	Picnic Tables	\$4,731.97	
	Pool Equipment and Finishes	\$69,989.74	
	Club House	\$119,069.01	
	Masonry (point-up)	\$6,427.91	
2017			
2018	Asphalt Repair	\$2,006.11	\$4,680.92
	Wood Trim	\$2,674.81	
2019			\$0.00
2020			\$0.00

Glenkirk Estates HOA
 10 October 2007

RESERVE REPLACEMENT SCHEDULE
 (adjusted for inflation)

YEAR	ITEM	COST OF REPLACEMENT	ANNUAL EXPENDITURES
2021	Concrete Sidewalks	\$4,680.83	\$432,694.31
	Curb and Gutter	\$1,632.07	
	Fencing	\$68,513.82	
	Gravel Access Road	\$4,893.45	
	Guardrails	\$3,502.30	
	Landscaping	\$21,889.40	
	Playgrounds	\$127,527.63	
	Pool Deck	\$52,906.13	
	Pool Equipment and Finishes	\$80,940.55	
	Retention Ponds	\$66,208.13	
2022	Asphalt Repair	\$2,253.51	\$31,092.48
	Asphalt Repaving	\$25,834.28	
	Wood Trim	\$3,004.68	
2023			\$0.00
2024			\$0.00
2025			\$0.00
2026	Asphalt Repair	\$2,531.43	\$394,611.03
	Concrete Sidewalks	\$5,413.21	
	Curb and Gutter	\$1,887.43	
	Entry Feature Lighting	\$8,606.86	
	Gazebos	\$44,954.36	
	Gravel Access Road	\$5,659.09	
	Handrails	\$4,050.28	
	Irrigation System	\$11,813.33	
	Landscaping	\$25,314.28	
	Pool Equipment and Finishes	\$93,604.75	
	Club House	\$159,243.70	
	Gutters and Downspouts	\$2,852.92	
	Masonry (point-up)	\$8,596.73	
	Roof Shingles	\$16,707.42	
	Wood Trim	\$3,375.24	
2027			\$0.00
2028			\$0.00
2029			\$0.00

Glenkirk Estates HOA
 10 October 2007

RESERVE REPLACEMENT SCHEDULE
 (adjusted for inflation)

YEAR	ITEM	COST OF REPLACEMENT	ANNUAL EXPENDITURES
2030	Asphalt Repair	\$2,843.62	\$6,635.10
	Wood Trim	\$3,791.49	
2031	Concrete Sidewalks	\$6,260.17	\$159,831.67
	Curb and Gutter	\$2,182.75	
	Gravel Access Road	\$6,544.53	
	Landscaping	\$29,275.03	
	Picnic Tables	\$7,318.76	
	Pool Equipment and Finishes	\$108,250.44	
2032			\$0.00
2033			\$0.00
2034	Asphalt Repair	\$3,194.31	\$7,453.38
	Wood Trim	\$4,259.07	
2035			\$0.00
2036	Concrete Sidewalks	\$7,239.66	\$1,142,788.64
	Curb and Gutter	\$2,524.27	
	Entry Features	\$60,465.90	
	Entry Feature Lighting	\$11,510.87	
	Fencing	\$105,967.68	
	Gazebos	\$60,122.26	
	Gravel Access Road	\$7,568.51	
	Guardrails	\$5,416.88	
	Irrigation System	\$15,799.23	
	Landscaping	\$33,855.49	
	Playgrounds	\$197,242.08	
	Pool Deck	\$81,827.87	
	Pool Equipment and Finishes	\$125,187.63	
	Pool Fence	\$92,436.77	
	Retention Ponds	\$102,401.57	
	Club House	\$212,973.59	
	Masonry (point-up)	\$11,497.32	
	Vinyl Siding	\$8,751.08	
2037			\$0.00

APPENDIX 3

CASH FLOW PROJECTION

Glenkirk Estates HOA
10 October 2007

Annual Inflation Rate:	2.95%
Annual Funding Increase:	3.00%
Minimum Balance:	\$37,489.67

CASH FLOW PROJECTION

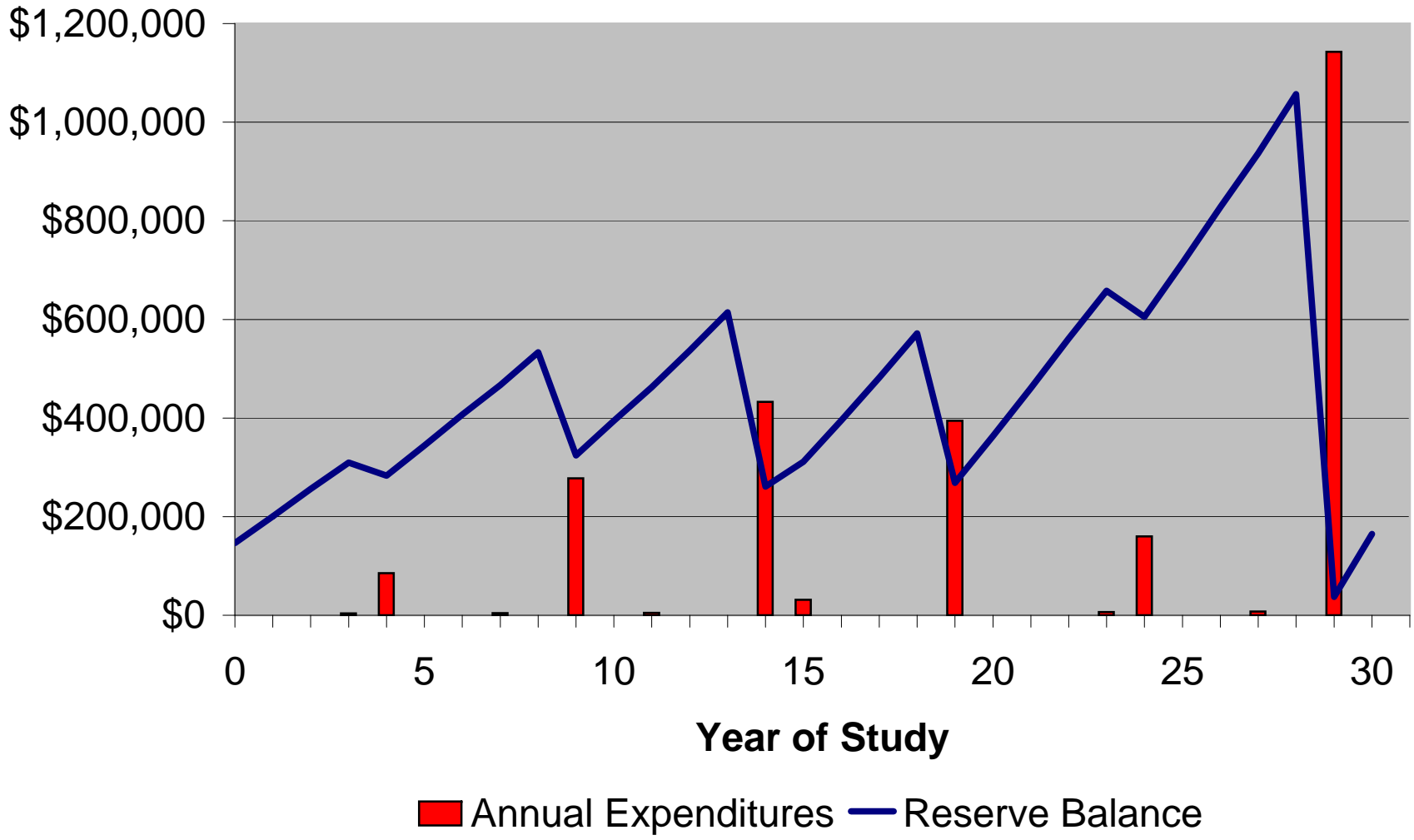
YEAR	ANNUAL EXPENDITURES	ANNUAL FUNDING	YEAR END RESERVE BALANCE
			\$146,320.88
2008	\$0.00	\$54,000.00	\$200,320.88
2009	\$0.00	\$55,620.00	\$255,940.88
2010	\$3,709.55	\$57,288.60	\$309,519.93
2011	\$85,266.73	\$59,007.26	\$283,260.46
2012	\$0.00	\$60,777.48	\$344,037.94
2013	\$0.00	\$62,600.80	\$406,638.74
2014	\$4,167.03	\$64,478.82	\$466,950.54
2015	\$0.00	\$66,413.19	\$533,363.73
2016	\$277,718.28	\$68,405.58	\$324,051.03
2017	\$0.00	\$70,457.75	\$394,508.78
2018	\$4,680.92	\$72,571.48	\$462,399.34
2019	\$0.00	\$74,748.63	\$537,147.97
2020	\$0.00	\$76,991.09	\$614,139.06
2021	\$432,694.31	\$79,300.82	\$260,745.57
2022	\$31,092.48	\$81,679.85	\$311,332.94
2023	\$0.00	\$84,130.24	\$395,463.18
2024	\$0.00	\$86,654.15	\$482,117.32
2025	\$0.00	\$89,253.77	\$571,371.10
2026	\$394,611.03	\$91,931.39	\$268,691.45
2027	\$0.00	\$94,689.33	\$363,380.78
2028	\$0.00	\$97,530.01	\$460,910.79
2029	\$0.00	\$100,455.91	\$561,366.69
2030	\$6,635.10	\$103,469.58	\$658,201.17
2031	\$159,831.67	\$106,573.67	\$604,943.17
2032	\$0.00	\$109,770.88	\$714,714.06
2033	\$0.00	\$113,064.01	\$827,778.06
2034	\$7,453.38	\$116,455.93	\$936,780.61
2035	\$0.00	\$119,949.61	\$1,056,730.22
2036	\$1,142,788.64	\$123,548.09	\$37,489.67
2037	\$0.00	\$127,254.54	\$164,744.21

APPENDIX 4

RESERVE ACCOUNT PROJECTION GRAPH

Reserve Account Projection Graph

Based on Recommended Funding and Replacement



APPENDIX 5

SUPPLEMENTAL PHOTOGRAPHS



Photo 1 – Holes in concrete at storm sewer inlet, pool parking lot.



Photo 2 – Cracked sidewalk section adjacent to 8724 Lords View Lp.



Photo 3 – Cracked curb and gutter at pool parking lot, SW corner.



Photo 4 – Broken wall cap at entry feature south of Rollins Ford Rd.



Photo 5 – Damaged wood trim at pool entry gazebo.



Photo 6 – Concrete and rock debris near 15050 Anchor Mill Pl.



Photo 7 – Loose fascia trim on guardrail behind 8720 Lords View Lp.



Photo 8 – Rust forming on handrail base at club house entry stairs.



Photo 9 – Rust forming on picnic table post near pool area.



Photo 10 – Two missing bolts on park bench post near pool.



Photo 11 – Worn mulch at playground behind 8676 Wales Ct.



Photo 12 – Exposed nail on playground timber behind 8676 Wales Ct.



Photo 13 – Damaged swing chain behind 8724 Lords View Lp.



Photo 14 – Cracked pool deck at south end of the main pool.



Photo 15 – Cracked coping at southeast corner of wading pool.



Photo 16 – Hole in mortar above “G” at Glenkirk Road entry sign.