



**ASSATEAGUE POINTE
BERLIN, MARYLAND**

LONG-TERM CAPITAL RESERVE STUDY



PREPARED FOR:

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION
8552 STEPHEN DECATUR HIGHWAY
BERLIN, MARYLAND 21811

November 2023

GMB PROJECT NO. 230144



GEORGE, MILES & BUHR, LLC

ARCHITECTS/ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
410.742.3115

SALISBURY/BALTIMORE/SEAFORD



ASSATEAGUE POINTE LONG-TERM CAPITAL RESERVE STUDY

INTRODUCTION

The purpose of this study is to estimate future costs for the repair/replacement of long-term items within the Assateague Pointe Community in Berlin, Maryland. The current condition of long-term repair items was assessed and the time until repair/replacement of these items was estimated. For this report we have projected the inflation rate to be 3.0% per year and funding has been projected with a net investment rate of 2.0% per year. These rates are based upon average inflation and fixed interest rates for the past 25 years. We understand that the community consists of 522 units, two (2) pools with clubhouses, playgrounds, fishing pond, a fishing and crabbing pier with floating docks, a security gatehouse along, ponds, stormwater management and asphalt paved roadways throughout the community. The long-term repair items included in this report are:

- The recreation center includes asphalt shingle roofing, trim, soffit, fascia, aluminum gutters and downspouts, and signage.
- Recreation center pool includes fencing, pool cover, and concrete decking.
- Clubhouse includes asphalt shingle roofing, trim, soffit, fascia, aluminum gutters and downspouts, concrete walkways, and signage.
- The clubhouse pool area includes chain-link fencing, pool cover, and concrete decking.
- The playground furniture is located at the area across from clubhouse.
- Family recreation and fishing lake playground area includes sand surface, playground equipment and signage.
- Family recreation and fishing lake dock includes piles, pier, decking, and signage.
- Boat storage (we understand that this is operational) and service area including the chain link, mailbox clusters and canopy providing shelter to the mailboxes.
- Stormwater system.
- Fishing pier with piles and decking.
- Parking/Roadways include asphalt pavement, speed bumps, and parking bumpers.
- Site signage and lighting.
- Main entry sign with flagpoles.
- Gatehouse with gating system (including camera system), gatehouse asphalt shingle roofing, trim, soffit, fascia, aluminum gutters and downspouts and fencing.
- Electric meters and electric.

The following items were excluded from this reserve study:

- Short-term repair items such as painting and general exterior maintenance items.
- Windows and doors (it's our understanding that the windows and doors for the units are not treated as common elements and will not be a part of this study).

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- Any components attributable to interior of individual units, including HVAC units, etc.
 - Sewer and water which is assumed to be not owned by the community.

CONDITION SURVEY

The current conditions of all long-term repair items in the Assateague Pointe were visually observed during our site visit on November 1st, 2023. For example, the buildings were evaluated by visual observations of the roofing system and the exterior of the building. The roadways and parking lots and fishing docks/piers were also visually surveyed to determine their condition. Quantification was accomplished by a combination of visual observation, and the utilization of the plans provided, and information provided to GMB from the association.

The basis of estimations for each long-term repair item was deduced from the current condition of the item, the age of the item, the conditions which the item is and has been subjected to and the typical longevity of the item. For some items, unless there was a cause for a sooner repair/replacement date, the typical longevity of the item was used. For instance:

- Asphalt Shingle roofing is assumed to last 25 years.
- Aluminum downspouts and gutters are assumed to last 50 years.
- Asphalt Pavement (Roadways) are assumed to last 28 years with periodic repairs and seal coat application.

The longevities noted above were derived from our knowledge of each product's longevity, as well as any warranty/longevity information obtained from manufacturers. Longevities of each component are noted on the Inventory of Components worksheets.

Most of the costs for each component were based on our knowledge of each component, along with the conglomeration of data from cost estimating resources, and industry professionals. For instance, the costs for the roofing, coatings, siding, doors, and soffit were obtained through the use of prior cost information, discussions with contractors, along with our knowledge of costs for the components in our area.

REPORT SUMMARY

Summary: According to information received from you, we understand the long-term reserve fund has approximately \$257,840, and the association is contributing \$120,000 to the reserve fund. We also understand that there is an operations and maintenance fund that contributes an additional \$25,000 annually. Based on this study, we recommend the homeowner’s association increase the annual funding according to the following schedule to provide appropriate funding for the items included in this study (including asphalt pavement milling):

Year(s):	Recommended Annual Funding Requirement	Special Project Funds from Operational Budget	Dedicated Annual Reserve Funds Recommended
1-5	\$140,000	\$25,000	\$115,000
6 -10	\$170,000	\$25,000	\$145,000
11-25	\$210,000	\$25,000	\$185,000

This is based on an assumed inflation rate of 3.0% and an assumed interest rate of 2.0%. Attached to this report you will find an Inventory of Components sheet, Schedule of Replacements, Cash Flow Graph, and an Items Sheet. The Inventory of Components sheet attached includes the following for each component: Estimated Useful Life, Estimated Remaining Useful Life, Quantity, Unit Replacement Cost, Estimated Current Replacement Cost, Current Funding Requirement, and the Annual Funding Requirement for each component. The Schedule of Replacements attached indicates which components need to be replaced, and in what time frame. A 25-year Cash Flow Diagram is provided, and indicates the estimated deposits, expenditures, and ending balance over the next 25 years for this condominium association’s reserve fund. Finally, the Items Sheet provides an overview assessment of each component, including a photograph, description, and evaluation of the component.

Based on the stated projections, estimations, and observations in this report, the reserve fund should be sufficiently funded if our recommendations are followed. However, this study should be re-evaluated every five years in accordance with Maryland House Bill 107. It is good practice that at least 10% of the annual budget must be assigned to the long-term reserve account. The board should review that this is the case, prior to proceeding with following the funding recommendations made in this study.

SECTION 1

INVENTORY OF COMPONENTS

Assateague Pointe (GMB Project No. 230144)

INVENTORY OF COMPONENTS
November 2023

MAJOR REPAIRS AND REPLACEMENTS									
Item #	Component	Estimated Useful Life	Estimated Remaining Useful Life	Unit	Quantity	Unit Replacement Cost	Estimated Current Replacement Cost	Current Funding Requirement	Annual Funding Requirement
ENTRY AREA & MISC. COMMON ELEMENTS									
Gate House Elements									
1	Asphalt shingle roof	20	20	SF	458	\$ 6.00	\$ 2,748.00	\$ -	\$ 137.40
2	Vinyl Soffit	35	35	SF	180	\$ 15.00	\$ 2,700.00	\$ -	\$ 77.14
3	Vinyl Fascia	35	35	LF	72	\$ 15.00	\$ 1,080.00	\$ -	\$ 30.86
4	Vinyl Siding and Trim	35	35	SF	584	\$ 15.00	\$ 8,760.00	\$ -	\$ 250.29
5	Aluminum Gutters	35	35	LF	72	\$ 15.00	\$ 1,080.00	\$ -	\$ 30.86
6	Aluminum Downspouts	35	35	LF	32	\$ 15.00	\$ 480.00	\$ -	\$ 13.71
Site Elements									
7	Electric - Pedestal Replacement	1	1	LS	1	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 6,000.00
8	Signage - Electric (Replace 1 of 2 every 5 years)	5	5	EA	1	\$ 14,000.00	\$ 14,000.00	\$ -	\$ 2,800.00
9	Entry Sign	40	5	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 4,375.00	\$ 125.00
10	Gate System & Equipment	30	25	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 5,000.00	\$ 1,000.00
11	Fence (PVC)	40	30	LF	275	\$ 60.00	16500	\$ 4,125.00	\$ 412.50
12	Flag Poles	60	30	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 2,000.00	\$ 66.67
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:									
13	Floating Dock Repairs - Poly Floats	10	10	EA	3	\$ 2,000.00	\$ 6,000.00	\$ -	\$ 600.00
14	Playground Equipment & Improvements	40	15	EA	2	\$ 110,000.00	\$ 220,000.00	\$ 137,500.00	\$ 5,500.00
15	Aeration Pump	5	1	EA	1	\$ 5,797.00	\$ 5,797.00	\$ 4,637.60	\$ 1,159.40
SERVICE /BOAT STORAGE AREA:									
16	Mailbox Cluster Banks	50	25	EA	15	\$ 1,958.00	\$ 29,370.00	\$ 14,685.00	\$ 587.40
17	Mailbox Canopy Shelter	40	10	EA	1	\$ 6,500.00	\$ 6,500.00	\$ 4,875.00	\$ 162.50
18	Chainlink Fence	50	25	LF	1590	\$ 80.00	\$ 127,200.00	\$ 63,600.00	\$ 2,544.00
LAUNDRY, RECREATION CENTER, & POOL AREA:									
Building Elements:									
19	Asphalt shingle roof	15	2	SF	4818	\$ 6.00	\$ 28,908.00	\$ 25,053.60	\$ 1,927.20
20	Vinyl Soffit	35	15	SF	781	\$ 15.00	\$ 11,715.00	\$ 6,694.29	\$ 334.71
21	Vinyl Fascia	35	15	LF	570	\$ 15.00	\$ 8,550.00	\$ 4,885.71	\$ 244.29
22	Vinyl Siding and Trim	35	15	SF	2325	\$ 15.00	\$ 34,875.00	\$ 19,928.57	\$ 996.43
23	Aluminum Gutters	35	15	LF	154	\$ 15.00	\$ 2,310.00	\$ 1,320.00	\$ 66.00
24	Aluminum Downspouts	35	15	LF	48	\$ 15.00	\$ 720.00	\$ 411.43	\$ 20.57
Pool Elements: (Main Pool & Kiddie Pool)									
25	Pool Deck Repair/Replacement (10% every 10 years)	10	5	SF	829	\$ 22.00	\$ 18,238.00	\$ 9,119.00	\$ 1,823.80
26	Pool Replacement	60	40	SF	4852	\$ 100.00	\$ 485,200.00	\$ 161,733.33	\$ 8,086.67
27	Pool Coating/Replaster	10	5	LS	1	\$ 45,000.00	\$ 45,000.00	\$ 22,500.00	\$ 4,500.00
28	Tile Repair/Replace	10	5	LF	301	\$ 10.00	\$ 3,010.00	\$ 1,505.00	\$ 301.00
29	Pool Cover	20	15	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 3,750.00	\$ 750.00
30	Pool Perimeter Fence	40	35	LF	450	\$ 100.00	\$ 45,000.00	\$ 5,625.00	\$ 1,125.00
31	Pool Area Lighting	30	20	EA	15	\$ 1,200.00	\$ 18,000.00	\$ 6,000.00	\$ 600.00
CLUBHOUSE & POOL AREA:									
Building Elements:									
32	Asphalt shingle roof	15	5	SF	6847	\$ 6.00	\$ 41,082.00	\$ 27,388.00	\$ 2,738.80
33	Vinyl Soffit	35	15	SF	2177	\$ 15.00	\$ 32,655.00	\$ 18,660.00	\$ 933.00
34	Vinyl Fascia	35	15	LF	420	\$ 15.00	\$ 6,300.00	\$ 3,600.00	\$ 180.00
35	Vinyl Siding and Trim	35	15	SF	2512	\$ 14.76	\$ 37,077.12	\$ 21,186.93	\$ 1,059.35
36	Aluminum Gutters	35	15	LF	341	\$ 15.00	\$ 5,115.00	\$ 2,922.86	\$ 146.14
37	Aluminum Downspouts	35	15	LF	100	\$ 15.00	\$ 1,500.00	\$ 857.14	\$ 42.86
Pool Elements:									
38	Pool Deck Repair/Replacement	10	5	SF	1553.5	\$ 22.00	\$ 34,177.00	\$ 17,088.50	\$ 3,417.70
39	Pool Replacement	60	40	SF	5463	\$ 100.00	\$ 546,300.00	\$ 182,100.00	\$ 9,105.00
40	Pool Coating/Replaster	10	5	SF	4197	\$ 10.00	\$ 41,970.00	\$ 20,985.00	\$ 4,197.00
41	Pool Coping Replacement	25	5	LF	287	\$ 25.00	\$ 7,175.00	\$ 5,740.00	\$ 287.00
42	Pool Cover	20	8	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 9,000.00	\$ 750.00
43	Pool Perimeter Fence	40	35	LF	450	\$ 80.00	\$ 36,000.00	\$ 4,500.00	\$ 900.00
44	Pool Area Lighting	30	20	EA	15	\$ 1,200.00	\$ 18,000.00	\$ 6,000.00	\$ 600.00
45	Bulkhead at Deck	45	15	LF	140	\$ 600.00	\$ 84,000.00	\$ 56,000.00	\$ 1,866.67
FISHING & CRABBING PIER AREA:									
46	Pier Light Poles	45	20	EA	10	\$ 2,700.00	\$ 27,000.00	\$ 15,000.00	\$ 600.00
47	Pier Decking Replacement (assumes stained every 5yrs)	30	25	SF	9360	\$ 8.00	\$ 74,880.00	\$ 12,480.00	\$ 2,496.00
48	Pier Substructure Replacement	45	25	SF	9360	\$ 20.00	\$ 187,200.00	\$ 83,200.00	\$ 4,160.00
49	Pile Replacement/Repair	45	25	EA	300	\$ 500.00	\$ 150,000.00	\$ 66,666.67	\$ 3,333.33
50	Pile Cap Replacement - (10% every 3 years)	3	1	EA	30	\$ 25.00	\$ 750.00	\$ 500.00	\$ 250.00
STORMWATER MANAGEMENT & PONDS:									
51	Erosion Control-Swale Repair/Maintenance	10	5	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 1,000.00
52	Drainage Pipes	10	10	LS	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 1,000.00
53	Pond Aeration	10	6	EA	2	\$ 5,797.00	\$ 11,594.00	\$ 4,637.60	\$ 1,159.40
ROADS & PARKING AREAS:									
54	Roadway Signage	20	15	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 1,250.00	\$ 250.00
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	28	2	SY	2929	\$ 17.07	\$ 50,004.38	\$ 46,432.64	\$ 1,785.87
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	28	12	SY	25012	\$ 16.84	\$ 421,200.28	\$ 240,685.88	\$ 15,042.87
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	28	15	SY	15530	\$ 16.88	\$ 262,146.40	\$ 121,710.83	\$ 9,362.37
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	28	15	SY	9541	\$ 16.54	\$ 157,806.38	\$ 73,267.25	\$ 5,635.94
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	28	28	SY	5544	\$ 16.54	\$ 91,691.18	\$ -	\$ 3,274.69
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	28	28	SY	1414	\$ 16.54	\$ 23,380.01	\$ -	\$ 835.00

\$ 118,682.37
\$25,000.00

* Includes Special Project Funds From Operational Budget

SECTION 2

SCHEDULE OF REPLACEMENTS

Assateague Pointe
SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				1	2	3	4	5
				2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028
ENTRY AREA & MISC. COMMON ELEMENTS								
Gate House Elements								
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements								
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 16,230
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ 5,796
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:								
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aeration Pump	\$ 5,797	1	\$ 5,971	\$ -	\$ -	\$ -	\$ -
SERVICE /BOAT STORAGE AREA:								
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY, RECREATION CENTER, & POOL AREA:								
Building Elements:								
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ 30,668	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements: (Main Pool & Kiddie Pool)								
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ 21,143
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ 52,167
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ 3,489
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
CLUBHOUSE & POOL AREA:								
Building Elements:								
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ 47,625
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements:								
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ 39,621
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ 48,655
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ 8,318
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
FISHING & CRABBING PIER AREA:								
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ 773	\$ -	\$ -	\$ 844	\$ -
STORMWATER MANAGEMENT & PONDS:								
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ 11,593
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS:								
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ 53,050	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 12,923	\$ 90,084	\$ 6,556	\$ 7,597	\$ 261,593
Starting Balance		\$ 257,840		\$ 257,840	\$ 384,917	\$ 434,833	\$ 568,277	\$ 700,679
Annual Deposit				\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000
Expenditures				\$ 12,923	\$ 90,084	\$ 6,556	\$ 7,597	\$ 261,593
Estimated Interest @ 2%				\$ 7,735	\$ 11,547	\$ 13,045	\$ 17,048	\$ 21,202
Ending Balance				\$ 384,917	\$ 434,833	\$ 568,277	\$ 700,679	\$ 879,087

Assateague Pointe
SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				6	7	8	9	10
				2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033
ENTRY AREA & MISC. COMMON ELEMENTS								
Gate House Elements								
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements								
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829	\$ 8,063
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 18,815
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:								
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ 8,063
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aeration Pump	\$ 5,797	1	\$ 6,922	\$ -	\$ -	\$ -	\$ -
SERVICE /BOAT STORAGE AREA:								
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ 8,735
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY, RECREATION CENTER, & POOL AREA:								
Building Elements:								
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ -	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements: (Main Pool & Kiddie Pool)								
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ -
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ -
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
CLUBHOUSE & POOL AREA:								
Building Elements:								
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ -
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements:								
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ -
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ -
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ 19,002	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
FISHING & CRABBING PIER AREA:								
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ 922	\$ -	\$ -	\$ 1,008
STORMWATER MANAGEMENT & PONDS:								
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ 13,439
53	Pond Aeration	\$ 11,594	6	\$ 13,844	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS:								
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 27,930	\$ 8,302	\$ 26,602	\$ 7,829	\$ 58,124
Starting Balance		\$ 257,840		\$ 579,087	\$ 721,157	\$ 882,855	\$ 1,026,253	\$ 1,188,424
Annual Deposit				\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
Expenditures				\$ 27,930	\$ 8,302	\$ 26,602	\$ 7,829	\$ 58,124
Estimated Interest @ 2%				\$ 17,373	\$ 21,635	\$ 26,486	\$ 30,788	\$ 35,653
Ending Balance				\$ 721,157	\$ 882,855	\$ 1,026,253	\$ 1,188,424	\$ 1,300,300

Assateague Pointe
SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				11	12	13	14	15
				2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038
ENTRY AREA & MISC. COMMON ELEMENTS								
Gate House Elements								
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements								
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 8,305	\$ 8,555	\$ 8,811	\$ 9,076	\$ 9,348
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 21,812
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:								
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ 342,753
15	Aeration Pump	\$ 5,797	1	\$ 8,024	\$ -	\$ -	\$ -	\$ -
SERVICE /BOAT STORAGE AREA:								
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY, RECREATION CENTER, & POOL AREA:								
Building Elements:								
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ -	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ 18,252
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ 13,321
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ 54,334
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ 3,599
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ 1,122
Pool Elements: (Main Pool & Kiddie Pool)								
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ 28,414
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ 70,109
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ 4,689
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ 23,370
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
CLUBHOUSE & POOL AREA:								
Building Elements:								
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ -
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ 50,875
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ 9,815
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ 57,765
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ 7,969
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ 2,337
Pool Elements:								
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ 53,247
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ 65,388
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ 130,869
FISHING & CRABBING PIER AREA:								
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ -	\$ 1,101	\$ -	\$ -
STORMWATER MANAGEMENT & PONDS:								
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ 15,580
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS:								
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ 7,790
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ 600,531	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ 408,416
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ 245,857
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 16,330	\$ 609,085	\$ 9,913	\$ 9,076	\$ 1,647,028
Starting Balance		\$ 257,840		\$ 1,300,300	\$ 1,493,970	\$ 1,094,885	\$ 1,294,972	\$ 1,495,897
Annual Deposit				\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Expenditures				\$ 16,330	\$ 609,085	\$ 9,913	\$ 9,076	\$ 1,647,028
Estimated Interest @ 2%				\$ 39,009	\$ 44,819	\$ 32,847	\$ 38,849	\$ 44,877
Ending Balance				\$ 1,493,970	\$ 1,094,885	\$ 1,294,972	\$ 1,495,897	\$ 58,868

Assateague Pointe
SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				16	17	18	19	20
				2038 - 2039	2039 - 2040	2040 - 2041	2041 - 2042	2042 - 2043
ENTRY AREA & MISC. COMMON ELEMENTS								
Gate House Elements								
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ 4,963
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements								
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 9,628	\$ 9,917	\$ 10,215	\$ 10,521	\$ 10,837
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 25,286
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:								
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ 10,837
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aeration Pump	\$ 5,797	1	\$ 9,302	\$ -	\$ -	\$ -	\$ -
SERVICE /BOAT STORAGE AREA:								
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY, RECREATION CENTER, & POOL AREA:								
Building Elements:								
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ 47,781	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements: (Main Pool & Kiddie Pool)								
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ -
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ -
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ 32,510
CLUBHOUSE & POOL AREA:								
Building Elements:								
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ 74,199
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements:								
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ -
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ -
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ 32,510
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
FISHING & CRABBING PIER AREA:								
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ 48,765
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ 1,204	\$ -	\$ -	\$ 1,315	\$ -
STORMWATER MANAGEMENT & PONDS:								
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ 18,061
53	Pond Aeration	\$ 11,594	6	\$ 18,605	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS:								
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 38,739	\$ 57,698	\$ 10,215	\$ 11,836	\$ 257,967
Starting Balance		\$ 257,840		\$ 58,868	\$ 230,129	\$ 382,431	\$ 582,217	\$ 780,381
Annual Deposit				\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Expenditures				\$ 38,739	\$ 57,698	\$ 10,215	\$ 11,836	\$ 257,967
Estimated Interest @ 2%				\$ 1,766	\$ 6,904	\$ 11,473	\$ 17,467	\$ 23,411
Ending Balance				\$ 230,129	\$ 382,431	\$ 582,217	\$ 780,381	\$ 732,414

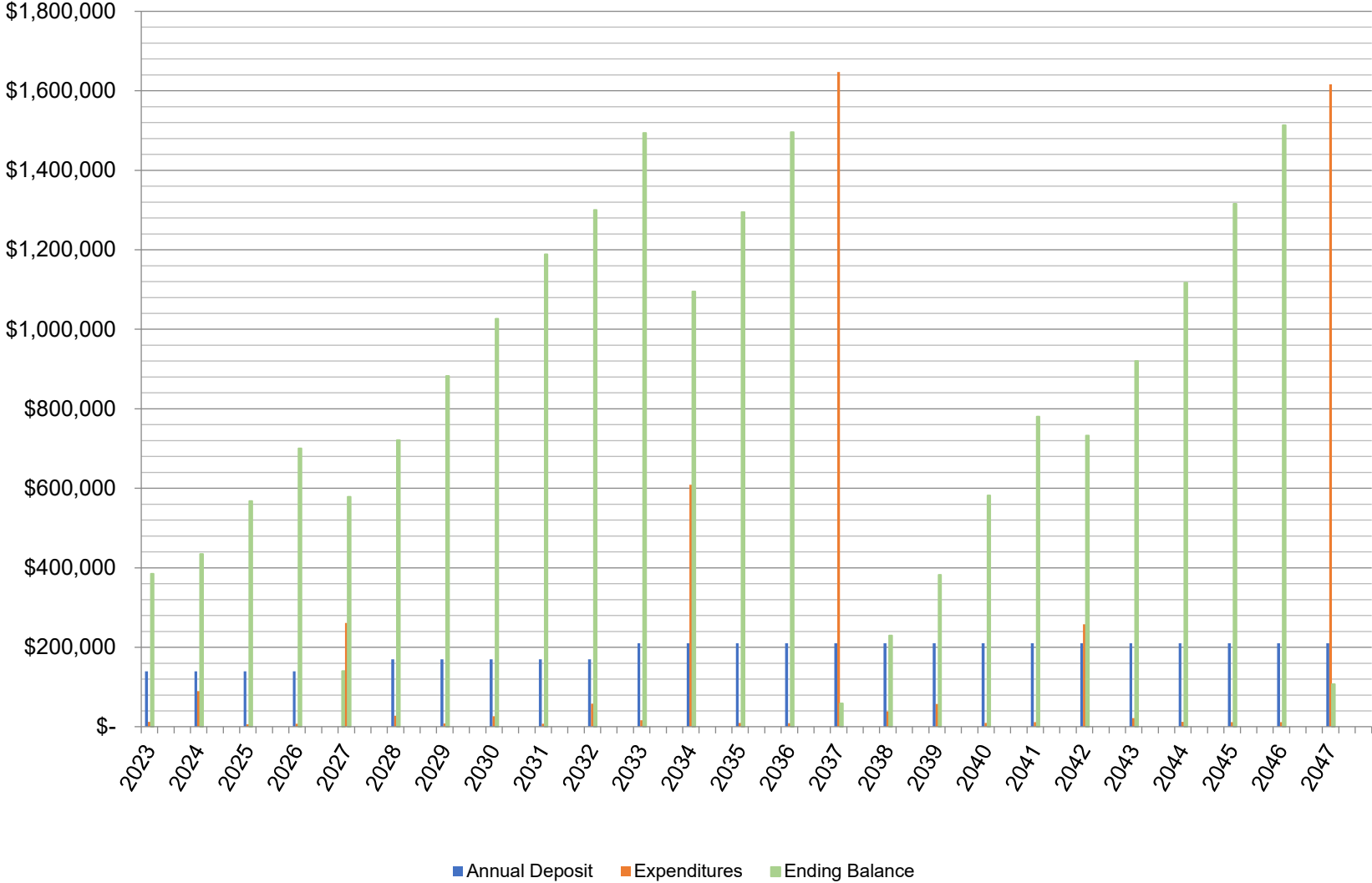
Assateague Pointe
SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				21	22	23	24	25
				2043 - 2044	### - 2045	2045 - 2046	2046 - 2047	2047 - 2048
ENTRY AREA & MISC. COMMON ELEMENTS								
Gate House Elements								
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements								
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 11,162	\$ 11,497	\$ 11,842	\$ 12,197	\$ 12,563
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 29,313
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ 62,813
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE:								
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aeration Pump	\$ 5,797	1	\$ 10,784	\$ -	\$ -	\$ -	\$ -
SERVICE /BOAT STORAGE AREA:								
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ 61,494
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ 266,329
LAUNDRY, RECREATION CENTER, & POOL AREA:								
Building Elements:								
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ -	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements: (Main Pool & Kiddie Pool)								
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ 38,186
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ 94,220
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ 6,302
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
CLUBHOUSE & POOL AREA:								
Building Elements:								
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ -
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements:								
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ 71,559
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ 87,876
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
FISHING & CRABBING PIER AREA:								
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ 156,782
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ 391,955
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ 314,067
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ 1,437	\$ -	\$ -	\$ 1,570
STORMWATER MANAGEMENT & PONDS:								
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ 20,938
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS:								
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 21,946	\$ 12,934	\$ 11,842	\$ 12,197	\$ 1,615,967
Starting Balance		\$ 257,840		\$ 732,414	\$ 920,468	\$ 1,117,534	\$ 1,315,693	\$ 1,513,496
Annual Deposit				\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Expenditures				\$ 21,946	\$ 12,934	\$ 11,842	\$ 12,197	\$ 1,615,967
Estimated Interest @ 2%				\$ 21,972	\$ 27,614	\$ 33,526	\$ 39,471	\$ 45,405
Ending Balance				\$ 920,468	\$ 1,117,534	\$ 1,315,693	\$ 1,513,496	\$ 1,075,529

SECTION 3

TWENTY- FIVE YEAR CASH FLOW DIAGRAM

ASSATEAGUE POINTE 25 YEAR CASH FLOW DIAGRAM



SECTION 4

COMPONENT SURVEY FORMS

ENTRY AREA & MISC. COMMON ELEMENTS

Gate House Elements



1	<u>Asphalt shingle roof</u>
Area (SF):	458.00
Existing Age (Years):	20
Time Until Replacement (Years):	20
Estimated Current Replacement Cost:	\$6.0/SF
Estimated Total Cost:	\$2,748.00

2	<u>Vinyl Soffit</u>
Area (SF):	180.00
Existing Age (Years):	35
Time Until Replacement (Years):	35
Estimated Current Replacement Cost:	\$15.00/SF
Estimated Total Cost:	\$2,700.00

3	<u>Vinyl Fascia</u>
Area (SF):	72.00
Existing Age (Years):	35
Time Until Replacement (Years):	35
Estimated Current Replacement Cost:	\$15.00/SF
Estimated Total Cost:	\$1,080.00

4	<u>Vinyl Siding and Trim</u>
Area (SF):	584.00
Existing Age (Years):	35
Time Until Replacement (Years):	35
Estimated Current Replacement Cost:	\$15.00/SF
Estimated Total Cost:	\$8,760.00

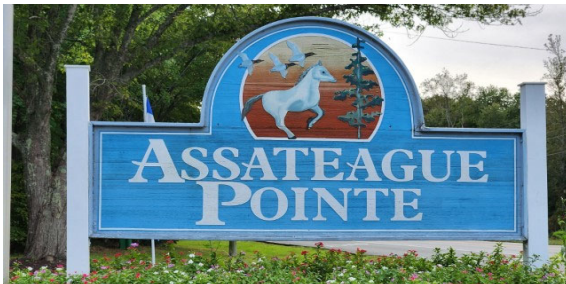
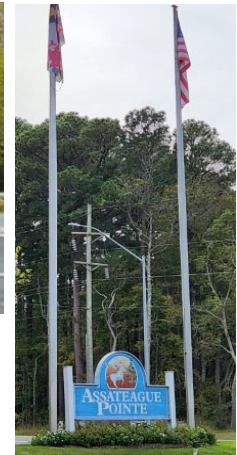
5	<u>Aluminum Gutters</u>
Length (LF):	72.00
Existing Age (Years):	35
Time Until Replacement (Years):	35
Estimated Current Replacement Cost:	\$15.00/LF
Estimated Total Cost:	\$1,080.00

6	<u>Aluminum Downspouts</u>
Length (LF):	32.00
Existing Age (Years):	35
Time Until Replacement (Years):	35
Estimated Current Replacement Cost:	\$15.00/LF
Estimated Total Cost:	\$480.00

General Comments: The Entrance of this community includes a gate house that underwent major repairs within the past year. These elements included interior framing, asphalt roof, vinyl siding and trim, soffit fascia and aluminum gutters and downspouts. We have included these elements in this reserve study and have scheduled the roof to be replaced in 20 years and the rest of these elements are expected to be replaced in 35 years.

ENTRY AREA & MISC. COMMON ELEMENTS

Site Elements



7	<u>Electric - Pedestal Replacement</u>	
Lump Sum (LS):	1.00	
Existing Age (Years):	1	
Time Until Replacement (Years):	1	
Estimated Current Replacement Cost:		\$6,000.00/LS
Estimated Total Cost:		\$6,000.00

8	<u>Signage - Electric (Replace 1 of 2 every 5 years)</u>	
Quantity (EA):	1.00	
Existing Age (Years):	5	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:		\$14,000.00/EA
Estimated Total Cost:		\$14,000.00

8	<u>Signage - Electric (Replace 1 of 2 every 5 years)</u>	
Quantity (EA):	1.00	
Existing Age (Years):	5	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:		\$14000.00/LF
Estimated Total Cost:		\$14,000.00

10	<u>Gate System & Equipment</u>	
Lump Sum (LS)	1.00	
Existing Age (Years):	30	
Time Until Replacement (Years):	25	
Estimated Current Replacement Cost:		\$30,000.00/LS
Estimated Total Cost:		\$30,000.00

11	<u>Fence (PVC)</u>	
Length (LF):	275	
Existing Age (Years):	40	
Time Until Replacement (Years):	30	
Estimated Current Replacement Cost:		\$60.00/LF
Estimated Total Cost:		\$16,500.00

12	<u>Flag Poles</u>	
Quantity (EA):	2	
Existing Age (Years):	60	
Time Until Replacement (Years):	30	
Estimated Current Replacement Cost:		\$2,000.00/EA
Estimated Total Cost:		\$4,000.00

General Comments: In addition to the gate house the entrance includes a parking area, a gate system & equipment for its operation electric signage, flag poles and a PVC fence. The The electric signage within this community has been reported that one (1) of the two (2) signs are replaced yeverly 5 years while the other one is repaired as needed. We have included this in this study. The electric pedestals within the community are replaced as necessary; we have included a lump sum line item in the amount of \$6, 000 each year to fund this.

FAMILY RECREATION, PLAYGROUND & FISHING LAKE:



13	<u>Floating Dock Repairs - Poly Floats</u>		
Quantity (EA):	3		
Existing Age (Years):	10		
Time Until Replacement (Years):	10		
Estimated Current Replacement Cost:		\$2,000.0/EA	
Estimated Total Cost:	\$6,000.00		

14	<u>Playground Equipment & Improvements</u>		
Quantity (EA):	2		
Existing Age (Years):	40		
Time Until Replacement (Years):	15		
Estimated Current Replacement Cost:		\$110,000.0/EA	
Estimated Total Cost:	\$220,000.00		

15	<u>Aeration Pump</u>		
Quantity (EA):	1		
Existing Age (Years):	5		
Time Until Replacement (Years):	1		
Estimated Current Replacement Cost:		\$5,797.0/EA	
Estimated Total Cost:	\$5,797.00		

SERVICE / BOAT STORAGE AREA:



16	<u>Mailbox Cluster Banks</u>		
Quantity (EA):	15		
Existing Age (Years):	50		
Time Until Replacement (Years):	25		
Estimated Current Replacement Cost:		\$1,958.0/EA	
Estimated Total Cost:	\$29,370.00		

17	<u>Mailbox Canopy Shelter</u>		
Quantity (EA):	1		
Existing Age (Years):	40		
Time Until Replacement (Years):	10		
Estimated Current Replacement Cost:		\$6,500.0/EA	
Estimated Total Cost:	\$6,500.00		

18	<u>Chainlink Fence</u>		
Length (LF):	1,590		
Existing Age (Years):	50		
Time Until Replacement (Years):	25		
Estimated Current Replacement Cost:		\$80.0/LF	
Estimated Total Cost:	\$127,200.00		

General Comments: There are (2) playground areas that currently have playground equipment. The playground equipment is scheduled to be replaced in year 15 of this study. The equipment appeared to be in good condition and it is our understanding that periodic inspections and maintenance occurs which will extend the longevity of the equipments. We recommend periodic inspections to ensure there are no loose connections or cracked components. We have included the replacement of the mailbox clusters and the protective canopy in this study and are scheduled to be replaced in year 25 and 10 of this study respectively.

LAUNDRY, RECREATION CENTER, & POOL AREA:

Building Elements:



19	<u>Asphalt shingle roof</u>	
Area (SF):	4,818	
Existing Age (Years):	15	
Time Until Replacement (Years):	2	
Estimated Current Replacement Cost:	\$6.00/SF	
Estimated Total Cost:	\$28,908.00	

20	<u>Vinyl Soffit</u>	
Area (SF):	781	
Existing Age (Years):	35	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$15.00/SF	
Estimated Total Cost:	\$11,715.00	

21	<u>Vinyl Fascia</u>	
Area (SF):	570.00	
Existing Age (Years):	35	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$15.00/SF	
Estimated Total Cost:	\$8,550.00	

22	<u>Vinyl Siding and Trim</u>	
Area (SF):	2,325.00	
Existing Age (Years):	35	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$15/SF	
Estimated Total Cost:	\$34,875.00	

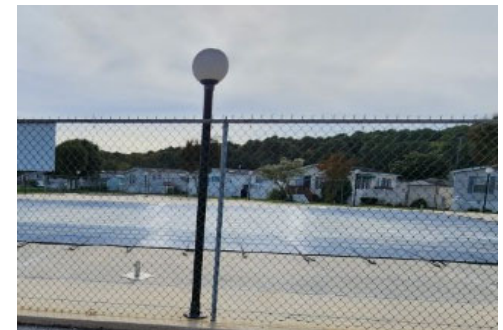
23	<u>Aluminum Gutters</u>	
Length (LF):	154.00	
Existing Age (Years):	35	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$15.0/LF	
Estimated Total Cost:	\$2,310.00	

24	<u>Aluminum Downspouts</u>	
Length (LF):	48	
Existing Age (Years):	35	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$15.0/LF	
Estimated Total Cost:	\$720.00	

General Comments: The recreation center elements included in this study include the asphalt shingle roof, soffit, fascia, siding and trim and the aluminum gutters and downspouts. These components of the building appeared to be in fair to good condition. The asphalt shingle roof is scheduled to be replaced in 2 years while the aluminum gutters and downspouts are scheduled to be replaced in 15 years according to the life expectancy of each item.

LAUNDRY, RECREATION CENTER, & POOL AREA:

Pool Elements: (Main Pool & Kiddie Pool)



25 Pool Deck Repair/Replacement (10% every 10 years)
 Area (SF): 829.00
 Existing Age (Years): 10
 Time Until Replacement (Years): 5
 Estimated Current Replacement Cost: \$22.00/SF
 Estimated Total Cost: \$18,238.00

26 Pool Replacement
 Area (SF): 4,852.00
 Existing Age (Years): 60
 Time Until Replacement (Years): 40
 Estimated Current Replacement Cost: \$100.00/SF
 Estimated Total Cost: \$485,200.00

27 Pool Coating/Replaster
 Lump Sum (LS) 1.00
 Existing Age (Years): 10
 Time Until Replacement (Years): 5
 Estimated Current Replacement Cost: \$45,000.00/LS
 Estimated Total Cost: \$45,000.00

28 Tile Repair/Replace
 Area (SF): 301.00
 Existing Age (Years): 10
 Time Until Replacement (Years): 5
 Estimated Current Replacement Cost: \$10.00/SF
 Estimated Total Cost: \$3,010.00

29 Pool Cover
 Quantity (EA): 1.00
 Existing Age (Years): 20
 Time Until Replacement (Years): 15
 Estimated Current Replacement Cost: \$15,000.0/EA
 Estimated Total Cost: \$15,000.00

30 Pool Perimeter Fence
 Length (LF): 450.00
 Existing Age (Years): 40
 Time Until Replacement (Years): 35
 Estimated Current Replacement Cost: \$100.0/LF
 Estimated Total Cost: \$45,000.00

31 Pool Area Lighting
 Quantity (EA): 15.00
 Existing Age (Years): 30
 Time Until Replacement (Years): 20
 Estimated Current Replacement Cost: \$1,200.0/EA
 Estimated Total Cost: \$18,000.00

General Comments: The pool and kiddie pool area located at the Rec. Center has a concrete deck that will require periodic repairs. We have included a line item for this element assuming that the decking will be repaired in sections as needed. The pool was reported to have been replastered 5 years ago and is scheduled to be completed in 5 years. The coating in line item 27 includes both the kiddie pool and the main pool. The pool was covered while we were on site and was not observed. We are assuming that associated pool work will remain on the 10 year schedule.

CLUBHOUSE & POOL AREA:
Building Elements:



32 **Asphalt shingle roof**
Area (SF): 6,847
Existing Age (Years): 15
Time Until Replacement (Years): 5
Estimated Current Replacement Cost: \$6.00/SF
Estimated Total Cost: \$41,082.00

33 **Vinyl Soffit**
Area (SF): 2,177
Existing Age (Years): 35
Time Until Replacement (Years): 15
Estimated Current Replacement Cost: \$15.00/SF
Estimated Total Cost: \$32,655.00

34 **Vinyl Fascia**
Area (SF): 420
Existing Age (Years): 35
Time Until Replacement (Years): 15
Estimated Current Replacement Cost: \$15.00/SF
Estimated Total Cost: \$6,300.00

35 **Vinyl Siding and Trim**
Area (SF): 2,512.00
Existing Age (Years): 35
Time Until Replacement (Years): 15
Estimated Current Replacement Cost: \$14.760/SF
Estimated Total Cost: \$37,077.12

36 **Aluminum Gutters**
Length (LF): 341
Existing Age (Years): 35
Time Until Replacement (Years): 15
Estimated Current Replacement Cost: \$15.0/LF
Estimated Total Cost: \$5,115.00

37 **Aluminum Downspouts**
Length (LF): 100
Existing Age (Years): 35
Time Until Replacement (Years): 15
Estimated Current Replacement Cost: \$15.0/LF
Estimated Total Cost: \$1,500.00

General Comments: The clubhouse elements included in this study include the asphalt shingle roof, soffit, fascia, siding and trim and the aluminum gutters and downspouts. These components of the building appeared to be in good condition. The asphalt shingle roof is scheduled to be replaced in 5 years while the aluminum gutters and downspouts are scheduled to be replaced in 15 years.

CLUBHOUSE & POOL AREA:

Pool Elements:



38	<u>Pool Deck Repair/Replacement</u>	
Area (SF):	1,554	
Existing Age (Years):	10	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:	\$22.00/SF	
Estimated Total Cost:	\$34,177.00	

39	<u>Pool Replacement</u>	
Area (SF):	5,463	
Existing Age (Years):	60	
Time Until Replacement (Years):	40	
Estimated Current Replacement Cost:	\$100.00/SF	
Estimated Total Cost:	\$546,300.00	

40	<u>Pool Coating/Replaster</u>	
Area (SF):	4,197	
Existing Age (Years):	10	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:	\$10.00/SF	
Estimated Total Cost:	\$41,970.00	

41	<u>Pool Coping Replacement</u>	
Length (LF):	287	
Existing Age (Years):	25	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:	\$25.0/LF	
Estimated Total Cost:	\$7,175.00	

42	<u>Pool Cover</u>	
Quantity (EA):	1	
Existing Age (Years):	20	
Time Until Replacement (Years):	8	
Estimated Current Replacement Cost:	\$15,000.0/EA	
Estimated Total Cost:	\$15,000.00	

43	<u>Pool Perimeter Fence</u>	
Length (LF):	450	
Existing Age (Years):	40	
Time Until Replacement (Years):	35	
Estimated Current Replacement Cost:	\$80.0/LF	
Estimated Total Cost:	\$36,000.00	

44	<u>Pool Area Lighting</u>	
Quantity (EA):	15	
Existing Age (Years):	30	
Time Until Replacement (Years):	20	
Estimated Current Replacement Cost:	\$1,200.0/EA	
Estimated Total Cost:	\$18,000.00	

45	<u>Bulkhead at Deck</u>	
Length (LF):	140	
Existing Age (Years):	45	
Time Until Replacement (Years):	15	
Estimated Current Replacement Cost:	\$600.0/LF	
Estimated Total Cost:	\$84,000.00	

General Comments: The Clubhouse pool consists of a concrete deck that is scheduled to be repaired/replaced in year 5 of this study. The pool coping is expected to last 25 years and based on the information provided is on schedule to be replaced in year 5 of this study at the same time that it will be replastered. This area also has a wood bulkhead that is on schedule to be replaced at the end of the 45 year life expectancy, which is scheduled to take place in year 15 of this study.

FISHING & CRABBING PIER AREA:



46 Pier Light Poles
 Area (SF): 10
 Existing Age (Years): 45
 Time Until Replacement (Years): 20
 Estimated Current Replacement Cost: \$2700.00/SF
 Estimated Total Cost: \$27,000.00

47 Pier Decking Replacement (assumes stained every 5yrs)
 Area (SF): 9,360
 Existing Age (Years): 30
 Time Until Replacement (Years): 25
 Estimated Current Replacement Cost: \$8.00/SF
 Estimated Total Cost: \$74,880.00

48 Pier Substructure Replacement
 Area (SF): 9,360
 Existing Age (Years): 45
 Time Until Replacement (Years): 25
 Estimated Current Replacement Cost: \$20.00/SF
 Estimated Total Cost: \$187,200.00

49 Pile Replacement/Repair
 Quantity (EA): 300
 Existing Age (Years): 45
 Time Until Replacement (Years): 25
 Estimated Current Replacement Cost: \$500.00/EA
 Estimated Total Cost: \$150,000.00

50 Pile Cap Replacement - (10% every 3 years)
 Quantity (EA): 30
 Existing Age (Years): 3
 Time Until Replacement (Years): 1
 Estimated Current Replacement Cost: \$25.00/EA
 Estimated Total Cost: \$750.00

General Comments: There is a fishing & crabbing pier that is currently being stained every 5 years which is extending its life expectancy. We have assumed that if the decking is stained every 5 years that the decking replacement will occur in 25 years of this study; we have scheduled the pier substructure and piles to be replaced at the same time. We have also included the replacement of 30 of the pile caps each year.

STORMWATER MANAGEMENT & PONDS:



51	<u>Erosion Control-Swale Repair/Maintenance</u>	
Lump Sum (LS)	1	
Existing Age (Years):	10	
Time Until Replacement (Years):	5	
Estimated Current Replacement Cost:	\$10,000.00/LS	
Estimated Total Cost:	\$10,000.00	

52	<u>Drainage Pipes</u>	
Lump Sum (LS)	1	
Existing Age (Years):	10	
Time Until Replacement (Years):	10	
Estimated Current Replacement Cost:	\$10,000.0/LS	
Estimated Total Cost:	\$10,000.00	

53	<u>Pond Aeration</u>	
Quantity (EA):	2	
Existing Age (Years):	10	
Time Until Replacement (Years):	6	
Estimated Current Replacement Cost:	\$5,797.00/EA	
Estimated Total Cost:	\$11,594.00	

General Comments: The community has stormwater ponds with aeration fountains/pumps and swales with drainage pipes. We have included a lump sum amount of \$10,000 every 5 years for erosion control and another 10,000 is included for the repair/replacement of the drainage pipes to occur every 10 years of this study.

ROADS & PARKING AREAS:



54	<u>Roadway Signage</u>		
Lump Sum (LS)	1		
Existing Age (Years):	20		
Time Until Replacement (Years):		15	
Estimated Current Replacement Cost:			\$5,000.00/LS
Estimated Total Cost:	\$5,000.00		

55	<u>Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)</u>		
Area (SY):	2,929		
Existing Age (Years):	28		
Time Until Replacement (Years):		2	
Estimated Current Replacement Cost:			\$17.07/SY
Estimated Total Cost:	\$50,004.38		

56	<u>Asphalt Pavement 1.5" Mill Overlay -Part of Entry+ Phase 1</u>		
Area (SY):	25,012		
Existing Age (Years):	28		
Time Until Replacement (Years):		12	
Estimated Current Replacement Cost:			\$16.84/SY
Estimated Total Cost:	\$421,200.28		

57	<u>Asphalt Pavement 1.5" Mill Overlay - Phase 2</u>		
Area (SY):	15,530		
Existing Age (Years):	28		
Time Until Replacement (Years):		15	
Estimated Current Replacement Cost:			\$16.88/SY
Estimated Total Cost:	\$262,146.40		

58	<u>Asphalt Pavement 1.5" Mill Overlay - Phase 3</u>		
Area (SY):	9,540.89		
Existing Age (Years):	28		
Time Until Replacement (Years):		15	
Estimated Current Replacement Cost:			\$16.54/SY
Estimated Total Cost:	\$157,806.38		

59	<u>Asphalt Pavement 1.5" Mill Overlay - Phase 4</u>		
Area (SY):	5,544		
Existing Age (Years):	28		
Time Until Replacement (Years):		28	
Estimated Current Replacement Cost:			\$16.54/SY
Estimated Total Cost:	\$91,691.18		

60	<u>Asphalt Pavement 1.5" Mill Overlay - Phase 5</u>		
Area (SY):	1,413.54		
Existing Age (Years):	28		
Time Until Replacement (Years):		28	
Estimated Current Replacement Cost:			\$16.54/SY
Estimated Total Cost:	\$23,380.01		

General Comments: The community has a substantial amount of asphalt pavement that will require replacement every 28 years. In order to ensure the longest life of asphalt and the following maintenance is done: Crack sealing shall be done to all cracks annually. An appropriate sealing compound should be used which prevents water infiltration through the asphalt. Areas that cannot be made watertight by crack sealing should be cut out and patched. Asphalt breaks down with long term exposure to oil or gas. Therefore, the asphalt should be cleaned as necessary to remove any spill areas. Cleaning is a maintenance item and has not been included in this LTR. A seal coating shall be applied every five to seven years. Crack sealing and cleaning, discussed above, should be done prior to the seal coating in order for the seal coat to be effective. We have included line items for the entrance area and Phase 1-5 according to how the community was built. The asphalt pavement was observed to be in good condition. We have scheduled a portion to be milled within the first 2 years of the study. The rest of the roadways are scheduled to be milled in year 12, 15 and 28 of this study since it has been reported that seal coating, crack sealing and repairs are occurring on an annual basis.