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Shoreline Marina Condominium Property Owners Association, Inc.

2020 Reserve Study





March 5, 2020

Dear Shoreline Marina Board,

Please find attached our initial draft of the reserve study for Shoreline Marina Condominium Property Owners Association, Inc. The reserve level on 1/1/20, the beginning of the fiscal year was \$60,000.00, which constitutes 13.8% of full funded reserves, a weak level of reserves.

Although the main drive is in good condition, the parking sections are in poor condition. The buildings have been painted relatively recently, but the condition is in poor condition considering the age. The tennis courts and pool house interior are also in poor condition.

Lastly, the water tank should be painted. The cost that we previously received and which was used in the prior report was for the exterior only, not for the interior, so the cost is significantly higher. Fortunately, the water contractor believes that this will be the last time the tank will need to be painted because water service is in the vicinity and the community will likely connect to the service at some point before the tank will need to be painted again.

It does take a little time to familiarize yourself with some of the terms and the calculations, but otherwise the study is fairly self-explanatory. This pdf file includes bookmarks on the left side for ease of navigation, allowing you to quickly locate sections. If there are any questions I'd be happy to address them.

This report represents our best attempt to accurately represent the future financial needs of the association based upon the information available to us at the time of preparation. We hope that you find our report format both informative and useful. All of us at Reserve Professional have enjoyed serving you and providing the most detailed, comprehensive and useful reserve analysis study available.

Since a reserve analysis includes a only visual observation it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Examples include, but are not limited to water, sewer, and storm lines, manholes, and storm boxes. Although these items may be included in the reserve analysis, discrepancies may exist between the study and actual conditions. For this same reason an omission of such items may also exist.



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We rely on referrals, not advertising. We believe in solid work at fair prices.

Respectfully,

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Professional Designations:

Professional Reserve Analyst (PRA): Ass. of Professional Reserve Analysts, Certificate #2333
Reserve Specialist (RS): Community Associations Institute, Certification # 276
Stormwater BMP Inspection & Maintenance Professional, NC Coop Ext, Certification # 3164
BS, Construction Management: East Carolina University
NC Home Inspector, License # 2972 (inactive)
NC General Contractor, License # 66871
HOA Board President, 12 years (Retired)

Shoreline Marina Condominium Property Owners Association, Inc.

Table of Contents

	Page
Preface	i
Executive Summary	1
Disclosure Statement	2
Calculation of Percent Funded	5
Management Summary	7
Management Charts	9
Annual Expenditure Detail	11
Projections	16
Projection Charts	17
Component Detail	19
Index	44

Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

Introduction to Reserve Budgeting	page i
Understanding the Reserve Analysis	page i
Reserve Funding Goals / Objectives	page ii
Reserve Funding Calculation Methods	page ii
Reading the Reserve Analysis	page v
Glossary of Key Terms	page x
Limitations of Reserve Analysis	page xiii

◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

Preface

reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

Inventory

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding

Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of the each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding

Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding

Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding

Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method

This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line”

Preface

method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

Preface

	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	<u>\$100,000.00</u>	<u>\$100,000.00</u>	<u>\$100,000.00</u>

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater than 65% funded) with a goal/objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline Funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/objective of full funding, threshold funding, baseline funding or statutory funding.

Preface

◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Global Parameters
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Community Profile
Provides brief description of the community, as well as other “global” type comments.

Budget
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:		Global Parameters:	
Account Number	99999	Inflation Rate	2.00%
Version Number	1	Annual Contribution Increase	2.00%
Analysis Date	3/18/2014	Investment Rate	1.00%
Fiscal Year	6/1/2014 to 5/31/2015	Taxes on Investments	30.00%
Number of Units	167	Contingency	3.00%
Phasing	8 of 8		

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas. For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.
ARS site visits: March 1, 2014; January 2011; February 2006; April 2008; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:	
Anticipated Reserve Balance	\$865,450.00
Fully Funded Reserve Balance	\$1,011,226.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:			
	Annual	Monthly	Per Unit Per Month
Member Contribution	\$110,659	\$9,221.58	\$55.22
Interest Contribution	\$5,977	\$498.09	\$2.98
Total Contribution	\$116,636	\$9,719.66	\$58.20

3.18.2014(1) 1 ADVANCED RESERVE SOLUTIONS, INC.

Adequacy of Reserves
Displays the results of calculations with regard to the “health” of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

Preface

Calculation of percent funded

Summary displays all reserve components, shown here in “category” order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Reserve Components

All components are displayed (shown here in “category” order).

Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Current Cost

Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance

Displays the fully funded balance for each component. This column is conveniently sub totaled.

**Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	\$101,667.50	\$71,564.91
Streets - Asphalt, Repair	0	4	\$3,621.75	\$3,621.75
Streets - Asphalt, Seal Coat	0	4	\$5,926.50	\$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Sub Total	0-8	4-27	\$111,245.75	\$81,113.16
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				
Sub Total				
070 Decks				
Decks - Clean & Top Coat	2	5	\$30,480.00	\$18,288.00
Decks - Resurface	2	13	\$65,227.20	\$54,720.81
Sub Total	2	5-13	\$95,707.20	\$73,008.81
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	\$27,025.00	\$24,904.05
Utility Closet Doors	2	21	\$73,900.00	\$69,861.00
Sub Total	2	21	\$101,525.00	\$91,855.95
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	\$20,000.00	\$20,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	\$0.00	\$0.00
Mailboxes	2	21	\$37,200.00	\$33,657.14
Sub Total	0-2	12-21	\$66,200.00	\$62,657.14
100 Termite Control				
Termite Control	n.a.	n.a.	\$0.00	\$100,000.00
Sub Total	n.a.	n.a.	\$0.00	\$100,000.00
Contingency	n.a.	n.a.	n.a.	\$20,453.27
Total	0-11	2-30	\$1,001,533.70	\$1,011,228.83
Anticipated Reserve Balance				\$865,450.00
Percent Funded				85.58%

3.18.2014(1) 5 ADVANCED RESERVE SOLUTIONS, INC.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Preface

Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in “category” order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

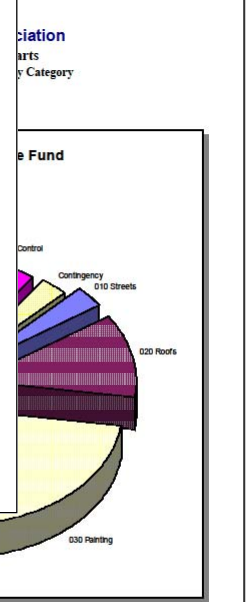
Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	\$17,637.90	\$948.69	\$13.37	\$983.07
Streets - Asphalt, Repair	\$3,621.75	\$78.20	\$0.25	\$78.45
Streets - Asphalt, Seal Coat	\$5,026.50	\$127.96	\$0.41	\$128.37
Streets - Concrete, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$27,186.15	\$1,155.84	\$14.04	\$1,169.88
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Sub Total				

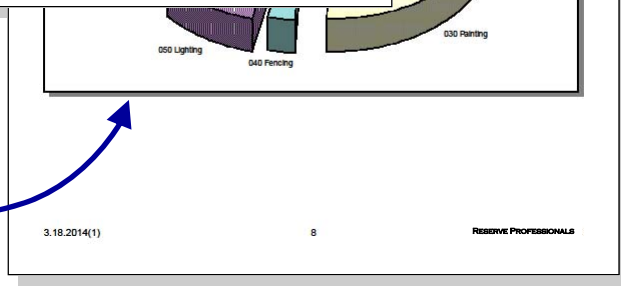
Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	\$3,250.00	\$24.60	\$0.08	\$24.68
Pool - Replaster & Tile Replace	\$7,070.58	\$146.76	\$4.61	\$151.37
Pool Area - Barbecues	\$1,010.00	\$29.98	\$0.69	\$30.67
Pool Area - Ceramic Tile	\$7,773.38	\$43.27	\$4.69	\$47.95
Pool Area - Concrete Deck, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Pool Area - Furniture (Refurbish)	\$0,255.00	\$70.05	\$0.23	\$70.27
Pool Area - Furniture (Replace)	\$13,159.40	\$74.76	\$7.94	\$82.70
Pool Area - Mastic	\$5,131.50	\$110.79	\$0.36	\$111.15
Spa - Filter	\$1,350.00	\$12.11	\$0.04	\$12.15
Spa - Heater	\$2,000.00	\$27.36	\$0.09	\$27.44
Spa - Replaster & Tile Replace	\$3,126.40	\$64.12	\$2.04	\$66.15
Sub Total	\$71,964.53	\$710.19	\$30.10	\$740.28
070 Decks				
Decks - Clean & Top Coat	\$18,288.00	\$639.52	\$12.44	\$651.96
Decks - Resurfacing	\$54,720.81	\$506.93	\$33.05	\$540.58
Sub Total	\$73,008.81	\$1,046.45	\$46.09	\$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	\$24,994.05	\$139.11	\$15.07	\$154.19
Utility Closet Doors	\$66,861.60	\$372.15	\$40.32	\$412.47
Sub Total	\$91,855.95	\$511.26	\$55.40	\$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	\$20,000.00	\$219.48	\$0.71	\$220.19
Landscape - Renovation, Unfunded	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes	\$33,657.14	\$187.33	\$20.30	\$207.63
Sub Total	\$62,657.14	\$406.82	\$21.00	\$427.82
100 Termite Control				
Termite Control	\$100,000.00	\$0.00	\$58.52	\$58.52
Sub Total	\$100,000.00	\$0.00	\$58.52	\$58.52
Contingency	\$25,207.28	\$268.59	\$15.61	\$284.20
Total	\$865,450.00	\$3,221.58	\$498.09	\$9,719.66

Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.



Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



Preface

Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.

**Sample Homeowners Association
Projections**
Component Calculation Method

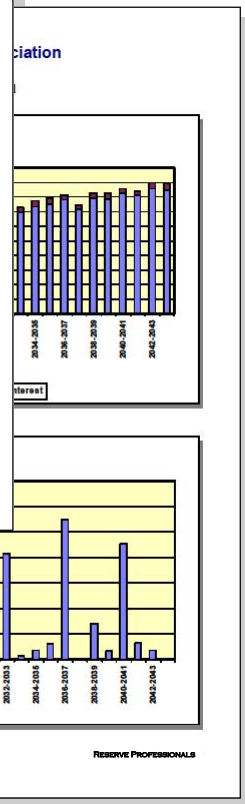
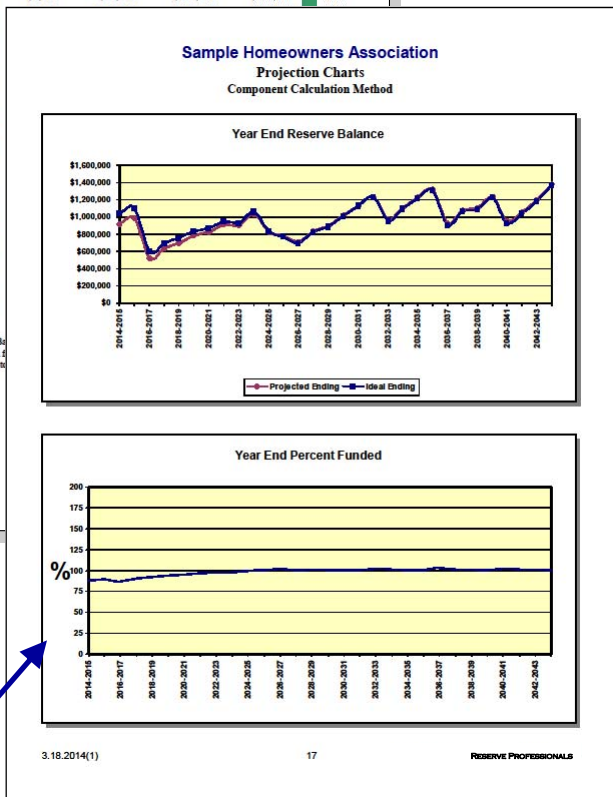
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2014-2015	\$865,450	\$110,659	\$5,977	\$54,980	\$917,106	\$1,046,139	88%
2015-2016	\$917,106	\$111,857	\$6,482	\$45,317	\$990,127	\$1,104,068	90%
2016-2017	\$990,127	\$118,806	\$3,175	\$501,549	\$518,559	\$568,939	87%
2017-2018	\$518,559	\$115,807	\$3,960	\$7,715	\$630,610	\$698,915	90%
2018-2019	\$630,610	\$116,508	\$4,431	\$52,973	\$998,577	\$755,512	94%
2019-2020	\$998,577	\$116,723	\$5,037	\$34,761	\$785,576	\$834,243	94%
2020-2021	\$785,576	\$118,645	\$5,331	\$80,731	\$828,821	\$898,170	92%
2021-2022	\$828,821	\$121,026	\$5,925	\$40,530	\$915,241	\$948,147	96%
2022-2023	\$915,241	\$123,506					
2023-2024	\$907,080	\$125,898					
2024-2025	\$1,037,322	\$128,436					
2025-2026	\$825,894	\$127,755					
2026-2027	\$780,089	\$125,648					
2027-2028	\$713,358	\$119,373					
2028-2029	\$631,897	\$131,686					
2029-2030	\$696,194	\$131,038					
2030-2031	\$1,013,798	\$137,575					
2031-2032	\$1,130,618	\$141,510					
2032-2033	\$1,237,543	\$143,162					
2033-2034	\$973,306	\$138,591					
2034-2035	\$1,104,489	\$147,134					
2035-2036	\$1,222,996	\$149,242					
2036-2037	\$1,317,743	\$156,808					
2037-2038	\$629,828	\$142,179					
2038-2039	\$1,078,962	\$157,613					
2039-2040	\$1,102,377	\$157,111					
2040-2041	\$1,234,892	\$165,390					
2041-2042	\$952,393	\$161,588					
2042-2043	\$1,056,301	\$171,747					
2043-2044	\$1,200,105	\$169,289					

NOTE: In some cases, the projected Ending Balance Expenditures. This is a result of the provision of contingency is continually adjusted according to

3.18.2014(1)

Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

Green: Good
Yellow: Fair
Red: Poor



Charts
Show graphically the reserve funding plan through time.

Preface

Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

Lifespan Information

Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information

Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results

Displays assigned reserves and funding requirements.

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	65,850 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.090
		% of Replacement	100.00%
		Current Cost	\$5,926.50
		Future Cost	\$6,415.03
Placed In Service	11/09	Assigned Reserves at FYB	\$5,926.50
Useful Life	4	Monthly Member Contribution	\$127.96
Remaining Life	0	Monthly Interest Contribution	\$0.41
Replacement Year	2014-2015	Total Monthly Contribution	\$128.37

Painting - Woodwork & Trim

Category	030 Painting	Quantity	31,575 sq. ft.
Photo Date	January 2011	Unit Cost	\$0.920
		% of Replacement	100.00%
		Current Cost	\$29,049.00
		Future Cost	\$30,222.58
Placed In Service	06/12	Assigned Reserves at FYB	\$14,524.50
Useful Life	4	Monthly Member Contribution	\$834.91
Remaining Life	2	Monthly Interest Contribution	\$10.54
Replacement Year	2016-2017	Total Monthly Contribution	\$845.45

Pool - Replaster & Tile Replace

Category	060 Pool Area	Quantity	1 pool
Photo Date	January 2011	Unit Cost	\$15,075.000
		% of Replacement	100.00%
		Current Cost	\$15,075.00
		Future Cost	\$16,844.02
Placed In Service	01/10	Assigned Reserves at FYB	\$7,070.58
Useful Life	10	Monthly Member Contribution	\$146.76
Remaining Life	5	Monthly Interest Contribution	\$4.61
Replacement Year	2019-2020	Total Monthly Contribution	\$151.37

Comments

The association seal coated and restriped for a total cost of \$5,975. The association seal coated and restriped for a total cost of \$6,000.

The current cost used for this component is adjusted for inflation where applicable.

Asphalt surfaces should be seal coated on

3.18.2014(1)

The association painted the woodwork and between July and November 2000 for a total cost of approximately \$30,000. The association was in the process of painting the cabana interior (excluded) for a total cost of approximately \$10,000 by the end of the year.

The current cost used for this component is adjusted for inflation where applicable.

For budgeting purposes, we have used the current cost.

The inventory for this component has been reviewed as of March 2000 site visit, we believe this inventory is accurate.

3.18.2014(1)

1,020 sq. ft. of replastering @ \$12.50 = \$12,750.00
 135 lin. ft. of trim tile @ \$15.00 = \$2,025.00
 25 lin. ft. of step tile @ \$12.00 = \$300.00
TOTAL = \$15,075.00

The pool and spa were replastered in March 2000 for a total cost of approximately \$8,700. The association also washed the pool in June 2002 for a total cost of \$675. The association replastered the pool and spa (including replacement of the mastic directly adjacent to the pool and spa) in January 2010 for a total cost of \$16,900.

3.18.2014(1) 42 RESERVE PROFESSIONALS

Comments

Useful information from site observations and historical expenses included here.

Photos

Optional inclusion of photos adds an additional layer of detail the reserve analysis.

Preface

◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

Annual Contribution Increase Parameter

The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of “reserve funding calculation methods” in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and “Fixed” Assigned Funds)

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Component Calculation Method

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Contingency Parameter

The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost

The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

Preface

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost

The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters

The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter

The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects to the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution

The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter

The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution

The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)

The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

Number of Units (or other assessment basis)

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

Preface

One-Time Replacement

Used for components that will be budgeted for only once.

Percent Funded

A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement

The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date

The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life

The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment

The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year

The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components

Line items included in the reserve analysis.

Taxes on Investments Parameter

The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Preface

Total Contribution

The sum of the membership contribution and interest contribution.

Useful Life

The length of time, in years, that a reserve component is expected to last each time it is replaced. See also “remaining life adjustment.”

◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association’s Board of Directors to be used in evaluating the association’s current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association’s obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and excluded when assessing life expectancy, repair and/or replacement costs of the components.

Shoreline Marina Condominium Property Owners Association, Inc.

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	1192
Version Number	1
Analysis Date	03/05/2020
Fiscal Year	1/1/2020 to 12/31/2020
Number of Units	34
Phasing	1 of 1

Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	2.50 %
Investment Rate	1.01 %
Taxes on Investments	18.00 %
Contingency	3.00 %

Community Profile:

The community consists of 34 units with poolhouse, swimming pool, tennis court, and other site features.

Unless otherwise indicated, we have used the date 1/1986, as the basis for aging of all original components.

Level of Study: Full with Site Inspection

Calculation Method Used: Cash Flow

Funding Strategy: Full Funding

Site Inspection Date: 1/25/20

Adequacy of Reserves as of January 1, 2020:

Anticipated Reserve Balance	\$60,000.00
Fully Funded Reserve Balance	\$434,874.26
Percent Funded	13.80%

Recommended Funding for the 2020 Fiscal Year:	Annual	Monthly	Per Unit
			Per Month
Member Contribution	\$57,150	\$4,762.50	\$140.07
Interest Contribution	\$567	\$47.29	\$1.39
Total Contribution	\$57,717	\$4,809.79	\$141.46

Shoreline Marina Condominium Property Owners Association, Inc.

Preparer's Disclosure Statement

Alexander Liu was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.

2) Component inventories were developed by actual field inventory, representative sampling, take-offs of scaled plans, provided by the association's previous reserve analysis prepared by another firm or provided by the association.

Component conditional assessments were developed by actual field observation and representative sampling.

3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.

4) Consultant is a Reserve Specialist (RS) designee.

5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

6) The scope of Reserve Professionals' service does not include forensic, invasive or destructive testing or analysis of an engineering or architectural nature. Reserve Component condition assessments are based on visual observation. The Reserve Professionals reserve study specifically is neither a Building Inspection nor an engineering or architectural evaluation of the suitability, quality or integrity of the design, construction or manufacture quality of the facilities, infrastructure and other components comprising Client's project. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include representative sampling.

7) Since a reserve analysis is limited to a visual observation it is impossible to accurately identify, measure or quantify, estimate useful life or cost for any assets that are partially or fully concealed or buried. Although such items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies in material quantities, unit costs, or total costs that may exist between the study and actual conditions or responsible for an omission of such item. Additionally, the extent of the future repairs can't be ascertained by a visual observation. Additionally predicting when the repairs will be needed is not possible by visual observation. A more detailed inspection maybe possible, but is not within the scope of this study. Therefore, it is important for the client to understand that the cost and timing of repairs or replacement is in fact, speculation. Assets include, but are not limited to irrigation, sprinkler, water, sewer, and storm piping, electrical wiring and equipment, building water damage, bodies of water, site and building drainage, tree removal, landscaping projects.

8) In many instances actual costs and timing for repairs may vary significantly. This reserve study may not fund for the worst case scenario. We believe this is to the benefit of the client by not tying up funds for repair/replacement events that may not happen for 20, 30 or more years than the worst case scenario.

9) We make every attempt to notify the Client when we notice a potential safety issue, however a reserve study is not intended to identify safety issues. We take no responsibility for identifying or communicating any safety issues including, but not limited to fall hazards of people or structures, structural concerns, electrical shock.

10) It is important to be aware that the useful life of an asset may not indicate that the repair/replacement date will occur at that date, but rather that a certain amount of fund might be expended by this date. In other words, an asset with a 20 year useful life may have had repairs performed 4 or 5 times in that 20 year period. A reserve study, which looks out 30 years is not flexible enough to take into account all the smaller activities that would fall outside of maintenance, but still

Shoreline Marina Condominium Property Owners Association, Inc.

Preparer's Disclosure Statement

would occur outside a regular predictable schedule. Additionally, some assets fail unexpectedly without providing any sign of distress in advance. In these instances, a useful life would indicate not that a component should be replaced at the end of this period, but rather that funds should be accumulated by the end of this period for when the item will need to be replaced.

11) Often, similar components have differing ages or costs. In an effort to alleviate unnecessary complexity, the study may use an average or median useful life, age, or cost for all of similarly grouped components.

12) The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

13) The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee in any of our work product. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

14) This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach their full and expected useful lives.

15) We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

16) The costs and timing associated with any repairs listed in the study are speculative. The extent of the repairs is unknown. How a repair will be performed can vary significantly, which will affect the cost. Additionally, costs have not taken into account upgrades required to bring the current construction up to current code.

17) A reserve study is based on the aggregate cost and replacement schedule of the client's assets. It would be inappropriate to consider any asset's funding in isolation. Aggregating costs creates a safety net for any cost discrepancies. It is highly likely that some assets will cost more than predicted, and others less. The differences between predicted and actual costs are meant to offset each other. Thus, any cost savings reaped when an asset is repaired or replaced should remain in reserves and not distributed for other purposes.

18) Maintenance responsibility of water, sewer, and storm systems varies by municipality. Even within individual municipalities this responsibility can vary significantly due to negotiations between a developer and planning developments. We have not contacted any government agency to confirm maintenance responsibility, nor have pertinent public records been reviewed. As a result, quantities of water, sewer, and storm lines and boxes may be inaccurate. Generally speaking, we include water and sewer mains when streets are private and simply measure the linear feet of the road as a basis for this quantity since actual location is unknown in most instances. If a community has public streets, we have excluded all items within the right of way.

19) Storm water systems are difficult to locate. Area drains located in the turfed or landscaped areas have been excluded, unless specifically noted. Unless noted, storm line quantities include only inflow and outflow pipe to retention ponds where roads are public, and also pipe in roads where roads are private. Any storm pipe located in other areas has not been accounted for. If such pipe does exist in your community the quantities may not be accurate. Culverts under public roads are assumed to be publicly maintained.

20) There maybe community assets listed in the study, like painting, that the IRS considers a non-capital expense. It is

Shoreline Marina Condominium Property Owners Association, Inc.

Preparer's Disclosure Statement

important to consult with an accountant since this will have tax implications. If the board wishes, these items can be removed from the reserve study. It is important to recognize that the reserve study simply is a budgeting tool for large future expenses, and doesn't differentiate between capital and non-capital expenses or account for IRS tax rules.

Site Visits: If a site visit has been performed during the preparation of this reserve study, no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling.

Update Reserve Studies: Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. Level III Studies: In addition to the above we have not visited the property when completing a Level III "No Site Visit" study. Therefore we have not verified the current condition of the common area components.

Shoreline Marina Condominium Property Owners Association, Inc.

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Paving				
Asphalt Paving - Repairs, Parking Lot	2	33	\$23,159.76	\$21,756.14
Asphalt Paving - Repairs, Streets	9	27	\$9,956.91	\$6,637.94
Asphalt Paving - Repaving, Parking	7	38	\$51,165.90	\$41,740.60
Asphalt Paving - Repaving, Streets	9	27	\$65,992.15	\$43,994.77
Asphalt Paving - Sealing, Parking Lot	2	8	\$4,328.46	\$3,246.35
Sub Total	2-9	8-38	\$154,603.18	\$117,375.79
020 Utilities & Drainage				
Septic System - Pump Out	2	5	\$5,250.00	\$2,872.64
Septic System - Tank & Leach Field Repairs	11	45	\$8,400.00	\$6,346.67
Sewer Laterals - Repairs	9	10	\$5,477.40	\$547.74
Site Drainage - Repairs or Regrading, Allowance	6	6	\$6,170.43	\$0.00
Storm System - Repairs	11	45	\$11,802.06	\$8,917.11
Water Supply - Conversion to WVWA	10	44	\$30,000.00	\$23,181.82
Sub Total	2-11	5-45	\$67,099.90	\$41,865.98
030 Site				
Fencing - Chain Link Fabric	4	38	\$14,760.00	\$13,206.32
Landscaping - Refurbish	4	5	\$6,265.36	\$1,253.07
Lighting - Pole Fixtures	6	40	\$15,300.00	\$13,005.00
Railing - Replace, Site	2	36	\$7,586.32	\$7,164.86
Retaining Wall - Repairs	24	30	\$61,943.36	\$12,388.67
Signage - Monument, Replace	13	24	\$6,500.00	\$2,979.17
Sub Total	2-24	5-40	\$112,355.04	\$49,997.09
040 Recreation				
Pool - Cover, Safety	4	12	\$11,180.40	\$7,453.60
Pool - Deck, Replace	11	45	\$17,220.00	\$13,010.67
Pool - Filter	14	22	\$2,000.00	\$727.27
Pool - Replaster & Tile Replacement	7	12	\$18,058.60	\$7,524.42
Pool Area - Furniture	12	12	\$9,800.00	\$0.00
Tennis Courts - Corner Repair	2	14	\$6,800.00	\$5,828.57
Tennis Courts - Resurfacing	2	14	\$9,794.00	\$8,394.86
Sub Total	2-14	12-45	\$74,853.00	\$42,939.38
060 Roofs				
Roofs - Shingle, Replace Ph. 3 & Pool House	4	20	\$29,744.00	\$23,795.20
Roofs - Shingle, Replace, PH 1 & 2	1	20	\$85,176.00	\$80,917.20

Shoreline Marina Condominium Property Owners Association, Inc.

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Sub Total	1-4	20	\$114,920.00	\$104,712.40
070 Exterior				
Painting - Exterior Ph 1 & 2	5	8	\$40,783.92	\$12,976.70
Painting - Exterior Ph. 3	7	8	\$20,391.96	\$1,568.61
Painting - Water Storage Tank	0	16	\$17,900.00	\$17,900.00
Window and Door Replacement	5	39	\$16,806.00	\$14,651.38
Sub Total	0-7	8-39	\$95,881.88	\$47,096.70
080 Interior				
Kitchen Renovation - Residential Grade	2	36	\$5,000.00	\$4,722.22
Restrooms - Renovation	5	12	\$7,000.00	\$4,083.33
Sub Total	2-5	12-36	\$12,000.00	\$8,805.56
090 Equipment				
HVAC - Split System	5	12	\$7,024.00	\$4,097.33
Pumps - Replace	4	6	\$6,450.00	\$2,150.00
Sub Total	4-5	6-12	\$13,474.00	\$6,247.33
100 Miscellaneous				
EXCLUDED	n.a.	n.a.	\$0.00	\$0.00
Mailboxes - Replace	6	18	\$4,751.68	\$3,167.79
Sub Total	6	18	\$4,751.68	\$3,167.79
Contingency	n.a.	n.a.	n.a.	\$12,666.24
Total	0-24	5-45	\$649,938.68	\$434,874.26
Anticipated Reserve Balance				\$60,000.00
Percent Funded				13.80%

Shoreline Marina Condominium Property Owners Association, Inc.

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Paving				
Asphalt Paving - Repairs, Parking Lot	\$0.00	\$364.07	\$2.27	\$366.35
Asphalt Paving - Repairs, Streets	\$0.00	\$36.81	\$0.23	\$37.04
Asphalt Paving - Repaving, Parking	\$0.00	\$239.32	\$1.49	\$240.81
Asphalt Paving - Repaving, Streets	\$0.00	\$243.96	\$1.52	\$245.48
Asphalt Paving - Sealing, Parking Lot	\$0.00	\$68.04	\$0.43	\$68.47
Sub Total	\$0.00	\$952.20	\$5.94	\$958.14
020 Utilities & Drainage				
Septic System - Pump Out	\$0.00	\$82.53	\$0.52	\$83.05
Septic System - Tank & Leach Field Repairs	\$0.00	\$25.82	\$0.16	\$25.98
Sewer Laterals - Repairs	\$0.00	\$20.25	\$0.13	\$20.37
Site Drainage - Repairs or Regrading, Allowance	\$0.00	\$33.40	\$0.21	\$33.61
Storm System - Repairs	\$0.00	\$36.27	\$0.23	\$36.50
Water Supply - Conversion to WVWA	\$0.00	\$100.61	\$0.63	\$101.24
Sub Total	\$0.00	\$298.88	\$1.87	\$300.75
030 Site				
Fencing - Chain Link Fabric	\$0.00	\$117.92	\$0.73	\$118.65
Landscaping - Refurbish	\$0.00	\$50.05	\$0.31	\$50.37
Lighting - Pole Fixtures	\$0.00	\$82.82	\$0.52	\$83.34
Railing - Replace, Site	\$0.00	\$119.26	\$0.75	\$120.00
Retaining Wall - Repairs	\$0.00	\$96.58	\$0.60	\$97.18
Signage - Monument, Replace	\$0.00	\$17.17	\$0.11	\$17.28
Sub Total	\$0.00	\$483.81	\$3.02	\$486.82
040 Recreation				
Pool - Cover, Safety	\$0.00	\$89.32	\$0.56	\$89.88
Pool - Deck, Replace	\$0.00	\$52.92	\$0.33	\$53.25
Pool - Filter	\$0.00	\$4.95	\$0.03	\$4.98
Pool - Replaster & Tile Replacement	\$0.00	\$84.46	\$0.53	\$84.99
Pool Area - Furniture	\$0.00	\$27.83	\$0.17	\$28.00
Tennis Courts - Corner Repair	\$0.00	\$106.90	\$0.67	\$107.56
Tennis Courts - Resurfacing	\$0.00	\$153.96	\$0.96	\$154.93
Sub Total	\$0.00	\$520.34	\$3.25	\$523.60
060 Roofs				
Roofs - Shingle, Replace Ph. 3 & Pool House	\$0.00	\$237.63	\$1.49	\$239.11

Shoreline Marina Condominium Property Owners Association, Inc.

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

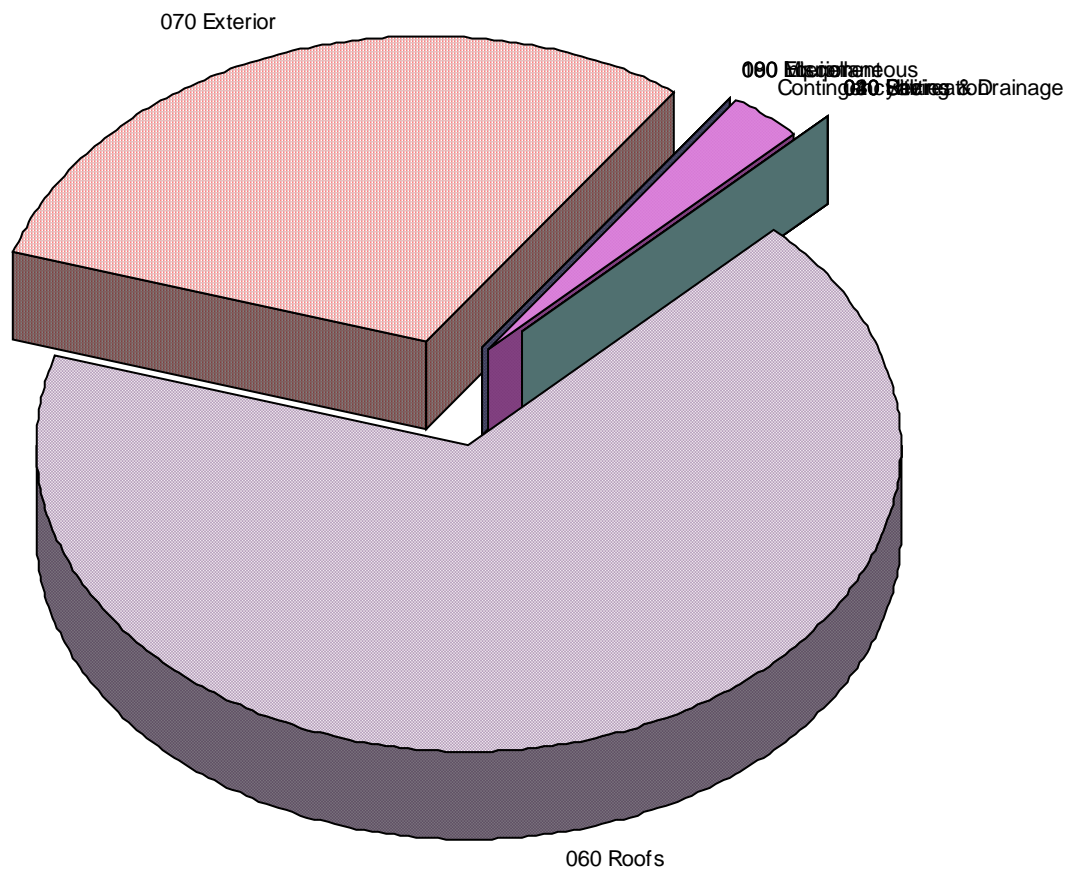
	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Roofs - Shingle, Replace, PH 1 & 2	\$40,352.43	\$1,418.28	\$25.68	\$1,443.96
Sub Total	\$40,352.43	\$1,655.91	\$27.16	\$1,683.07
070 Exterior				
Painting - Exterior Ph 1 & 2	\$0.00	\$262.78	\$1.64	\$264.42
Painting - Exterior Ph. 3	\$0.00	\$95.38	\$0.60	\$95.97
Painting - Water Storage Tank	\$17,900.00	\$0.00	\$0.00	\$0.00
Window and Door Replacement	\$0.00	\$108.29	\$0.67	\$108.96
Sub Total	\$17,900.00	\$466.45	\$2.91	\$469.36
080 Interior				
Kitchen Renovation - Residential Grade	\$0.00	\$78.60	\$0.49	\$79.09
Restrooms - Renovation	\$0.00	\$45.10	\$0.28	\$45.39
Sub Total	\$0.00	\$123.70	\$0.78	\$124.48
090 Equipment				
HVAC - Split System	\$0.00	\$45.26	\$0.28	\$45.54
Pumps - Replace	\$0.00	\$51.53	\$0.32	\$51.85
Sub Total	\$0.00	\$96.79	\$0.61	\$97.39
100 Miscellaneous				
EXCLUDED	\$0.00	\$0.00	\$0.00	\$0.00
Mailboxes - Replace	\$0.00	\$25.72	\$0.16	\$25.88
Sub Total	\$0.00	\$25.72	\$0.16	\$25.88
Contingency	\$1,747.57	\$138.71	\$1.59	\$140.31
Total	\$60,000.00	\$4,762.50	\$47.29	\$4,809.79

Shoreline Marina Condominium Property Owners Association, Inc.

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category

Distribution of Current Reserve Fund

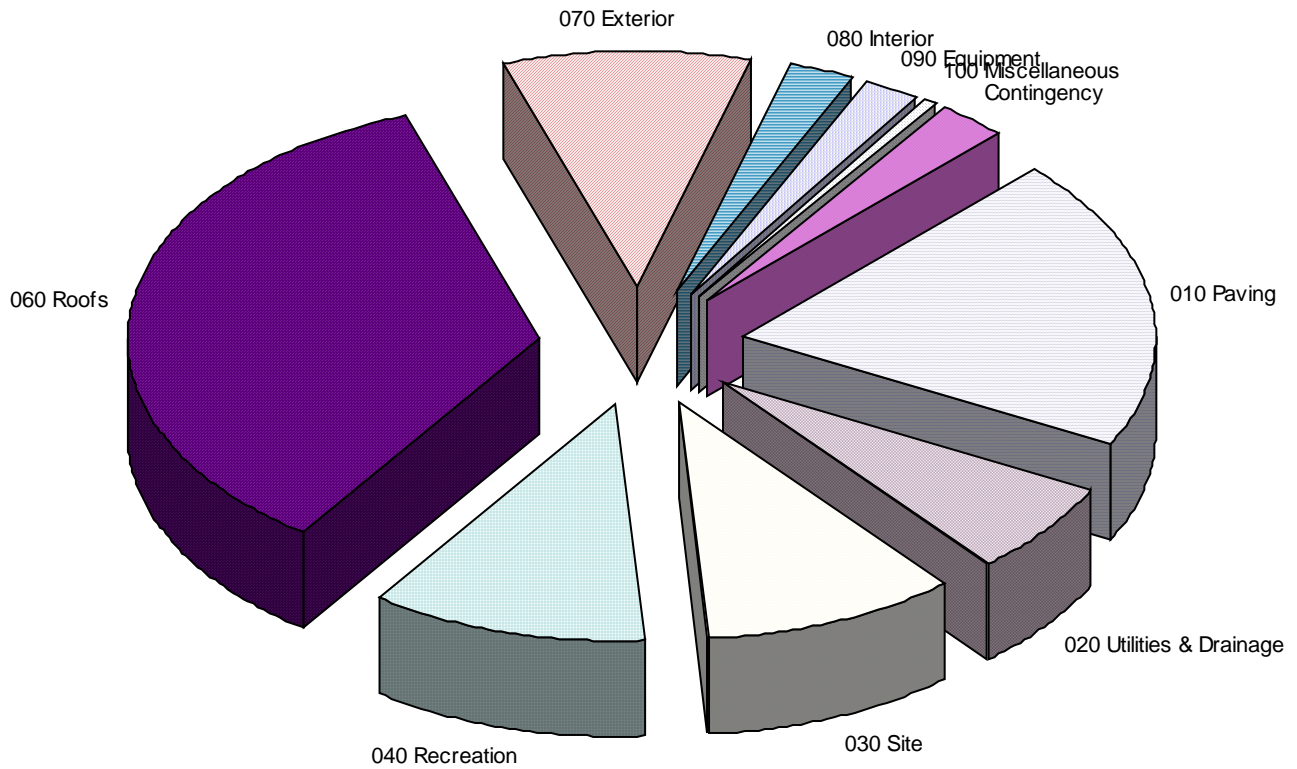


Shoreline Marina Condominium Property Owners Association, Inc.

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category

Monthly Member Contribution



Shoreline Marina Condominium Property Owners Association, Inc.

Annual Expenditure Detail

Sorted by Description

2020 Fiscal Year

Painting - Water Storage Tank	\$17,900.00
Sub Total	\$17,900.00

2021 Fiscal Year

Roofs - Shingle, Replace, PH 1 & 2	\$87,305.40
Sub Total	\$87,305.40

2022 Fiscal Year

Asphalt Paving - Repairs, Parking Lot	\$24,332.23
Asphalt Paving - Sealing, Parking Lot	\$4,547.59
Kitchen Renovation - Residential Grade	\$5,253.13
Railing - Replace, Site	\$7,970.38
Septic System - Pump Out	\$5,515.78
Tennis Courts - Corner Repair	\$7,144.25
Tennis Courts - Resurfacing	\$10,289.82
Sub Total	\$65,053.17

2024 Fiscal Year

Fencing - Chain Link Fabric	\$16,292.28
Landscaping - Refurbish	\$6,915.79
Pool - Cover, Safety	\$12,341.07
Pumps - Replace	\$7,119.59
Roofs - Shingle, Replace Ph. 3 & Pool House	\$32,831.81
Sub Total	\$75,500.54

2025 Fiscal Year

HVAC - Split System	\$7,947.01
Painting - Exterior Ph 1 & 2	\$46,143.26
Restrooms - Renovation	\$7,919.86
Window and Door Replacement	\$19,014.45
Sub Total	\$81,024.58

2026 Fiscal Year

Asphalt Paving - Sealing, Parking Lot	\$5,019.69
Lighting - Pole Fixtures	\$17,743.31
Mailboxes - Replace	\$5,510.49
Site Drainage - Repairs or Regrading, Allowance	\$7,155.81
Sub Total	\$35,429.30

Shoreline Marina Condominium Property Owners Association, Inc.

Annual Expenditure Detail

Sorted by Description

2027 Fiscal Year

Asphalt Paving - Repaving, Parking	\$60,820.18
Painting - Exterior Ph. 3	\$24,239.63
Pool - Replaster & Tile Replacement	\$21,466.00
Septic System - Pump Out	\$6,240.60

Sub Total \$112,766.41

2028 Fiscal Year

Tennis Courts - Resurfacing	\$11,933.04
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Sub Total \$11,933.04

2029 Fiscal Year

Asphalt Paving - Repairs, Streets	\$12,434.81
Asphalt Paving - Repaving, Streets	\$82,415.15
Landscaping - Refurbish	\$7,824.58
Sewer Laterals - Repairs	\$6,840.52

Sub Total \$109,515.07

2030 Fiscal Year

Asphalt Paving - Sealing, Parking Lot	\$5,540.79
Pumps - Replace	\$8,256.55
Water Supply - Conversion to WVWA	\$38,402.54

Sub Total \$52,199.88

2031 Fiscal Year

Pool - Deck, Replace	\$22,594.13
Septic System - Tank & Leach Field Repairs	\$11,021.53
Storm System - Repairs	\$15,485.33

Sub Total \$49,100.99

2032 Fiscal Year

Asphalt Paving - Repairs, Parking Lot	\$31,147.31
Pool Area - Furniture	\$13,179.91
Septic System - Pump Out	\$7,060.67
Site Drainage - Repairs or Regrading, Allowance	\$8,298.55

Sub Total \$59,686.43

2033 Fiscal Year

Painting - Exterior Ph 1 & 2	\$56,221.09
Signage - Monument, Replace	\$8,960.32

Shoreline Marina Condominium Property Owners Association, Inc.

Annual Expenditure Detail

Sorted by Description

Sub Total	\$65,181.41
2034 Fiscal Year	
Asphalt Paving - Sealing, Parking Lot	\$6,116.00
Landscaping - Refurbish	\$8,852.79
Pool - Filter	\$2,825.95
Tennis Courts - Resurfacing	\$13,838.67
Sub Total	\$31,633.41
2035 Fiscal Year	
Painting - Exterior Ph. 3	\$29,533.64
Sub Total	\$29,533.64
2036 Fiscal Year	
Pool - Cover, Safety	\$16,597.37
Pumps - Replace	\$9,575.06
Septic System - Tank & Leach Field Repairs	\$12,469.85
Sub Total	\$38,642.28
2037 Fiscal Year	
HVAC - Split System	\$10,687.85
Restrooms - Renovation	\$10,651.33
Septic System - Pump Out	\$7,988.50
Sub Total	\$29,327.67
2038 Fiscal Year	
Asphalt Paving - Sealing, Parking Lot	\$6,750.92
Site Drainage - Repairs or Regrading, Allowance	\$9,623.77
Sub Total	\$16,374.69
2039 Fiscal Year	
Asphalt Paving - Repairs, Streets	\$15,917.61
Landscaping - Refurbish	\$10,016.12
Pool - Replaster & Tile Replacement	\$28,869.38
Sewer Laterals - Repairs	\$8,756.45
Sub Total	\$63,559.57
2040 Fiscal Year	
Tennis Courts - Resurfacing	\$16,048.61
Sub Total	\$16,048.61

Shoreline Marina Condominium Property Owners Association, Inc.

Annual Expenditure Detail

Sorted by Description

2041 Fiscal Year

Painting - Exterior Ph 1 & 2	\$68,499.93
Roofs - Shingle, Replace, PH 1 & 2	\$143,060.06
Septic System - Tank & Leach Field Repairs	\$14,108.49
Storm System - Repairs	\$19,822.53

Sub Total \$245,491.02

2042 Fiscal Year

Asphalt Paving - Repairs, Parking Lot	\$39,871.19
Asphalt Paving - Sealing, Parking Lot	\$7,451.75
Pumps - Replace	\$11,104.14
Septic System - Pump Out	\$9,038.25

Sub Total \$67,465.32

2043 Fiscal Year

Painting - Exterior Ph. 3	\$35,983.87
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Sub Total \$35,983.87

2044 Fiscal Year

Landscaping - Refurbish	\$11,332.33
Pool Area - Furniture	\$17,725.51
Retaining Wall - Repairs	\$112,038.56
Roofs - Shingle, Replace Ph. 3 & Pool House	\$53,798.74
Site Drainage - Repairs or Regrading, Allowance	\$11,160.62

Sub Total \$206,055.77

2046 Fiscal Year

Asphalt Paving - Sealing, Parking Lot	\$8,225.34
Railing - Replace, Site	\$14,416.23
Septic System - Tank & Leach Field Repairs	\$15,962.46
Tennis Courts - Resurfacing	\$18,611.47

Sub Total \$57,215.49

2047 Fiscal Year

Asphalt Paving - Repaving, Parking	\$99,660.94
Kitchen Renovation - Residential Grade	\$9,739.00
Septic System - Pump Out	\$10,225.95

Sub Total \$119,625.89

2048 Fiscal Year

Mailboxes - Replace	\$9,486.71
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Shoreline Marina Condominium Property Owners Association, Inc.

Annual Expenditure Detail

Sorted by Description

Pool - Cover, Safety	\$22,321.61
Pumps - Replace	\$12,877.39
Sub Total	\$44,685.71
2049 Fiscal Year	
Asphalt Paving - Repairs, Streets	\$20,375.89
Asphalt Paving - Repaving, Streets	\$135,046.82
Fencing - Chain Link Fabric	\$30,204.97
HVAC - Split System	\$14,373.97
Landscaping - Refurbish	\$12,821.49
Painting - Exterior Ph 1 & 2	\$83,460.52
Restrooms - Renovation	\$14,324.85
Sewer Laterals - Repairs	\$11,208.99
Sub Total	\$321,817.50

Shoreline Marina Condominium Property Owners Association, Inc.

Projections

Directed Cash Flow Calculation Method

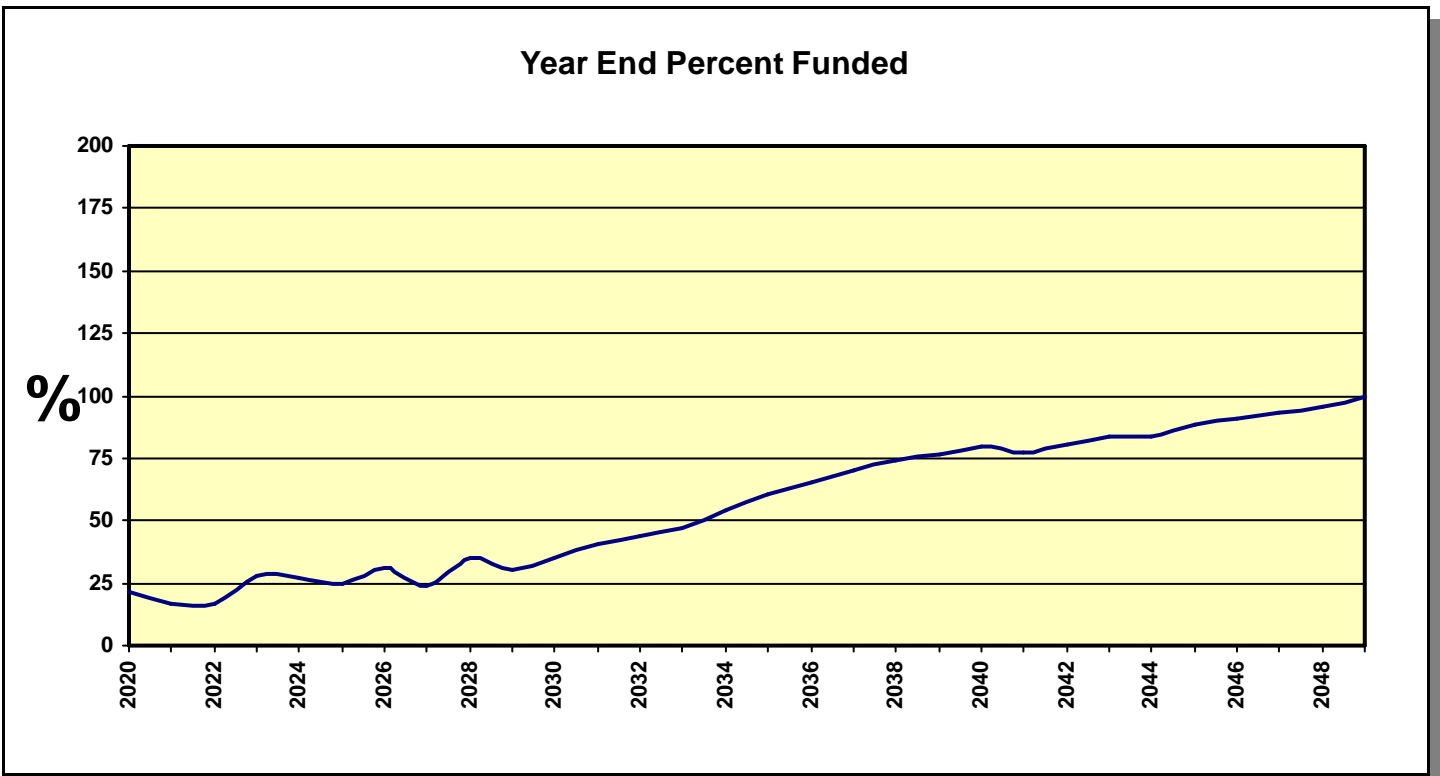
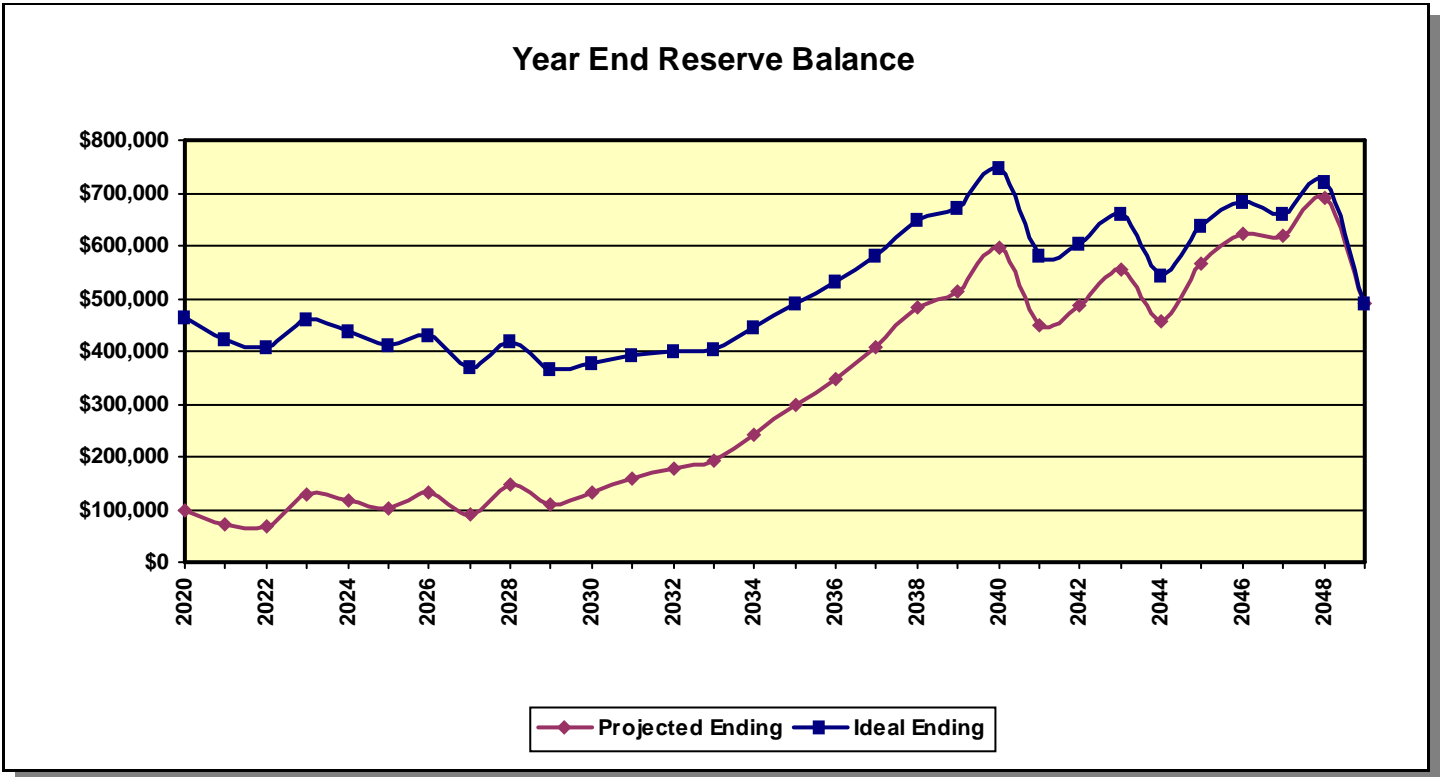
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2020	\$60,000	\$57,150	\$567	\$17,900	\$99,817	\$464,701	21%
2021	\$99,817	\$58,579	\$327	\$87,305	\$71,418	\$422,946	17%
2022	\$71,418	\$60,043	\$281	\$65,053	\$66,689	\$407,526	16%
2023	\$66,689	\$61,544	\$789	\$0	\$129,022	\$461,468	28%
2024	\$129,022	\$63,083	\$685	\$75,501	\$117,289	\$438,378	27%
2025	\$117,289	\$64,660	\$547	\$81,025	\$101,472	\$409,511	25%
2026	\$101,472	\$66,276	\$801	\$35,429	\$133,121	\$429,425	31%
2027	\$133,121	\$67,933	\$428	\$112,766	\$88,715	\$370,710	24%
2028	\$88,715	\$69,632	\$903	\$11,933	\$147,317	\$418,222	35%
2029	\$147,317	\$71,373	\$586	\$109,515	\$109,760	\$367,125	30%
2030	\$109,760	\$73,157	\$757	\$52,200	\$131,474	\$375,692	35%
2031	\$131,474	\$74,986	\$970	\$49,101	\$158,329	\$392,871	40%
2032	\$158,329	\$76,860	\$1,112	\$59,686	\$176,616	\$400,795	44%
2033	\$176,616	\$78,782	\$1,226	\$65,181	\$191,442	\$404,643	47%
2034	\$191,442	\$80,751	\$1,636	\$31,633	\$242,196	\$445,572	54%
2035	\$242,196	\$82,770	\$2,083	\$29,534	\$297,516	\$491,346	61%
2036	\$297,516	\$84,839	\$2,475	\$38,642	\$346,188	\$530,293	65%
2037	\$346,188	\$86,960	\$2,965	\$29,328	\$406,786	\$581,735	70%
2038	\$406,786	\$89,134	\$3,585	\$16,375	\$483,130	\$649,866	74%
2039	\$483,130	\$91,363	\$3,836	\$63,560	\$514,769	\$671,657	77%
2040	\$514,769	\$93,647	\$4,502	\$16,049	\$596,870	\$745,969	80%
2041	\$596,870	\$95,988	\$3,286	\$245,491	\$450,653	\$581,766	77%
2042	\$450,653	\$98,388	\$3,560	\$67,465	\$485,136	\$603,317	80%
2043	\$485,136	\$100,848	\$4,118	\$35,984	\$554,117	\$660,599	84%
2044	\$554,117	\$103,369	\$3,287	\$206,056	\$454,717	\$541,765	84%
2045	\$454,717	\$105,953	\$4,183	\$0	\$564,853	\$639,558	88%
2046	\$564,853	\$108,602	\$4,633	\$57,215	\$620,873	\$681,496	91%
2047	\$620,873	\$111,317	\$4,591	\$119,626	\$617,155	\$660,753	93%
2048	\$617,155	\$114,100	\$5,193	\$44,686	\$691,762	\$720,821	96%
2049	\$691,762	\$116,952	\$3,521	\$321,818	\$490,417	\$492,078	100%

NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Shoreline Marina Condominium Property Owners Association, Inc.

Projection Charts

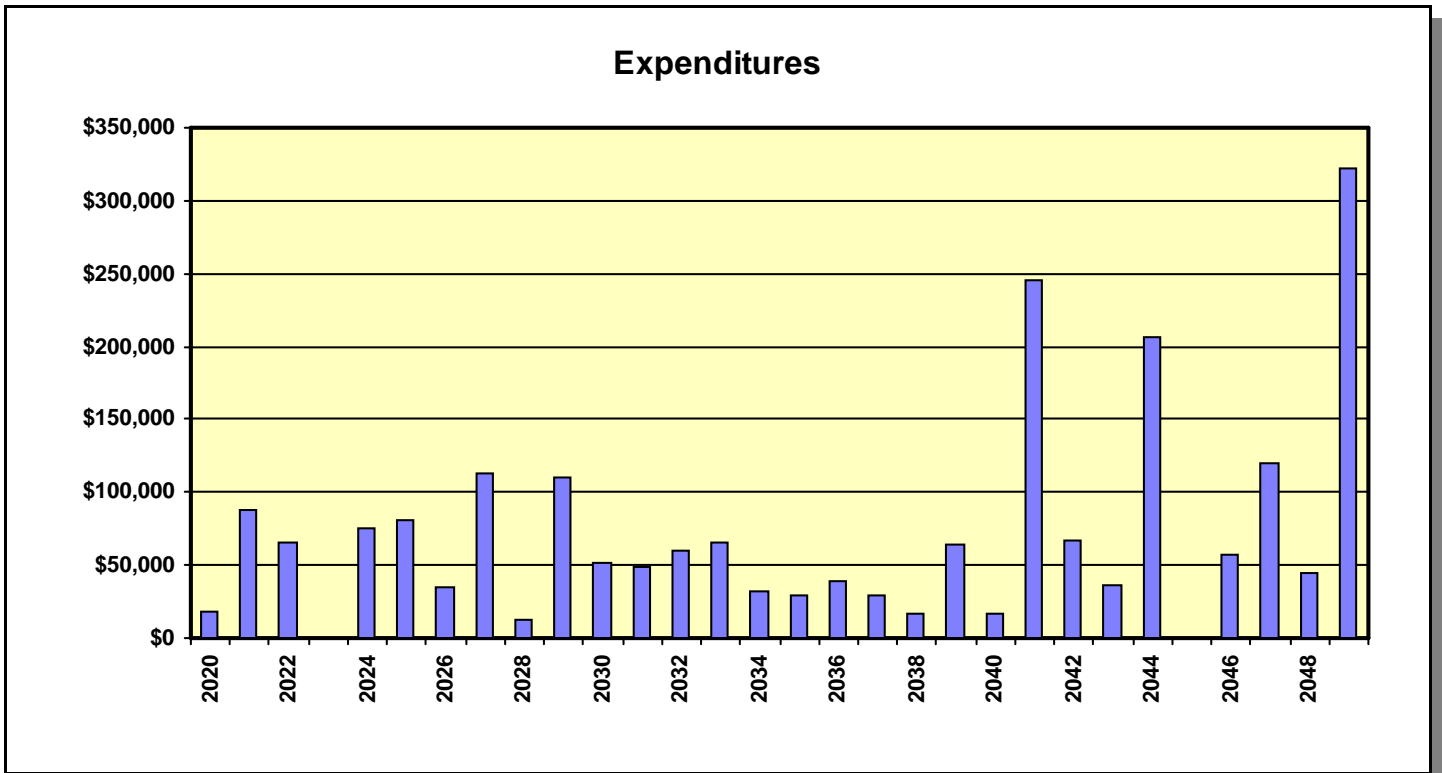
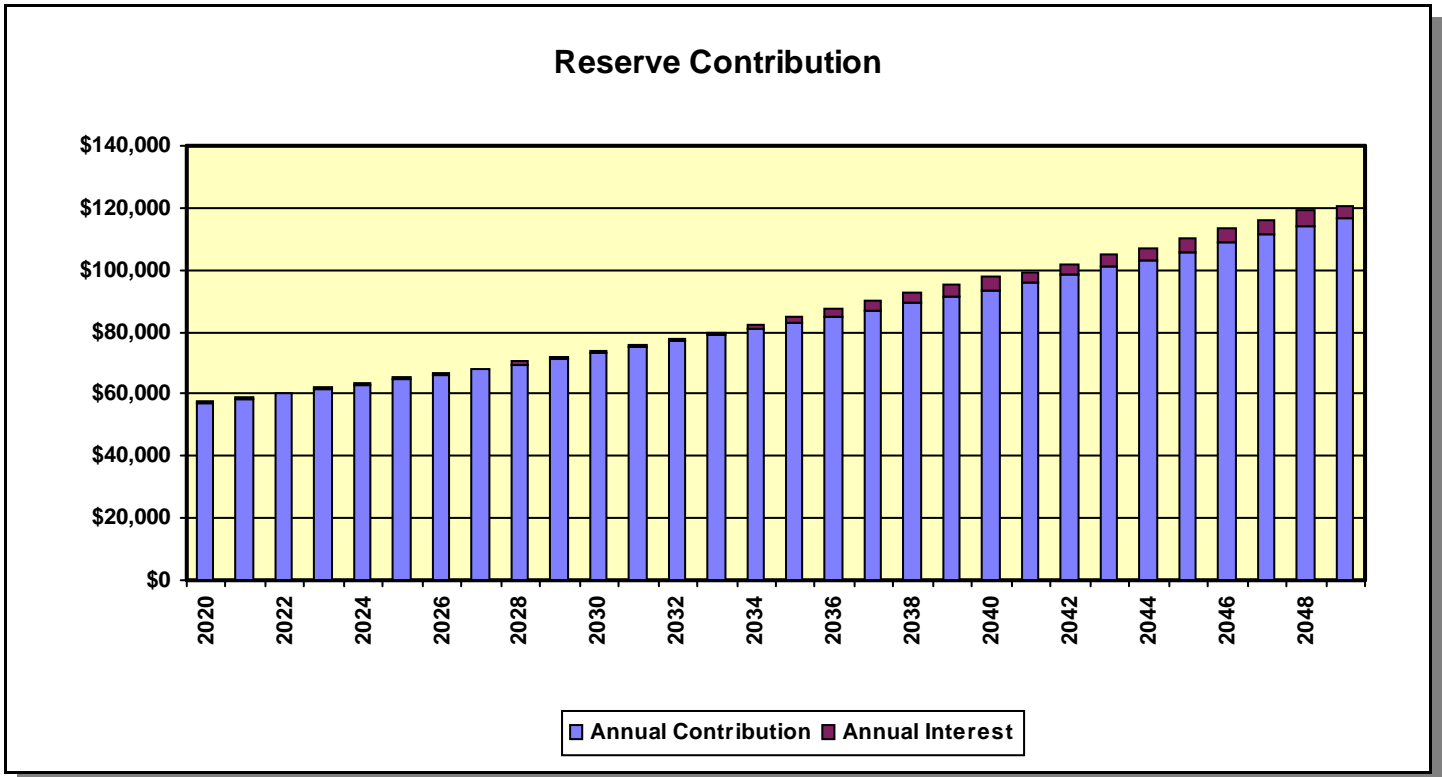
Directed Cash Flow Calculation Method



Shoreline Marina Condominium Property Owners Association, Inc.

Projection Charts

Directed Cash Flow Calculation Method



Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Paving - Repairs, Parking Lot

Category	010 Paving	Quantity	2,502 sq. yds.
		Unit Cost	\$61.710
		% of Replacement	15.00%
		Current Cost	\$23,159.76
Placed In Service	01/89	Future Cost	\$24,332.23
Useful Life	10		
Adjustment	+23	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$364.07
Replacement Year	2022	Monthly Interest Contribution	\$2.27
		Total Monthly Contribution	\$366.35

Comments:

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

marina (50% of total) parking	1,368 sq. yds.
homeowner parking	<u>1,134 sq. yds.</u>
	2,502 sq. yds.

Asphalt Paving - Repairs, Streets

Category	010 Paving	Quantity	6,454 sq. yds.
		Unit Cost	\$61.710
		% of Replacement	2.50%
		Current Cost	\$9,956.91
Placed In Service	01/02	Future Cost	\$12,434.81
Useful Life	10		
Adjustment	+17	Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$36.81
Replacement Year	2029	Monthly Interest Contribution	\$0.23
		Total Monthly Contribution	\$37.04

Comments:

It is assumed that the Marina will cover 1/2 the repairs for a total of 5% of the total surface area. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Paving - Repaving, Parking

Category	010 Paving	Quantity	2,502 sq. yds.
		Unit Cost	\$20.450
		% of Replacement	100.00%
		Current Cost	\$51,165.90
Placed In Service	01/89	Future Cost	\$60,820.18
Useful Life	20		
Adjustment	+18	Assigned Reserves at FYB	\$0.00
Remaining Life	7	Monthly Member Contribution	\$239.32
Replacement Year	2027	Monthly Interest Contribution	\$1.49
		Total Monthly Contribution	\$240.81

Comments:

The parking sections are in poor condition, however due to the limited funds the board has opted to make repairs and to repave in the future. Slight adjustment has been made from previous quantities. Study now reflects sq. yds. instead of sq. ft. Additionally, drive lane section of parking lot had previously been included under the street quantities. More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

marina (50% of total) parking	1,368 sq. yds.
homeowner parking	<u>1,134</u> sq. yds.
	2,502 sq. yds.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Asphalt Paving - Repaving, Streets

Category	010 Paving	Quantity	6,454 sq. yds.
		Unit Cost	\$20.450
		% of Replacement	50.00%
		Current Cost	\$65,992.15
Placed In Service	01/02	Future Cost	\$82,415.15
Useful Life	20		
Adjustment	+7	Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$243.96
Replacement Year	2029	Monthly Interest Contribution	\$1.52
		Total Monthly Contribution	\$245.48

Comments:

Unlike the parking sections, the road is in good condition. HOA is responsible for 1/2 of the streets. More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Asphalt Paving - Sealing, Parking Lot

Category	010 Paving	Quantity	2,502 sq. yds.
		Unit Cost	\$1.730
		% of Replacement	100.00%
		Current Cost	\$4,328.46
Placed In Service	01/14	Future Cost	\$4,547.59
Useful Life	4		
Adjustment	+4	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$68.04
Replacement Year	2022	Monthly Interest Contribution	\$0.43
		Total Monthly Contribution	\$68.47

Comments:

More information about this asset and comments listed here can be found at the back of the report under Materials Summary. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

marina (50% of total) parking	1,368 sq. yds.
homeowner parking	1,134 sq. yds.
	2,502 sq. yds.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Septic System - Pump Out

Category	020 Utilities & Drainage	Quantity	15 tanks
		Unit Cost	\$350.000
		% of Replacement	100.00%
		Current Cost	\$5,250.00
Placed In Service	08/17	Future Cost	\$5,515.78
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$82.53
Replacement Year	2022	Monthly Interest Contribution	\$0.52
		Total Monthly Contribution	\$83.05

Comments:

Septic System - Tank & Leach Field Repairs

Category	020 Utilities & Drainage	Quantity	15 tanks
		Unit Cost	\$5,600.000
		% of Replacement	10.00%
		Current Cost	\$8,400.00
Placed In Service	01/86	Future Cost	\$11,021.53
Useful Life	5		
Adjustment	+40	Assigned Reserves at FYB	\$0.00
Remaining Life	11	Monthly Member Contribution	\$25.82
Replacement Year	2031	Monthly Interest Contribution	\$0.16
		Total Monthly Contribution	\$25.98

Comments:

All except one are gravity fed. Glen with Tidy Services indicated that the field and tanks are in good condition.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Sewer Laterals - Repairs

Category	020 Utilities & Drainage	Quantity	1 total
		Unit Cost	\$54,774.000
		% of Replacement	10.00%
		Current Cost	\$5,477.40
Placed In Service	01/19	Future Cost	\$6,840.52
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	9	Monthly Member Contribution	\$20.25
Replacement Year	2029	Monthly Interest Contribution	\$0.13
		Total Monthly Contribution	\$20.37

Comments:

34 sewer laterals (estimated)	@	\$1,611.00	=	<u>\$54,774.00</u>
		TOTAL	=	\$54,774.00

This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Site Drainage - Repairs or Regrading, Allowance

Category	020 Utilities & Drainage	Quantity	1 allowance
		Unit Cost	\$6,170.434
		% of Replacement	100.00%
		Current Cost	\$6,170.43
Placed In Service	01/20	Future Cost	\$7,155.81
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$33.40
Replacement Year	2026	Monthly Interest Contribution	\$0.21
		Total Monthly Contribution	\$33.61

Comments:

Cost covers potential repairs to concrete swales, downspout extensions, underground pipe that pickup downspout runoff, and to correct grade and drainage issues. Underground pipe is frequently a single wall polyethylene pipe, which is quite fragile and easily damaged inadvertently by lawn equipment or parked cars.

This is an allowance, actual cost may differ significantly. This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

Parking area for Phase 3 building appears to be experiencing some difficulty with properly draining rain water. Storm curb at Phase 3 appears to have a void forming underneath it.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Storm System - Repairs

Category	020 Utilities & Drainage	Quantity	1 total
		Unit Cost	\$35,409.730
		% of Replacement	33.33%
		Current Cost	\$11,802.06
		Future Cost	\$15,485.33
Placed In Service	01/86	Assigned Reserves at FYB	\$0.00
Useful Life	10	Monthly Member Contribution	\$36.27
Adjustment	+35	Monthly Interest Contribution	\$0.23
Remaining Life	11	Total Monthly Contribution	\$36.50
Replacement Year	2031		

Comments:

Location of pipe and junction boxes could not beThis asset refers to storm system located along the streets or parking lot. Due to the difficulty with locating and identifying drainage systems around buildings or in natural areas, an allowance maybe included in a separate asset.

437 lin. ft. of metal pipe	@	\$59.29	=	\$25,909.73
1 allowance, curb inlets	@	\$9,500.00	=	<u>\$9,500.00</u>
		TOTAL	=	\$35,409.73

This allowance funds for relining storm pipe with an epoxy coated liner (popularly called Cured In Place Pipe), replacement of pipe sections, or some method of repairing the pipe. Does not include retention pond risers, or storm boxes. This allowance include storm pipe or pond outflow pipe that is outside of the right of way.

This asset is partially or fully, buried or concealed. Since a reserve analysis includes a visual observation only it is impossible to accurately identify, measure or quantify, estimated useful life or cost for any assets that are partially or fully concealed or buried. Although these items may be included in the reserve analysis, Reserve Professionals is not responsible for any discrepancies that may exist between the study and actual conditions or responsible for an omission of such item.

We have included an allowance for this asset, which can be adjusted as the board wishes. Depending on the quality of material and installation, and site conditions, there may be more or no repairs required. The quantities and cost are estimates only. The actual amount of pipe that may need to be relined is difficult to determine and outside the scope of a reserve study. If properly connected, bedded and backfilled pipe can last a considerable amount of time. If the pipe rests on a stone base, ground water maybe utilizing the stone as a pathway, possibly eroding this subbase. Additionally, the soil conditions can affect the rate which the pipe corrodes.

Relining a pipe involves running an epoxy coated sleeve through the existing pipe. Pressurized air pumped through the sleeve forces the sleeve to expand. The sleeve sticks to the inside wall of the existing pipe. The pipe will cure and create a new liner. The cost is typically less that pipe replacement and eliminates the need for excavation or tearing up roads or other hardscapes.

Curb inlets and area drains are either precast or built with brick and mortar. Depending on the type of brick and mortar and the quality of construction, brick and mortar boxes are more likely to fail. The floor of the storm boxes should be level with

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Keep vegetation, leaves, and other debris clear of inlet or grate. Fallen leaves have a habit of clogging area drains. The best time to inspect the storm drains is after a storm. Any localized flooding should be investigated further.

Contractor should protect surrounding landscaping and reseed disturbed areas. Replacing damaged or removed asphalt should be included in the contract. Don't let contractor convince you that a cold patch is acceptable.

Water Supply - Conversion to WVWA			One Time Replacement
Category	020 Utilities & Drainage	Quantity	1 allowance
		Unit Cost	\$30,000.000
		% of Replacement	100.00%
		Current Cost	\$30,000.00
Placed In Service	01/86	Future Cost	\$38,402.54
Useful Life	44		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$100.61
Replacement Year	2030	Monthly Interest Contribution	\$0.63
		Total Monthly Contribution	\$101.24

Comments:

Cost is based on conversation with Falwell Corporation to convert the community from well system to West Virginia Water Authority- NOT to replace the water tank with a newer tank. It is our understanding that this would include the cost to demolish and remove the tank and accompanying equipment.

Fencing - Chain Link Fabric			
Category	030 Site	Quantity	360 lin. ft.
		Unit Cost	\$41.000
		% of Replacement	100.00%
		Current Cost	\$14,760.00
Placed In Service	01/86	Future Cost	\$16,292.28
Useful Life	25		
Adjustment	+13	Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$117.92
Replacement Year	2024	Monthly Interest Contribution	\$0.73
		Total Monthly Contribution	\$118.65

Comments:

Located at the tennis courts. Cost is for the replacement of the fabric, not posts. Double cost to include posts. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Landscaping - Refurbish

Category	030 Site	Quantity	1 total
		Unit Cost	\$6,265.363
		% of Replacement	100.00%
		Current Cost	\$6,265.36
Placed In Service	01/19	Future Cost	\$6,915.79
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$50.05
Replacement Year	2024	Monthly Interest Contribution	\$0.31
		Total Monthly Contribution	\$50.37

Comments:

This is an allowance which may be adjusted as the board wishes. The allowance for repairs will need to increase as time passes. If the community has an irrigation system exists, it is assumed that it will not need to be replaced

May also include tree removal.

Lighting - Pole Fixtures

Category	030 Site	Quantity	17 total
		Unit Cost	\$900.000
		% of Replacement	100.00%
		Current Cost	\$15,300.00
Placed In Service	01/86	Future Cost	\$17,743.31
Useful Life	25		
Adjustment	+15	Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$82.82
Replacement Year	2026	Monthly Interest Contribution	\$0.52
		Total Monthly Contribution	\$83.34

Comments:

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Railing - Replace, Site

Category	030 Site	Quantity	1 total
		Unit Cost	\$7,586.320
		% of Replacement	100.00%
		Current Cost	\$7,586.32
		Future Cost	\$7,970.38
Placed In Service	01/86		
Useful Life	24		
Adjustment	+12	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$119.26
Replacement Year	2022	Monthly Interest Contribution	\$0.75
		Total Monthly Contribution	\$120.00

Comments:

Some movement noted when walking along stairs. Quantity is estimated. Prior study omitted railing along back of a building.

157 lin. ft. of wood railing	@	\$36.76	=	\$5,771.32
1 staircase	@	\$1,815.00	=	\$1,815.00
		TOTAL	=	\$7,586.32

Retaining Wall - Repairs

Category	030 Site	Quantity	1 total
		Unit Cost	\$61,943.360
		% of Replacement	100.00%
		Current Cost	\$61,943.36
		Future Cost	\$112,038.56
Placed In Service	01/14		
Useful Life	30		
		Assigned Reserves at FYB	\$0.00
Remaining Life	24	Monthly Member Contribution	\$96.58
Replacement Year	2044	Monthly Interest Contribution	\$0.60
		Total Monthly Contribution	\$97.18

Comments:

Repairs were performed in 2014. We are unaware if an engineer has inspected the walls since work has been performed.

560 sq. ft. of segmental block	@	\$38.38	=	\$21,492.80
1,104 sq. ft. of cast in place concrete	@	\$36.64	=	\$40,450.56
		TOTAL	=	\$61,943.36

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Signage - Monument, Replace

Category	030 Site	Quantity	1 allowance
		Unit Cost	\$6,500.000
		% of Replacement	100.00%
		Current Cost	\$6,500.00
Placed In Service	01/09	Future Cost	\$8,960.32
Useful Life	24		
		Assigned Reserves at FYB	\$0.00
Remaining Life	13	Monthly Member Contribution	\$17.17
Replacement Year	2033	Monthly Interest Contribution	\$0.11
		Total Monthly Contribution	\$17.28

Comments:

Paint sign as needed. Urethane can last a long time, but is brittle and will damage easily.

Pool - Cover, Safety

Category	040 Recreation	Quantity	1,848 sq. ft.
		Unit Cost	\$6.050
		% of Replacement	100.00%
		Current Cost	\$11,180.40
Placed In Service	01/12	Future Cost	\$12,341.07
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$89.32
Replacement Year	2024	Monthly Interest Contribution	\$0.56
		Total Monthly Contribution	\$89.88

Comments:

Due to safety concerns, safety cover should be replaced if straps are frayed, threads are coming apart, or appears worn or weathered. Proper care of safety cover involves draining and drying out, folding and storing on a palette to allow air circulation. Avoid dragging the cover to avoid creating holes in fabric.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Deck, Replace

Category	040 Recreation	Quantity	2,870 total
		Unit Cost	\$12.000
		% of Replacement	50.00%
		Current Cost	\$17,220.00
		Future Cost	\$22,594.13
Placed In Service	01/86	Assigned Reserves at FYB	\$0.00
Useful Life	25	Monthly Member Contribution	\$52.92
Adjustment	+20	Monthly Interest Contribution	\$0.33
Remaining Life	11	Total Monthly Contribution	\$53.25
Replacement Year	2031		

Comments:

The cost of this allowance is based on the replacement value of a percentage of the total site concrete; however, the actual means of remedying any deficiencies is not limited to simply replacing concrete. Although excluded, the community maybe financially responsible for repairs of sidewalk located along a publicly maintained road,

Concrete repairs are rarely urgent, and many communities can wait extended period of time without having to address concrete issues. One aspect that should be addressed are tripping hazards. Most municipalities allow a maximum of a 1" difference in elevation from the edge of one sidewalk panel to the next. Anything greater constitutes a tripping hazard and should be corrected.

Sidewalk or curb that have shifted more than 1" relative to another section, can be ground down, although the result is not visually appealing. Another option in correcting elevation issues involves pumping either urethane foam or a concrete slurry below the lower panel, forcing it to rise. More expensive is the demolition and replacement of sidewalk or curb, but the new concrete will not match existing concrete.

Spalling occurs when moisture gets into the concrete and the ice expands busting through to the surface. It is common to see the entire surface of a sidewalk panel disintegrate. Pitting is similar to spalling, but looks like you would imagine. Both are common in sidewalk that was over finished, but there can be multiple culprits. Air entrained concrete meant to prevent spalling, may not have been used by the original contractor. There are a number of products designed to patch spalled concrete including polymer-modified cement and epoxy. Surface preparation is critical for overlaying the damaged sidewalk, and if moisture is still present the overlay will fail.

Many minor cracks should simply be left alone or caulked if wide enough.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool - Filter

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$2,000.00
		% of Replacement	100.00%
		Current Cost	\$2,000.00
Placed In Service	01/12	Future Cost	\$2,825.95
Useful Life	22		
		Assigned Reserves at FYB	\$0.00
Remaining Life	14	Monthly Member Contribution	\$4.95
Replacement Year	2034	Monthly Interest Contribution	\$0.03
		Total Monthly Contribution	\$4.98

Comments:

Pool - Replaster & Tile Replacement

Category	040 Recreation	Quantity	1 pool
		Unit Cost	\$18,058.600
		% of Replacement	100.00%
		Current Cost	\$18,058.60
Placed In Service	01/15	Future Cost	\$21,466.00
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	7	Monthly Member Contribution	\$84.46
Replacement Year	2027	Monthly Interest Contribution	\$0.53
		Total Monthly Contribution	\$84.99

Comments:

It is assumed that the pool shell will last indefinitely, although pool shells are occasionally replaced at great expense. Please advise if the board would like to include shell replacement in the study.

2,310 sq. ft. of replastering	@	\$5.24	=	\$12,104.40
180 lin. ft. of water line tile	@	\$29.00	=	\$5,220.00
20 lin. ft. coping tile (10%)	@	\$36.71	=	\$734.20
		TOTAL	=	\$18,058.60

Useful life of plaster is directly dependent on quality of maintenance and careful calibration of chemicals. Care should be taken to provide sufficient calcium to pool water to prevent the pool from eating tile grout. Replace any hollow sounding tile at time of replaster.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pool Area - Furniture

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$9,800.00
		% of Replacement	100.00%
		Current Cost	\$9,800.00
Placed In Service	01/20	Future Cost	\$13,179.91
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	12	Monthly Member Contribution	\$27.83
Replacement Year	2032	Monthly Interest Contribution	\$0.17
		Total Monthly Contribution	\$28.00

Comments:

Tennis Courts - Corner Repair

One Time Replacement

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$6,800.00
		% of Replacement	100.00%
		Current Cost	\$6,800.00
Placed In Service	01/08	Future Cost	\$7,144.25
Useful Life	6		
Adjustment	+8	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$106.90
Replacement Year	2022	Monthly Interest Contribution	\$0.67
		Total Monthly Contribution	\$107.56

Comments:

Cost is based on previous study, which was able to confirm cost to stabilize the far corner of the court. This work has not been performed yet. The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Tennis Courts - Resurfacing

Category	040 Recreation	Quantity	1 total
		Unit Cost	\$9,794.00
		% of Replacement	100.00%
		Current Cost	\$9,794.00
Placed In Service	01/08	Future Cost	\$10,289.82
Useful Life	6		
Adjustment	+8	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$153.96
Replacement Year	2022	Monthly Interest Contribution	\$0.96
		Total Monthly Contribution	\$154.93

Comments:

Tennis courts are in poor condition. Board has previously opted to omit the rebuilding of the court. Cost is for resurfacing a single court. The lower court. We have not included funds for an maintenance of the upper court per client instructions. We have also not included funding for rebuilding of the court per client instructions.

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

7,200 sq. ft. surface coat	@	\$0.49	=	\$3,528.00
1 allowance repairs	@	\$6,266.00	=	\$6,266.00
		TOTAL	=	\$9,794.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Roofs - Shingle, Replace Ph. 3 & Pool House

Category	060 Roofs	Quantity	8,800 sq. ft.
		Unit Cost	\$3.380
		% of Replacement	100.00%
		Current Cost	\$29,744.00
Placed In Service	01/04	Future Cost	\$32,831.81
Useful Life	20		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$237.63
Replacement Year	2024	Monthly Interest Contribution	\$1.49
		Total Monthly Contribution	\$239.11

Comments:

Limited visual access prevented investigation of likely problem areas like the ridge line, valleys, and flashing.

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

Roofs - Shingle, Replace, PH 1 & 2

Category	060 Roofs	Quantity	25,200 sq. ft.
		Unit Cost	\$3.380
		% of Replacement	100.00%
		Current Cost	\$85,176.00
Placed In Service	01/01	Future Cost	\$87,305.40
Useful Life	20		
		Assigned Reserves at FYB	\$40,352.43
Remaining Life	1	Monthly Member Contribution	\$1,418.28
Replacement Year	2021	Monthly Interest Contribution	\$25.68
		Total Monthly Contribution	\$1,443.96

Comments:

Limited visual access prevented investigation of likely problem areas like the ridge line, valleys, and flashing.

More information about this asset and comments listed here can be found at the back of the report under Materials Summary.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Painting - Exterior Ph 1 & 2

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$61,182.00
		% of Replacement	66.66%
		Current Cost	\$40,783.92
Placed In Service	09/17	Future Cost	\$46,143.26
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$262.78
Replacement Year	2025	Monthly Interest Contribution	\$1.64
		Total Monthly Contribution	\$264.42

Comments:

Previous costs have been lower. In future painting iterations preparation of surfaces will increase with increasing layers of paint. Additionally, wood repairs will also increase. Ideally, the buildings would be painted sooner, but due to limited funds we are keeping an 8 year cycle.

The building painting surface is in poor condition considering its recent application. This may likely indicate that higher costs are likely to properly prepare the surface. Siding should not be in contact with roof shingles.

35,130 sq. ft. 1 coat, siding & trim	@	\$1.40	=	\$49,182.00
1 allowance wood repairs	@	\$12,000.00	=	<u>\$12,000.00</u>
		TOTAL	=	\$61,182.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Painting - Exterior Ph. 3

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$61,182.00
		% of Replacement	33.33%
		Current Cost	\$20,391.96
Placed In Service	06/19	Future Cost	\$24,239.63
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	7	Monthly Member Contribution	\$95.38
Replacement Year	2027	Monthly Interest Contribution	\$0.60
		Total Monthly Contribution	\$95.97

Comments:

Previous costs have been lower. In future painting iterations preparation of surfaces will increase with increasing layers of paint. Additionally, wood repairs will also increase.

35,130 sq. ft. 1 coat, siding & trim	@	\$1.40	=	\$49,182.00
1 allowance wood repairs	@	\$12,000.00	=	\$12,000.00
		TOTAL	=	\$61,182.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Painting - Water Storage Tank		One Time Replacement	
Category	070 Exterior	Quantity	1 total
		Unit Cost	\$17,900.00
		% of Replacement	100.00%
		Current Cost	\$17,900.00
Placed In Service	01/04	Future Cost	\$0.00
Useful Life	10		
Adjustment	+6	Assigned Reserves at FYB	\$17,900.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2020	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

We had previously been informed by the board representative that the cost to paint the tank was \$6,000, but David Falwell with Falwell Corporation sent me the quote and \$6,000 was just for the exterior of the tank, not the interior. Cost to paint the interior and the exterior was \$17,900 in 7/2004. It is estimated that repainting should occur every 10 years, so this is past due.

This is a one time expense because Mr. Falwell indicated that municipal water is in close proximity and the community will likely hook up to water at some before the tank needs to be painted a 2nd time.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Window and Door Replacement

Category	070 Exterior	Quantity	1 total
		Unit Cost	\$16,806.00
		% of Replacement	100.00%
		Current Cost	\$16,806.00
		Future Cost	\$19,014.45
Placed In Service	01/86		
Useful Life	35		
Adjustment	+4	Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$108.29
Replacement Year	2025	Monthly Interest Contribution	\$0.67
		Total Monthly Contribution	\$108.96

Comments:

Steel doors have been excluded based on prior client request. Window cost is for the pool house only.

12 sq. ft. aluminum slider windows	@	\$49.45	=	\$593.40
195 sq. ft. aluminum fixed windows	@	\$40.68	=	\$7,932.60
6 aluminum sliding glass door(s)	@	\$1,380.00	=	\$8,280.00
		TOTAL	=	\$16,806.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Kitchen Renovation - Residential Grade

Category	080 Interior	Quantity	1 allowance
		Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	01/86	Future Cost	\$5,253.13
Useful Life	25		
Adjustment	+11	Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$78.60
Replacement Year	2022	Monthly Interest Contribution	\$0.49
		Total Monthly Contribution	\$79.09

Comments:

Kitchen finishes and appliances are in poor condition. The cost and remaining life was provided by client in previous study and was supposed to occur in 2019. We can adjust figure if desired.

At least some information including but not limited to cost, useful life, or placed in service date regarding this component was provided by client, client's representative, or client's vendor.

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If countertop is granite and not quartz, it should be sealed annually to prevent oil, water, alcohol, etc. stains.

The useful life cycle and/or remaining life has been extended due to financial condition of the client.

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Restrooms - Renovation

Category	080 Interior	Quantity	2 allowances
		Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$7,000.00
Placed In Service	01/13	Future Cost	\$7,919.86
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$45.10
Replacement Year	2025	Monthly Interest Contribution	\$0.28
		Total Monthly Contribution	\$45.39

Comments:

This is an allowance. A complete replacement will cost significantly more money due to the quantity of ceramic tile. The toilet partitions will likely need to be replaced soon.

Schedule for replacement is influenced by aesthetics and can vary significantly between communities or board member's opinions. If client currently has painted wood, we are recommending a laminate material, which is similar in price, but more contemporary. Unless noted, any "granite" stone counters listed are assumed to be cultured quartz, not granite.

HVAC - Split System

Category	090 Equipment	Quantity	1 total
		Unit Cost	\$7,024.00
		% of Replacement	100.00%
		Current Cost	\$7,024.00
Placed In Service	01/13	Future Cost	\$7,947.01
Useful Life	12		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$45.26
Replacement Year	2025	Monthly Interest Contribution	\$0.28
		Total Monthly Contribution	\$45.54

Comments:

1 split system	@	\$5,074.00	=	\$5,074.00
3 wall heats	@	\$650.00	=	\$1,950.00
		TOTAL	=	\$7,024.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Pumps - Replace

Category	090 Equipment	Quantity	1 total
		Unit Cost	\$12,900.00
		% of Replacement	50.00%
		Current Cost	\$6,450.00
Placed In Service	01/18	Future Cost	\$7,119.59
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$51.53
Replacement Year	2024	Monthly Interest Contribution	\$0.32
		Total Monthly Contribution	\$51.85

Comments:

Pumps will need to be replaced every so often. It is hard to predict when a pump will go. We have included for money to be available for replacement of half the total number of motors every 6 years.

1 - 3 hp pool pump	@	\$2,200.00	=	\$2,200.00
2 well pumps	@	\$2,100.00	=	\$4,200.00
2 septic pumps	@	\$3,250.00	=	\$6,500.00
		TOTAL	=	\$12,900.00

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

EXCLUDED

Category	100 Miscellaneous	Quantity	Unit Cost
			\$0.00
			100.00%
			\$0.00
Placed In Service	01/20	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00

Comments:

The following items have been excluded. Please let us know if the board would like any of these items incorporated into the study.

Aluminum fencing replacement - Per HOA previous instructions. Confirmed by current board to exclude decks and stairs.

Cast in place retaining wall repairs - All repairs appear to have been performed. There are additional walls, but appear to be in good condition at this time. We can include an allowance for potential future repairs if requested.

Rebuild tennis courts - Per HOA previous instructions.

Upper tennis court - Per HOA previous instructions, one of the tennis courts will not be maintained. Although current board is discussing converting this to a pickle ball court, they also wish to keep only 1 court listed in the study at this time.

Decks and exterior stairs - Per HOA previous instructions. Repaired through annual maintenance budget. Confirmed by current board to exclude decks and stairs. At least 1 deck post is leaning significantly. At least 1 post appears to be rotting.

Homeowner windows and doors - Homeowner responsibility.

Gutter and downspouts - Repaired through annual maintenance budget. Confirmed by current board to exclude decks and stairs.

Chimney caps - Will replaced as needed.

Site concrete replacement - Will be replaced as needed.

Concrete swales - Replace as needed. Section was in process of being replaced at time of site visit for cost of \$6,750. A section at phase 3 will also need to be replaced in the near future.

Water line repairs - Per HOA instruction.

Flashing repairs

Shoreline Marina Condominium Property Owners Association, Inc.

Component Detail

Directed Cashflow Calculation Method; Sorted by Category

Mailboxes - Replace

Category	100 Miscellaneous	Quantity	1 total
		Unit Cost	\$4,751.680
		% of Replacement	100.00%
		Current Cost	\$4,751.68
Placed In Service	01/08	Future Cost	\$5,510.49
Useful Life	22		
Adjustment	-4	Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$25.72
Replacement Year	2026	Monthly Interest Contribution	\$0.16
		Total Monthly Contribution	\$25.88

Comments:

One box is in poor condition and may need to be replaced sooner than time shown here. The other 2 are in better condition.

2 set(s) of 12 boxes	@	\$1,568.29	=	\$3,136.58
1 set(s) of 16 boxes	@	\$1,615.10	=	\$1,615.10
		TOTAL	=	\$4,751.68

Shoreline Marina Condominium Property Owners Association, Inc.

Detail Report Index

	Page
Asphalt Paving - Repairs, Parking Lot	19
Asphalt Paving - Repairs, Streets	19
Asphalt Paving - Repaving, Parking	20
Asphalt Paving - Repaving, Streets	21
Asphalt Paving - Sealing, Parking Lot	21
EXCLUDED	42
Fencing - Chain Link Fabric	26
HVAC - Split System	40
Kitchen Renovation - Residential Grade	39
Landscaping - Refurbish	27
Lighting - Pole Fixtures	27
Mailboxes - Replace	43
Painting - Exterior Ph 1 & 2	35
Painting - Exterior Ph. 3	36
Painting - Water Storage Tank	37
Pool - Cover, Safety	29
Pool - Deck, Replace	30
Pool - Filter	31
Pool - Replaster & Tile Replacement	31
Pool Area - Furniture	32
Pumps - Replace	41
Railing - Replace, Site	28
Restrooms - Renovation	40
Retaining Wall - Repairs	28
Roofs - Shingle, Replace Ph. 3 & Pool House	34
Roofs - Shingle, Replace, PH 1 & 2	34
Septic System - Pump Out	22
Septic System - Tank & Leach Field Repairs	22
Sewer Laterals - Repairs	23
Signage - Monument, Replace	29
Site Drainage - Repairs or Regrading, Allowance	24
Storm System - Repairs	25
Tennis Courts - Corner Repair	32
Tennis Courts - Resurfacing	33
Water Supply - Conversion to WVWA	26
Window and Door Replacement	38

Number of components included in this reserve analysis is 36.



Parking lot exhibiting alligator cracking.



Parking in poor condition.



Section of concrete driveway maybe draining slowly.



Void under storm curb has formed.



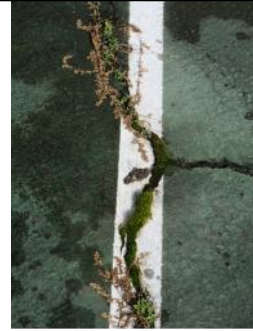
Galvanized metal pipe will eventually rust.



Retaining wall tiebacks. Couldn't determine if cracking formed before or after installation.



Minor concrete damage found.



Tennis court that HOA intends to maintain.



Tennis court that HOA intends to maintain.



Deck post leaning.



Some repairs, especially horizontal members should be performed periodically.



We advocate against covering deck undersides.



Rotting deck post.



Moss should not be growing on shingles.



Siding should not be in contact with shingles.



Leaking gutter and likely rot of fascia board.



Ideally, flashing should expand past window trim.



Movement in siding and cracked caulk.



Building surface in poor condition.
Sealant no longer functioning.



Paint surface already cracking.



Paint has peeled.



Due to the age, paint preparation
could be significantly higher than
in previous painting cycles.



Flooring in poor condition.



Toilet partition finish has failed.



Appliances in poor condition.



Mailbox post exhibiting severe rust.



Water tank finishes must be regularly and properly maintained.



Materials Summary

Contents

ASPHALT PAVING	1
REPAVING.....	1
SEAL COATING.....	2
ROOFS	3
ASPHALT SHINGLE ROOFING.....	3
GUTTERS AND DOWNSPOUTS	4
CLADDING	4
EXTERIOR PAINTING.....	5
HVAC	5

ASPHALT PAVING

REPAVING

Most asphalt surfaces can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and to determine if major rehabilitation is required. In addition to deflection testing, a consultant should be able to provide specifications, and testing to confirm actual installation meets the specifications. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

If properly built, the road or parking lot deteriorates from the top down, which only requires the replacement of a thin layer of asphalt, or preferably the application of a thin wearing layer on top of the existing asphalt. The asphalt overlay not only provides a new paving surface for a fraction of the cost of rebuilding the entire roadway, but it is the only preventive maintenance technique that adds structural value while extending a pavement's service life. According to a 2008 study by the National Asphalt



Pavement Association (NAPA), thin overlays were more cost-effective options over a roadway's expected service life than chip seal, slurry seal and micro-surfacing.

Repairs and milling should be performed first. Adjusting manhole and valve covers should be performed at the same time. After the road or parking lot has been swept mechanically, a tack coat will be applied. If not properly maintained, the nozzles that spray the tack coat can become clogged, resulting in a poor application. Loose asphalt will be trucked in. Trucks leaving the area will create asphalt tracks outside the work area. This can't be helped and will soon fade. The asphalt temperature should be between 270 and 325 degrees Fahrenheit and should be tested at the site. The distance from the plant and weather, including wind, humidity and temperature can significantly affect this temperature, and if the driver stops to pick up some food the asphalt may need to be rejected. The proper temperature ensures enough time for the loose asphalt to be compacted sufficiently. Insufficient compaction will cause the newly placed wearing layer to quickly fail. The ground and existing asphalt temperature can also cool the asphalt

It is important to remember that over the last few years, the petroleum market has become much more volatile and price for liquid asphalt have seen exceptional jumps in very short periods of time. A reserve study can account for historical inflation, but can't predict future oil prices.

SEAL COATING

The primary reason to sealcoat is to protect the pavement from the deteriorating effects of sun and water, which causes the asphalt to harden, or oxidize. The pavement turns brittle. The sealcoat provides a waterproof membrane which slows the oxidation process and helps the pavement shed water, preventing the water to infiltrate the base material.

Without regular applications of a seal coat, an asphalt parking lot might need an overlay in 15 years. If the lot is regularly sealed, a parking lot can last as much as 25-30 years, perhaps longer.

Seal coats should be installed on warm sunny day with low humidity with a minimum of 50 degrees Fahrenheit and rising. The seal coat should not be applied during wet conditions or within 8 hours of anticipated rain. Streets must be thoroughly cleaned; organic material removed, loose asphalt removed and voids and cracks repaired. Oil or grease also damage asphalt and such areas should be cleaned thoroughly and treated with an oil spot primer prior to sealer application. A minimum of 8 hours of sunlight is required for complete curing and before traffic is allowed.

Proper drainage is vital for the longevity of the road. Standing water can seep through the asphalt and get into the subbase and subgrade below, significantly weakening the structural integrity of the road and causing premature failure.



Oil spills eat through the asphalt seal and should be cleaned up between seal coats. Greying of recently applied sealcoating may indicate poor product, the outdoor temperature was not warm enough at the time of application, or simply that seal coat was exposed to water before it had cured.

ROOFS

ASPHALT SHINGLE ROOFING

Asphalt shingles contain granules which reflect the sunlight. Over time shingles lose these granules leaving the asphalt vulnerable to the sun and oxidation. Shingles will begin to dry up and lose plasticity evidenced by growing gaps between shingle tabs. Edge will curl and lift. Valleys tend to see greater granule loss due to increased water erosion.

The installation process should begin with proper fall protection. Old shingles are slippery; underlayment is notoriously slippery. Falls involve not only people, but tools and materials. Areas below work should be properly cordoned off. Demolition should include removal of old underlayment and rubber flashing. The roof should be thoroughly inspected, especially at likely problem areas. Any existing roofing nails should be removed. Sheathing should be flush. New underlayment should be installed taut to the sheathing. Roofing shingles are very frequently loaded at the peak of the roof, sometimes referred to as "breaking the bundle". This is a very poor practice, since the shingles are left bent for sometimes extended time. Even short periods of time can result in stress fractures and separations of the shingle laminates, reducing the lifespan of the shingle.

It is always advisable to tear-off an old roof and apply a new roof, rather than simply reroofing over an existing. While initially cheaper, the life expectancy of a 2 layer roof is significantly shorter, 10 - 15 years because the roof is not as efficient in cooling and because the flashing and underlayment is not replaced. Performing a tear-off also allows inspection of the sheathing or substrate. Over time, a 2 layer shingle roof is actually more expensive. Additionally, there are numerous roofs that aren't structurally sound enough to carry the additional and unnecessary weight. Lastly, shingles may not lay flat affecting the appearance.

Leaks typically occur at penetrations of the roof (common examples include chimneys, plumbing vent stacks, and exhaust fans), intersections of wall and roof, and where 2 different planes of roof meet (such as valleys). Additionally, shingles along the gable ridge are bent typically at acute angles and are much more likely to tear than at other locations where shingles typically lay flat. Rubber flashing is most commonly used for pipe penetrations. Rubber flashing will eventually dry out and crack. During a reroofing process all pipe boots should be replaced. Although more expensive, lead flashing should be



considered as this should never leak or deteriorate if installed properly. Drip edge flashing, installed along the rake and fascia edges of the roof, should be installed prior to shingle installation.

Never paint or coat a roof to change the color unless approved by the manufacturer. Keep roof surfaces and gutters clean using a leaf blower on low setting or soft-bristle broom so water will drain quickly and freely. The acidity that is created as the leaves rot will shorten the life of the roofing under it. Never allow water from a downspout to pour directly onto a roof below. Keep trees trimmed so they don't rub against the roof or any other building surface. Climbing plants should not reach the roof. Remove snow or ice carefully to prevent damage to the roof. Never climb onto a wet or snow covered roof. Walking on the roof should be kept to a minimum to limit liability and to preserve the roof granules. Antennas, satellite dishes, or anchors should be noncorrosive to prevent staining. Never pressure wash the roof. Each treatment will take three years off the life of the roof.

Attic ventilation is extremely important, but not something that can be inspected during a reserve study. Home inspections performed prior to a unit being purchased will be able to provide the best evidence of ventilation conditions. Ventilation items occurring on multiple inspections may be a good indicator of a community wide problem. Ventilation prevents the warm moist air from settling against the roof rafters and underside of sheathing, which will cause rot. Proper ventilation keeps the attic plenum cool in the summer preserving the useful life of shingles. In the winter, ventilation removes the heat that has escaped past the insulation from the building, keeping the roof cool. A warm roof under snow can cause ice dams, a buildup of water that has nowhere to go except under shingles and into the sheathing and structure. Vents are typically installed along the soffit and at the peaks of a building in the form of continuous ridge vent or louvers at top of the gable sides. It is beyond the scope of a reserve study to test the adequacy of ventilation, but most experts agree that continuous ridge vents are superior. The open vent area at the peak of a roof should equal the area of open vents at the soffit. Soffit vents are frequently buried under insulation, which is sometimes visible from the ground.

GUTTERS AND DOWNSPOUTS

Debris should be cleaned from gutters and downspouts frequently, especially in the spring and fall. In colder climates, clogged gutters with water will freeze. Strainers are available for downspouts to prevent debris being caught. There are several options to prevent debris from entering the gutter, all of which are relatively expensive. Replace or repair sagging or broken straps. Fill small holes epoxy resin and larger holds with adhesive back aluminum tape. Leaking joints can be sealed with silicone caulk.

CLADDING



EXTERIOR PAINTING

Walls should be periodically power washed on a low setting by an experienced professional to remove dirt and debris buildup. Clean and touch up spots and stains as needed.

This paragraph is specifically for communities with hardboard, wood siding, cedar shingles or wood trim. Determining the extent of rot can be quite difficult, and rot may occur beneath the surface. The end grains of trim, head jambs that are flat, and bottom laps of siding tend to rot first. Modern window sills are meant to drain water, but rotted window moulding is still quite common. Boards with sections that have swelled- typically at the bottom, nails that have pulled through the board leaving a small hole, and flaking paint are all signs of rot or water damage.

Bids for paint may vary considerably since labor costs predominate, and a contractor without work may bid low just to keep crews busy, although the best contractors always seem to be busy. Since the material cost of paint is relatively small, the association should select the highest quality paint it can afford. Higher quality paint looks better and lasts longer. Quality caulk, dry weather, and properly prepped surfaces are all required for a quality job.

The contractor should power wash the building, then walk the building with association representative to identify which boards to replace. Ideally, the entire rotten or damaged siding and trim piece should be replaced, although it is common to replace only the damaged or rotten section. Ensure that window and door trim are replaced entirely.

It is important for the Association to be aware that the IRS has specific rules in determining whether or not paint is considered a capital expense or is in fact part of maintenance. This is in part or wholly determined by how the association files its taxes; whether the association files an 1120 or 1120 H. Please discuss further with the association's CPA and/or attorney to ensure proper tax compliance.

HVAC

Cost is for full replacement of the outdoor condenser unit and indoor air handler. The indoor air handler was not inspected. HVAC contractors frequently remark that newer systems are more efficient, but do not seem to last as long as older units do. Control wire for thermostats fail at some point, but there is spare wire in the wirestrand, so it usually unnecessary to pull new wire, which would involve cutting holes in walls.

Older compressors (the condenser's main component) suffer from loss of compression as valves wear, resulting in excessive electrical use and loss of comfort in interior spaces. Systems may be replaced prior to complete failure. Replacement of the indoor evaporator coils may make economic sense in a newer system that has somehow failed, but rarely in older systems.



Keep vegetation, debris and mulch away from the outside (condenser) unit. The insulation on the suction line, which runs between the building and the condenser breaks down over time and should be replaced. The condensate line may simply terminate outside, where it is often clogged from mulch and other landscaping operations; it should be clearly marked and monitored to prevent being buried or damaged by lawn equipment.

Condenser unit should be level to maintain proper oil levels and to prevent liquid from entering the compressor. Unusual noise or vibrations may indicate imminent failure of the compressor, but may also be worn bearings, deteriorated vibration separators or pads. Continuous running on mild days or systems that start and stop frequently are reasons to call a professional. Short cycling or continuous running will shorten the life expectancy of the compressor. Any evidence of stains or leaks requires further investigation.

Filters should be replaced every 3 months or cleaned in the case of semi-permanent plastic filters. Filters are commonly located on the return grilles, but may also be located on the air handler. Once a year, the condenser and evaporator coils should be cleaned, and the condensate line should be blown or flushed to remove any particles that could be blocking the line. Keep the condensate tray, drip pan, and condensate pump (if one exists) free of debris. Minor repairs or maintenance include adjusting or replacing belts and/or pulleys that power the blower. Some motors may need to be lubricated.

The gas manifold should be clean, rust free, and the flame should only be blue with orange tip. Yellow flame or blue flame with yellow tips is a warning sign that carbon monoxide is present; a professional should be called immediately. Gas flame should be uniform, not erratic.