



DECATUR FARM LONG-TERM CAPITAL RESERVE STUDY



DECATUR FARM HOA
BERLIN, MARYLAND

PREPARED FOR:
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GMB

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DECATUR FARM

LONG-TERM CAPITAL RESERVE STUDY

INTRODUCTION

The purpose of this study is to estimate future costs for the repair/replacement of long term items within the Decatur Farm Community in Berlin, Maryland. The current condition of long-term repair items was assessed and the time until repair/replacement of these items was estimated. For this report we have projected the inflation rate as 3.0% per year and funding has been projected with a net investment rate of 2.0% per year. The long-term repair items included in this report are:

- Common space building components which would include roofing, soffits, gutters, downspouts, building exterior components, gym equipment, etc.
- Site features including sidewalks, lighting, signage, etc. under the ownership of the community.
- Pool Area with Entry Fence and Miscellaneous Items.
- Storm Water Management Dredging for the pond.

The following items were excluded from this reserve study:

- Buildings' general exterior maintenance items.
- Regular maintenance items such as interior/exterior painting, light bulbs, HVAC filters, etc.
- HVAC components owned by the units.
- Maintenance items covered by service agreements.
- Long life components that have a life expectancy equal to that of the building, if properly maintained, including building foundations and structure.
- Landscaping, including planting, mulching, pruning, etc.

CONDITION SURVEY

The current conditions of long-term repair items in The Decatur Farm Community were visually observed. For example, the light poles were visually surveyed to determine their condition based on our observations. These surveys were not holistic, however, and individual or small groups of items were used as a representation of the whole. Quantities of items were generally obtained from the previous LTR report and field observations while some were estimated.

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

- Asphalt Shingle roofing is typically assumed to last 30 years.
- Aluminum Guttering and Downspouts are assumed to last 40 years.
- Vinyl siding is assumed to last 40 years.

The longevities noted above were derived from our knowledge of each product's longevity, as well as any warranty/longevity information obtained from manufacturers. Some item's expected remaining life or repair dates were altered based on documentation provided by you, providing information on their schedule for repairs. Longevities of each component are noted on the Inventory of Components worksheets.

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

REPORT SUMMARY

According to information received from you, we understand the long term reserve fund has approximately \$469,000 saved as of October, 2019 and is currently contributing \$20,120 a year to the fund. We were told the community would like to reduce the yearly contribution down to \$11,000. Based on our calculations, we would typically recommend that the annual contribution be at least \$18,305 to cover the projected expenses. Since the reserve currently has \$469,000, we have shown the yearly contribution as \$15,000 which maintains the account balance well through 25 years. Although the yearly contribution could be reduced to \$11,000 and maintain a positive balance through the next 25 years, it would not be sustainable and it would drain the current savings. Our calculations are based on an assumed inflation rate of 3.0% and an assumed interest rate of 2.0%.

This study should be re-evaluated every five years. It is good practice that at least 10% of the annual budget must be assigned to the long term reserve account. The board should review that this is the case prior to proceeding with following the funding recommendations made in this study.

SECTION 1
INVENTORY OF COMPONENTS

MAJOR REPAIRS AND REPLACEMENTS

Item #	Component	Estimated Useful Life	Estimated Remaining Useful Life	Unit	Quantity	Unit Replacement Cost	Estimated Current Replacement Cost	Current Funding Requirement	Annual Funding Requirement
Exterior Building									
1	Vinyl Siding	40	27	SF	2523	\$6.00	\$15,138	\$4,920	\$378
2	Windows (double window = 2)	30	17	EA	22	\$850.00	\$18,700	\$8,103	\$623
3	Exterior Doors (double door = 2)	30	17	EA	9	\$1,200.00	\$10,800	\$4,680	\$360
4	Asphalt Shingle Roof	30	28	SF	3400	\$7.00	\$23,800	\$1,587	\$793
5	Soffit	30	17	SF	150	\$6.00	\$900	\$390	\$30
6	Gutter & Downspout	40	27	LF	130	\$9.50	\$1,235	\$401	\$31
7	Exterior Lighting	30	17	EA	12	\$120.00	\$1,440	\$624	\$48
Interior Building									
8	Carpet	10	7	SF	1553	\$6.00	\$9,318	\$2,795	\$932
9	Tile	25	12	SF	385	\$22.00	\$8,470	\$4,404	\$339
10	Painted Concrete	20	17	SF	520	\$2.50	\$1,300	\$195	\$65
11	Gym Floor Mats	20	17	SF	520	\$6.00	\$3,120	\$468	\$156
12	Vinyl Flooring	20	7	SF	141	\$2.50	\$353	\$229	\$18
13	Acoustical Ceiling Tile	25	12	SF	1984	\$5.00	\$9,920	\$5,158	\$397
14	Gym Room Misc Equip	30	17	Lump	1	\$2,650.00	\$2,650	\$1,148	\$88
15	Treadmill	10	6	EA	1	\$5,000.00	\$5,000	\$2,000	\$500
16	Elliptical Machine	10	6	EA	1	\$5,000.00	\$5,000	\$2,000	\$500
17	Stationary Bike	10	6	EA	1	\$3,700.00	\$3,700	\$1,480	\$370
18	Fitness Trainer System	10	6	EA	1	\$4,200.00	\$4,200	\$1,680	\$420
19	TV	10	6	EA	2	\$850.00	\$1,700	\$680	\$170
20	Interior Doors (double door = 2)	25	12	EA	12	\$250.00	\$3,000	\$1,560	\$120
21	Security Cameras	12	8	Lump	1	\$6,000.00	\$6,000	\$2,000	\$500
22	HVAC Units	12	4	EA	4	\$6,400.00	\$25,600	\$17,067	\$2,133
23	Gas Fireplace	25	11	EA	1	\$6,000.00	\$6,000	\$3,360	\$240
24	Furniture	15	12	Lump	1	\$7,000.00	\$7,000	\$1,400	\$467
Bathrooms									
25	Toilets & Urinal	50	37	EA	4	\$650.00	\$2,600	\$676	\$52
26	Toilet Compartments	30	17	EA	3	\$1,250.00	\$3,750	\$1,625	\$125
27	Sinks & Counter	30	17	EA	2	\$2,400.00	\$4,800	\$2,080	\$160
28	Shower Head	30	17	EA	4	\$90.00	\$360	\$156	\$12
Kitchen									
29	Dishwasher	15	2	EA	1	\$850.00	\$850	\$737	\$57
30	Refrigerator	15	2	EA	1	\$1,150.00	\$1,150	\$997	\$77
31	Cabinets	50	37	LF	27	\$300.00	\$8,100	\$2,106	\$162
32	Microwave	15	2	EA	1	\$120.00	\$120	\$104	\$8
33	Sink	30	17	EA	1	\$175.00	\$175	\$76	\$6
34	Water Fountains	25	11	EA	2	\$240.00	\$480	\$269	\$19
Pool									
35	Concrete Slab	50	37	SF	8077	\$10.00	\$80,770	\$21,000	\$1,615
36	Pool Resurfacing	15	5	LUMP	1	\$18,000.00	\$18,000	\$12,000	\$1,200
37	Pool Cover	6	3	LUMP	1	\$2,500.00	\$2,500	\$1,250	\$417
38	Vinyl Fence	30	17	LF	430	\$30.00	\$12,900	\$5,590	\$430
39	Pool Furniture	15	9	LUMP	1	\$10,000.00	\$10,000	\$4,000	\$667
40	Interactive Fountains	8	6	LUMP	1	\$5,000.00	\$5,000	\$1,250	\$625
Miscellaneous Items									
41	Front Sign/Brick	40	21	LUMP	1	\$20,000.00	\$20,000	\$9,500	\$500
42	Exterior Street Lamps	40	21	EA	29	\$1,100.00	\$31,900	\$15,153	\$798
43	Street Signs	40	21	EA	14	\$650.00	\$9,100	\$4,323	\$228
44	Stop Signs	20	1	LUMP	1	\$500.00	\$500	\$475	\$25
45	Playground	20	15	Lump	1	\$10,000.00	\$10,000	\$2,500	\$500
46	Sidewalk	50	37	SF	977	\$10.00	\$9,770	\$2,540	\$195
Stormwater Management									
47	Dredging	20	5	CY	100	\$150.00	\$15,000	\$11,250	\$750

Total

\$167,986

\$18,305

SECTION 2
SCHEDULE OF REPLACEMENTS

Decatur Farm

SCHEDULE OF REPLACEMENTS

January 2020



Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION									
				1		2		3		4		5	
				2020	2021	2021	2022	2022	2023	2023	2024	2024	2025
Exterior Building													
1	Vinyl Siding	\$ 15,138	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2	Windows (double window = 2)	\$ 18,700	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
3	Exterior Doors (double door = 2)	\$ 10,800	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4	Asphalt Shingle Roof	\$ 23,800	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
5	Soffit	\$ 900	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
6	Gutter & Downspout	\$ 1,235	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
7	Exterior Lighting	\$ 1,440	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Interior Building													
8	Carpet	\$ 9,318	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
9	Tile	\$ 8,470	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
10	Painted Concrete	\$ 1,300	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
11	Gym Floor Mats	\$ 3,120	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
12	Vinyl Flooring	\$ 353	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
13	Acoustical Ceiling Tile	\$ 9,920	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
14	Gym Room Misc Equip	\$ 2,650	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
15	Treadmill	\$ 5,000	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
16	Elliptical Machine	\$ 5,000	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
17	Stationary Bike	\$ 3,700	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
18	Fitness Trainer System	\$ 4,200	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
19	TV	\$ 1,700	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
20	Interior Doors (double door = 2)	\$ 3,000	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
21	Security Cameras	\$ 6,000	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
22	HVAC Units	\$ 25,600	4	\$ -	\$ -	\$ -	\$ -	28,813	\$ -	\$ -	\$ -		
23	Gas Fireplace	\$ 6,000	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24	Furniture	\$ 7,000	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Bathrooms													
25	Toilets & Urinal	\$ 2,600	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
26	Toilet Compartments	\$ 3,750	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
27	Sinks & Counter	\$ 4,800	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	Shower Head	\$ 360	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Kitchen													
29	Dishwasher	\$ 850	2	\$ -	\$ 902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
30	Refrigerator	\$ 1,150	2	\$ -	\$ 1,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31	Cabinets	\$ 8,100	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
32	Microwave	\$ 120	2	\$ -	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
33	Sink	\$ 175	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
34	Water Fountains	\$ 480	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Pool													
35	Concrete Slab	\$ 80,770	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
36	Pool Resurfacing	\$ 18,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,867	\$ -		
37	Pool Cover	\$ 2,500	3	\$ -	\$ -	\$ -	\$ 2,732	\$ -	\$ -	\$ -	\$ -		
38	Vinyl Fence	\$ 12,900	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
39	Pool Furniture	\$ 10,000	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40	Interactive Fountains	\$ 5,000	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Miscellaneous Items													
41	Front Sign/Brick	\$ 20,000	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
42	Exterior Street Lamps	\$ 31,900	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
43	Street Signs	\$ 9,100	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
44	Stop Signs	\$ 500	1	\$ 515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45	Playground	\$ 10,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
46	Sidewalk	\$ 9,770	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Stormwater Management													
47	Dredging	\$ 15,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,389		
TOTAL COST PER YEAR				\$ 515	\$ 2,249	\$ 2,732	\$ 28,813	\$ 38,256					
Starting Balance		\$ 469,000		\$ 469,000	\$ 492,865	\$ 515,473	\$ 538,051	\$ 534,999					
Annual Deposit		\$ 15,000		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000					
Expenditures				\$ 515	\$ 2,249	\$ 2,732	\$ 28,813	\$ 38,256					
Estimated interest @ 2.0%				\$ 9,380	\$ 9,857	\$ 10,309	\$ 10,761	\$ 10,700					
Ending Balance				\$ 492,865	\$ 515,473	\$ 538,051	\$ 534,999	\$ 522,443					

Decatur Farm

SCHEDULE OF REPLACEMENTS

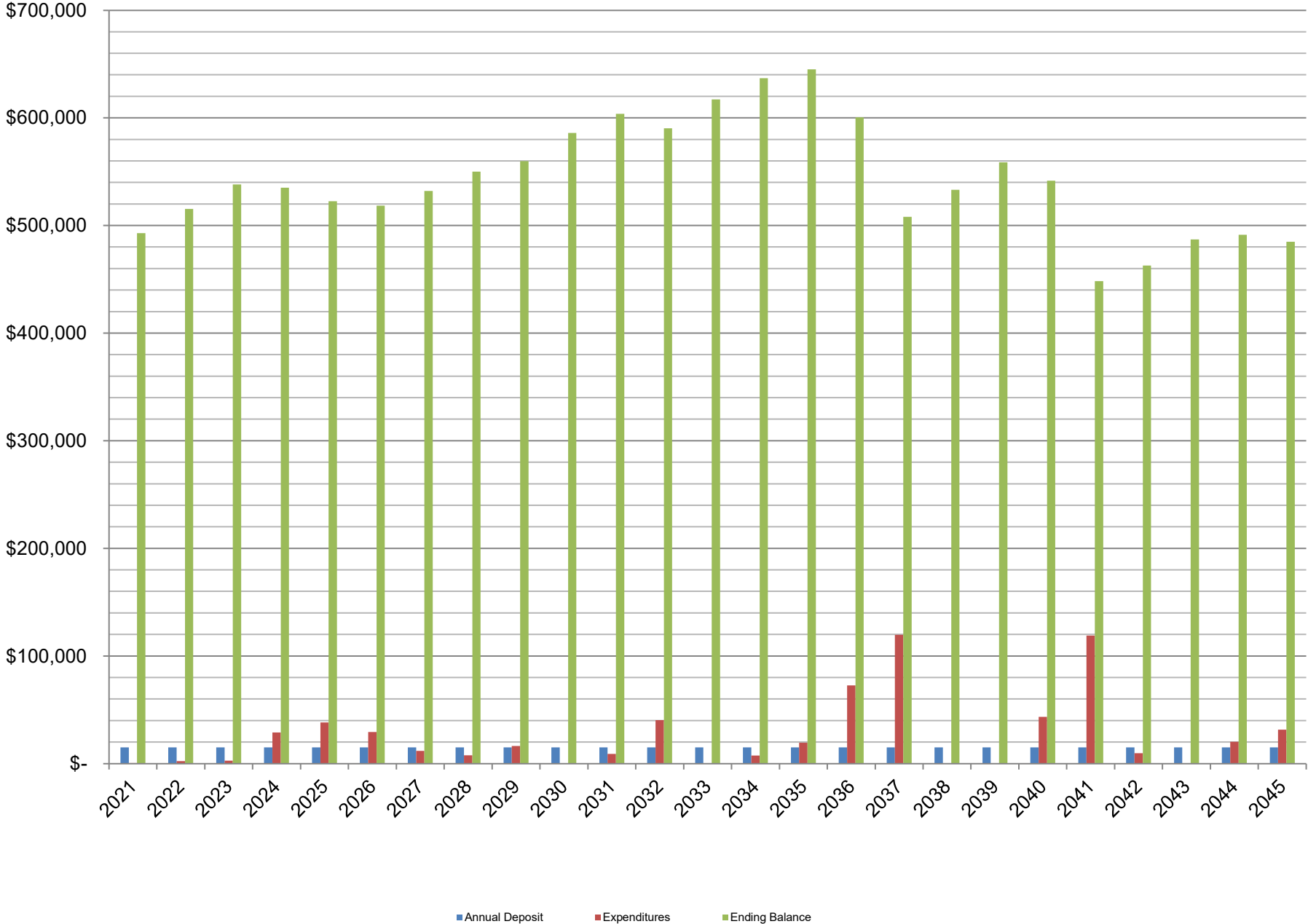
January 2020



Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION									
				16		17		18		19		20	
				2035	2036	2036	2037	2037	2038	2038	2039	2039	2040
Exterior Building													
1	Vinyl Siding	\$ 15,138	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2	Windows (double window = 2)	\$ 18,700	17	\$ -	\$ 30,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
3	Exterior Doors (double door = 2)	\$ 10,800	17	\$ -	\$ 17,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
4	Asphalt Shingle Roof	\$ 23,800	28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
5	Soffit	\$ 900	17	\$ -	\$ 1,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
6	Gutter & Downspout	\$ 1,235	27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
7	Exterior Lighting	\$ 1,440	17	\$ -	\$ 2,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Interior Building													
8	Carpet	\$ 9,318	7	\$ -	\$ 15,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
9	Tile	\$ 8,470	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
10	Painted Concrete	\$ 1,300	17	\$ -	\$ 2,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
11	Gym Floor Mats	\$ 3,120	17	\$ -	\$ 5,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
12	Vinyl Flooring	\$ 353	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
13	Acoustical Ceiling Tile	\$ 9,920	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
14	Gym Room Misc Equip	\$ 2,650	17	\$ -	\$ 4,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
15	Treadmill	\$ 5,000	6	\$ 8,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
16	Elliptical Machine	\$ 5,000	6	\$ 8,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
17	Stationary Bike	\$ 3,700	6	\$ 5,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
18	Fitness Trainer System	\$ 4,200	6	\$ 6,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
19	TV	\$ 1,700	6	\$ 2,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
20	Interior Doors (double door = 2)	\$ 3,000	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
21	Security Cameras	\$ 6,000	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,837		
22	HVAC Units	\$ 25,600	4	\$ 41,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
23	Gas Fireplace	\$ 6,000	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24	Furniture	\$ 7,000	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Bathrooms													
25	Toilets & Urinal	\$ 2,600	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
26	Toilet Compartments	\$ 3,750	17	\$ -	\$ 6,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
27	Sinks & Counter	\$ 4,800	17	\$ -	\$ 7,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	Shower Head	\$ 360	17	\$ -	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Kitchen													
29	Dishwasher	\$ 850	2	\$ -	\$ 1,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
30	Refrigerator	\$ 1,150	2	\$ -	\$ 1,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31	Cabinets	\$ 8,100	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
32	Microwave	\$ 120	2	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
33	Sink	\$ 175	17	\$ -	\$ 289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
34	Water Fountains	\$ 480	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Pool													
35	Concrete Slab	\$ 80,770	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
36	Pool Resurfacing	\$ 18,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,510		
37	Pool Cover	\$ 2,500	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
38	Vinyl Fence	\$ 12,900	17	\$ -	\$ 21,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
39	Pool Furniture	\$ 10,000	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40	Interactive Fountains	\$ 5,000	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Miscellaneous Items													
41	Front Sign/Brick	\$ 20,000	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
42	Exterior Street Lamps	\$ 31,900	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
43	Street Signs	\$ 9,100	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
44	Stop Signs	\$ 500	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45	Playground	\$ 10,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
46	Sidewalk	\$ 9,770	37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Stormwater Management													
47	Dredging	\$ 15,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL COST PER YEAR				\$ 72,533	\$ 119,555	\$ -	\$ -	\$ -	\$ -	\$ 43,347			
Starting Balance		\$ 469,000		\$ 645,110	\$ 600,480	\$ 507,934	\$ 533,093	\$ 558,754	\$ 558,754	\$ 558,754			
Annual Deposit		\$ 15,000		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000			
Expenditures				\$ 72,533	\$ 119,555	\$ -	\$ -	\$ -	\$ -	\$ 43,347			
Estimated interest @ 2.0%				\$ 12,902	\$ 12,010	\$ 10,159	\$ 10,662	\$ 11,175	\$ 11,175	\$ 11,175			
Ending Balance				\$ 600,480	\$ 507,934	\$ 533,093	\$ 558,754	\$ 541,583	\$ 541,583	\$ 541,583			

SECTION 3
TWENTY-FIVE YEAR CASH FLOW DIAGRAM

DECATUR FARM 25 YEAR CASH FLOW DIAGRAM



SECTION 4
INVENTORY OF COMPONENTS

Exterior Building

1: Vinyl Siding

Area (SF): 2,523
Existing Age (years): 13
Time Until Replacement (years): 27
Estimated Current Replacement Cost: \$6.00 /SF



2: Windows (double window = 2)

Count(EA): 22
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$850 /EA



3: Exterior Doors (double door = 2)

Count(EA): 9
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$1,200 /EA



4: Asphalt Shingle Roof

Area (SF): 3,400
Existing Age (years): 2
Time Until Replacement (years): 28
Estimated Current Replacement Cost: \$7.00 /SF



General Comments:

The vinyl siding appeared to be in fair condition at the time of our site visit. There were some areas observed where the siding had come loose or blown off and we recommend these areas be addressed soon to ensure the building is protected. With proper maintenance, we expect the vinyl siding to last for its full life expectancy of 40 years.

The windows appeared to be in good condition. We did not observe any signs of leakage at the time of our site visit. We expect the windows to last for their full life expectancy of 30 years.

The double doors appeared to be in good/fair condition. There were some signs of sagging and the opening mechanisms were not operating smoothly. These issues can be corrected with maintenance and therefore we have not reduced the life expectancy of this item. We expect the doors to reach their full life expectancy of 30 years. The prices shown for the doors, windows and siding is intended to cover removal of the existing items and installation of the new ones.

The asphalt shingles appeared to be in good condition at the time of our site visit. We did not observe any signs of leakage or loose/damaged shingles. We expect the asphalt shingles to reach their full life expectancy of 30 years. The price shown for the shingles is intended to cover an overlay of shingles since it is believed there is currently only one layer of shingles in place. If removal of the shingles is desired, the price will increase slightly.

Exterior Building

5: Soffit

Area (SF): 150
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$6.00 /SF



6: Gutter & Downspout

Length(LF): 130
Existing Age (years): 13
Time Until Replacement (years): 27
Estimated Current Replacement Cost: \$9.50 /LF



7: Exterior Lighting

Count(EA): 12
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$120 /EA



General Comments:

The vinyl soffit around the perimeter of the building appeared to be in good condition. The aluminum gutters and downspouts also appeared to be in overall good condition. The exterior lighting appeared to be in good condition with a single dislodged fixture observed. The vinyl fencing around the pool and the outdoor concrete slab appeared to be in good condition as well. With proper maintenance, we would expect all of these items to reach their full life expectancy of 30 years. The cost shown for these items is intended to cover removal and replacement with new items.

Interior Building

8: Carpet

Area (SF): 1,553
Existing Age (years): 3
Time Until Replacement (years): 7
Estimated Current Replacement Cost: \$6.00 /SF



10: Painted Concrete

Area (SF): 520
Existing Age (years): 3
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$2.50 /SF

11: Gym Floor Mats

Area (SF): 520
Existing Age (years): 3
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$6.00 /SF



9: Tile

Area (SF): 385
Existing Age (years): 13
Time Until Replacement (years): 12
Estimated Current Replacement Cost: \$22.00 /SF



12: Vinyl Flooring

Area (SF): 141
Existing Age (years): 13
Time Until Replacement (years): 7
Estimated Current Replacement Cost: \$2.50 /SF



13: Acoustical Ceiling Tile

Area (SF): 1,984
Existing Age (years): 13
Time Until Replacement (years): 12
Estimated Current Replacement Cost: \$5 /SF



General Comments:

We observed the carpet, tile and vinyl flooring throughout the building and did not see any significant signs of wear. The flooring in the gym was covered with a rubber matting. We have added this line item to the report and extended the life expectancy of the painted concrete since it is now protected. The pricing shown for the carpet, tile and vinyl flooring is intended to cover removal and replacement.

Interior Building

14: Gym Room Misc Equip

Lump (LS): 1
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$2,650 /EA

16: Elliptical Machine

Count(EA): 1
Existing Age (years): 4
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$5,000 /EA

17: Stationary Bike

Count(EA): 1
Existing Age (years): 4
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$3,700 /EA

18: Fitness Trainer System

Count(EA): 1
Existing Age (years): 4
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$4,200 /EA

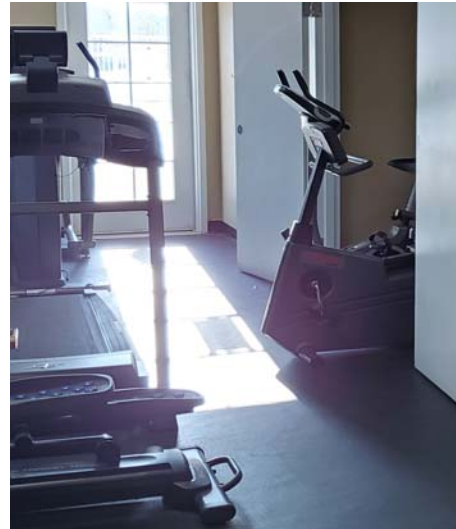
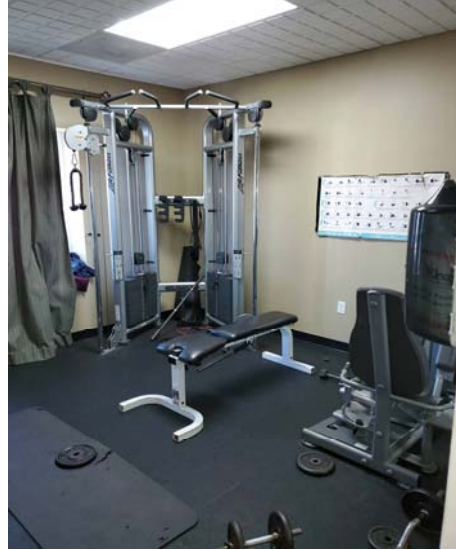
19: TV

Count(EA): 2
Existing Age (years): 4
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$850 /EA



15: Treadmill

Count(EA): 1
Existing Age (years): 4
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$5,000 /EA



General Comments:

The gym was in use during our site visit. Overall the equipment was in good/fair condition. The costs for these items is intended to cover replacement and are based on cost data provided by the property manager. We understand that the gym equipment is replaced on an as needed basis and the average life expectancy shown is for budgetary purposes.

Interior Building

20: Interior Doors (double door = 2)

Count(EA): 12
Existing Age (years): 13
Time Until Replacement (years): 12
Estimated Current Replacement Cost: \$250 /EA

21: Security Cameras

Lump (LS): 1
Existing Age (years): 4
Time Until Replacement (years): 8
Estimated Current Replacement Cost: \$6,000



22: HVAC Units

Count(EA): 4
Existing Age (years): 8
Time Until Replacement (years): 4
Estimated Current Replacement Cost: \$6,400 /EA

23: Gas Fireplace

Count(EA): 1
Existing Age (years): 14
Time Until Replacement (years): 11
Estimated Current Replacement Cost: \$6,000 /EA



24: Furniture

Lump (LS): 1
Existing Age (years): 3
Time Until Replacement (years): 12
Estimated Current Replacement Cost: \$7,000

General Comments:

The interior doors appeared to be in good condition at the time of our site visit. The locking mechanism for the main entrance interior door was not operating smoothly but appeared to be a maintenance issue and not in need of a door replacement.

The security cameras appeared to be functioning properly and in good condition at the time of our site visit. The security system was replaced in 2015 and we expect it to need replacement after 15 years.

The HVAC units appeared to be in fair/good condition at the time of our visit and we would expect them to reach their full life expectancy of 20 years.

The gas fireplace and furniture appeared to be in good condition at the time of our site visit. The fire place was not in use but we have not been told of any concerns. We would expect both of these items to reach their full life expectancies.

Bathrooms

25: Toilets & Urinal

Count(EA): 4
Existing Age (years): 13
Time Until Replacement (years): 37
Estimated Current Replacement Cost: \$650

26: Toilet Compartments

Count(EA): 3
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$1,250 /EA



27: Sinks & Counter

Count(EA): 2
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$2,400 /EA



28: Shower Head

Count(EA): 4
Existing Age (years): 30
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$90 /EA

General Comments:

The bathrooms and showers appeared to be in good/fair condition at the time of our site visit. We would expect all of these components to reach their full life expectancies. The costs associated with these items is intended to cover removal and replacement of the existing items.

Kitchen

29: Dishwasher

Count(EA): 1
Existing Age (years): 13
Time Until Replacement (years): 2
Estimated Current Replacement Cost: \$850 /EA



30: Refrigerator

Count(EA): 1
Existing Age (years): 13
Time Until Replacement (years): 2
Estimated Current Replacement Cost: \$1,150 /EA



31: Cabinets

Count(EA): 27
Existing Age (years): 13
Time Until Replacement (years): 37
Estimated Current Replacement Cost: \$300 /EA

32: Microwave

Count(EA): 1
Existing Age (years): 13
Time Until Replacement (years): 2
Estimated Current Replacement Cost: \$120 /EA

33: Sink

Count(EA): 1
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$175 /EA



34: Water Fountains

Count(EA): 2
Existing Age (years): 14
Time Until Replacement (years): 11
Estimated Current Replacement Cost: \$240 /EA

General Comments:

The kitchen appliances appeared to be in overall fair condition. We did not test any of the appliances but have not been told of any current problems. Life expectancy for these items has been taken from the previous LTR report and these items are intended to be replaced as needed.

The water fountains appeared to be in good condition and we would expect them to reach their full life expectancy.

Pool

35: Concrete Slab

Area (SF): 8,077
Existing Age (years): 13
Time Until Replacement (years): 37
Estimated Current Replacement Cost: \$10.00 /SF



38: Vinyl Fence

Length(LF): 430
Existing Age (years): 13
Time Until Replacement (years): 17
Estimated Current Replacement Cost: \$30.00 /LF



36: Pool Resurfacing

Lump (LS): 1
Existing Age (years): 10
Time Until Replacement (years): 5
Estimated Current Replacement Cost: \$18,000

39: Pool Furniture

Lump (LS): 1
Existing Age (years): 6
Time Until Replacement (years): 9
Estimated Current Replacement Cost: \$10,000

37: Pool Cover

Lump (LS): 1
Existing Age (years): 3
Time Until Replacement (years): 3
Estimated Current Replacement Cost: \$2,500

40: Interactive Fountains

Lump (LS): 1
Existing Age (years): 2
Time Until Replacement (years): 6
Estimated Current Replacement Cost: \$5,000



General Comments:

The pool area was locked during our site visit but we were able to see most of the concrete slab and did not see any concerns from outside of the fence. We have extended the pool slab life expectancy to 50 years in total. The cost associated with this item is intended to cover removal and replacement of the concrete slab.

The vinyl fencing appeared to be in good condition. We would expect this item to meet its full life expectancy of 30 years. The cost associated with this item is intended to cover removal and replacement of the existing fence. The pool furniture has been added to this report. We were unable to observe the furniture at the time of our visit however we have estimated that the furniture will require replacement every 15 years.

We were unable to observe the pool coating during our site visit. The replacement life expectancy for this item has been taken from the previous report. We've added the pool cover to this report and have estimated the replacement to be in 3 years. The interactive fountains replacement costs are intended to cover replacement of the pumps and repairs.

Miscellaneous Items

41: Front Sign/Brick

Lump (LS): 1
Existing Age (years): 19
Time Until Replacement (years): 21
Estimated Current Replacement Cost: \$20,000



42: Exterior Street Lamps

Count(EA): 29
Existing Age (years): 19
Time Until Replacement (years): 21
Estimated Current Replacement Cost: \$1,100 /EA



43: Street Signs

Count(EA): 14
Existing Age (years): 19
Time Until Replacement (years): 21
Estimated Current Replacement Cost: \$650 /EA

44: Stop Signs

Count(EA): 1
Existing Age (years): 19
Time Until Replacement (years): 1
Estimated Current Replacement Cost: \$500 /EA

45: Playground

Lump (LS): 1
Existing Age (years): 5
Time Until Replacement (years): 15
Estimated Current Replacement Cost: \$10,000



46: Sidewalk

Area (SF): 977
Existing Age (years): 13
Time Until Replacement (years): 37
Estimated Current Replacement Cost: \$10.00 /SF



General Comments:

The front entrance sign appeared to be in fair condition at the time of our site visit. There were multiple bricks missing from the sign but there were piles of brick seen around the signs as well. We recommend that the sign be repaired and the missing bricks replaced, these repairs would be considered a maintenance item and have not been included in this report. With maintenance, we would expect that the sign will reach its full life expectancy of 40 years.

The street lamps appeared to be in fair to good condition at the time of our site visit. The street signs and posts appeared to be in good to fair condition, however some of the signs were showing signs of fading and should be replaced. We have added a new line item for signage replacement which is separated from the posts and street signs.

The sidewalks had some signs of cracking but overall appeared to be in good/fair condition. We would expect the sidewalks to reach their full life expectancy.

Decatur Farm
GMB Project No.: 190199
Date: January 2020



Stormwater Management

47: Dredging

Volume: 100 CY

Existing Age (years): 15

Time Until Replacement (years): 5

Estimated Current Replacement Cost: \$150 /CY



General Comments:

The ponds were showing signs of soil accumulation along the edges but did not appear to be building up around the outfall structures. Typically we would recommend ponds to be dredged and maintained every 20 years.