

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 2.992

Quantity: 230 square yards

History: Original

Condition: Good overall



Annex interior overview

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 2.993

History: Original

Condition: Good overall

Useful Life: Varies significantly up to 20 years



Component Detail Notes: Furnishings in the annex include:

- Bench
- Ceiling fans
- Chairs
- Desk
- Shelves
- Sofa
- Tables

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate the present replacement cost of these elements at approximately \$24,000. Due to varied uses, ages and useful lives, we recommend the Association budget \$12,000 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings per event.

Paint Finishes

Line Item: 2.994

Quantity: Approximately 7,600 square feet on walls and ceilings at the annex building

History: Original

Condition: Good overall

Useful Life: 6- to 10-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Services Elements

Air Handling and Condensing Units, Split Systems

Line Item: 3.070

Quantity: 15 Trane split systems

History: Replaced from 2011 through 2013

Condition: Reported satisfactory



Condensing units

Useful Life: 15- to 20-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric air handling unit. Each condensing unit has a cooling capacity of two- to five-tons. The split systems use R-410A refrigerant.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Life Safety System

Line Item: 3.560

Quantity: The life safety system at BellaVita at Green Tee includes the following components:

- Audio/visual fixtures
- *Silent Knight* by *Honeywell* control panel
- Detectors
- Emergency light fixtures
- Exit light fixtures
- Pull stations
- Wiring

History: Original

Conditions: Reported satisfactory



Life safety system control panel

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

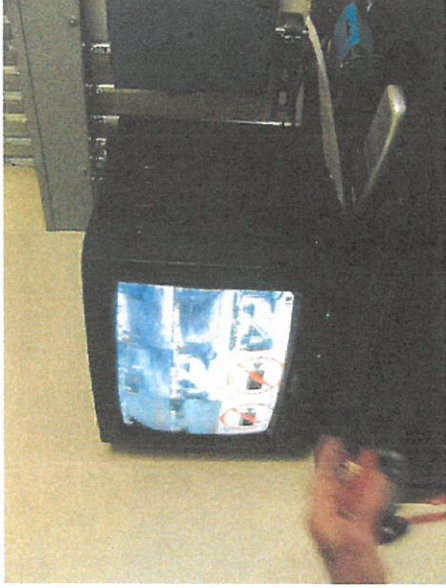
Line Item: 3.820

Quantity: BellaVita at Green Tee utilizes the following security system components:

- Automated card reading system (4 access points)
- Cameras (8)
- Multiplexer (1)
- Recorder (1)

History: Primarily dates to 2004

Condition: Reported satisfactory, however concerns with the resolution of the cameras has been reported



Security system monitor at gate house

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Property Site Elements

Catch Basins

Line Item: 4.100

Quantity: Approximately 130 each

History: Original

Condition: Good overall without settlement visually apparent



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We depict repairs in a phased manner.

Concrete Curbs

Line Item: 4.110

Quantity: 61,100 linear feet

Condition: Good to fair overall with numerous previous repairs and current damage evident



Concrete curbs



Replaced sections



Damaged section

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 6,120 linear feet of curbs, or ten percent (10%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: 67,500 square feet

Condition: Good overall with previous repairs evident



Concrete sidewalk



Isolated crack

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 13,500 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Streets

Line Items: 4.180 and 4.185

Quantity: 850,000 square feet of concrete pavement and approximately 45,000 linear feet of joints, including the parking area *17,000*

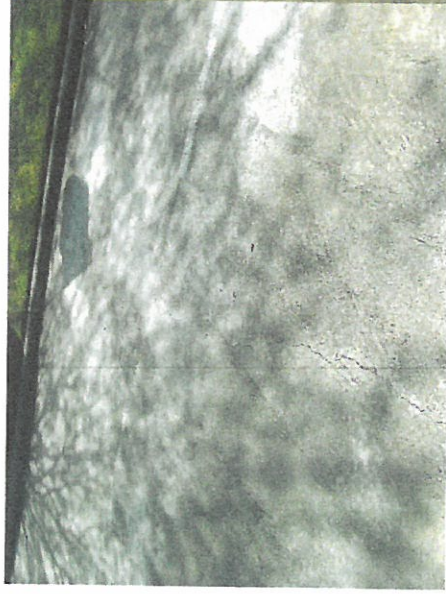
Condition: Good overall with very isolated deterioration evident. We note consistent longitudinal cracks along the middle of the travel lane along Riviera Circle.



Concrete street



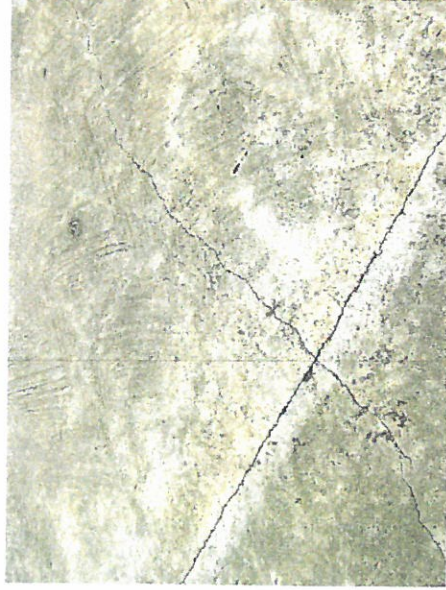
Longitudinal crack



Isolated cracks



Longitudinal crack



Cracks



Concrete spall at joint



Previous patch and concrete spall at joint



Dislodged joint sealant

Useful Life: Up to 65 years although interim deterioration of areas is common at the pavement and up to 10 years for the joint sealant

Component Detail Notes: During cold weather, concrete streets contract causing joints to widen which allows for the accumulation of debris. During warm weather, the pavement expands and the joints narrow. Accumulated incompressible debris in the joints produces high compressive stresses at the adjoining faces of the joints. These compressive stresses can cause spalling of the concrete along the joints. The disintegration and spalling associated with these stresses typically occurs at open, unsealed pavement joints due to moisture and debris accumulation in the joints. For these reasons, we recommend the Association seal all concrete street joints to maximize the useful life of the concrete.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 106,250 square feet of concrete streets, or thirteen percent (12.5%) of the total, will require replacement during the next 30 years. We depict joint sealant replacement in a phased manner.

Concrete Sidewalks and Streets, Pressure Cleaning

Line Item: 4.187

Quantity: 917,500 square feet

History: Primarily original, with pressure cleaning occurring sporadically

Useful Life: Up to five years

Priority/Criticality: Per Board discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We depict replacement in a phased manner.

Fences, Steel, Entrance & Lago Vista Drive

Line Item: 4.245

Quantity: 290 linear feet at the entrance and along Lago Vista Drive

History: Original

Condition: Good overall

Useful Life: Up to 35 years

Component Detail Notes: Steel components at grade and key structural connections are especially prone to failure if not thoroughly maintained. Secure and rust free fasteners and connections will prevent premature deterioration. Preparation of the steel before application of the paint finish is critical to maximize the useful life of the finish.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint finish applications through the operating budget.

Gate Entry System

Line Item: 4.310

Quantity: One intercom panel and one RFID (radio frequency identification) panel

History: Dates to approximately 2008

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gates and Operators

Line Items: 4.320 through 4.330

Quantity: Six metal gates, four swing operators and four lift arm operators

History: The gates are original, the swing operators are approximately 10 years of age and the lift arm operators are approximately five years of age

Condition: Good overall



Gates and operators



Gate and operator

Useful Life: 15- to 20-years for the operators and up to 20 years for the gates

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System

Line Item: 4.420

Quantity: Approximately 270,000 square feet at the entrance, near the clubhouse and around the large pond

History: Original

Condition: Good overall and Management and the Board do not report any deficiencies. However, they inform us the system around the large pond will likely require a connection to the municipality supply in the coming years.

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Pumps
- Valves

BellaVita at Green Tee should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 5 each at the clubhouse parking area. We exclude the smaller 'gooseneck' light poles and fixtures from the reserve study; the Association should fund replacement of these elements through the operating budget.

History: Replaced in 2017

Condition: Good overall



Light pole and fixture

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The estimate of cost is based on information provided by Management and the Board.

Pavers, Masonry

Line Item: 4.620

Quantity: 5,950 square feet at the clubhouse roundabout

History: Original

Condition: Good overall



Pavers

Useful Life: 15- to 20-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at BellaVita at Green Tee: