

**DRAFT
For Review**

FULL RESERVE STUDY

*SETTLERS POINTE
LEXINGTON, SC*

Prepared for:
**SETTLERS POINTE HOMEOWNERS ASSOCIATION
LEXINGTON, SC**

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1.0 INTRODUCTION

The Settlers Pointe Homeowners Association authorized Criterium–Giles Engineers to conduct a Reserve Fund Study for the Settlers Pointe community located in Lexington, SC. Studies of this nature are important to ensure a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the home owners.

Typically, a community association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria. We have projected a capital repair and replacement reserve for twenty (20) years. The first ten years are the most reliable. Such a study should be updated every five years.

This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life to those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general. The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2.0 EXECUTIVE SUMMARY

The Settlers Pointe community includes 168 single family home sites. The community is located on public streets along Plymouth Pass Drive and Settlers Trail off of Pilgrim Church Road in Lexington, SC. The community includes a boat ramp and dock on Lake Murray across Pilgrim Church Road to the north. The homes in the community were originally constructed in 2008-2010 according to Lexington County real estate records.

The association has responsibility for common area site improvements and amenities. The most significant site improvements include the asphalt paving at the boat dock and drainage systems including stormwater ponds. Additional site improvements include a wood boat dock, signage and site fencing.

The common area site improvements are generally in good to fair condition. Based on our evaluation, the current level of funding does not maintain a positive balance through the term of this study. We have provided recommendations for annual reserve contribution schedules that provide sufficient funding to meet capital expenditure requirements in the next twenty years. A more detailed analysis of the reserve fund has been provided in Appendix A.

Some significant expenditures are expected over the term of the study. Some of the more notable examples are listed below:

- Repair stormwater ponds
- Repair and resurface asphalt paving
- Repair wood boat dock

There are, of course, other capital expenditures to be expected over the next twenty years. Those items that will require attention are discussed later in this report.

3.0 PURPOSE & SCOPE

3.1 Purpose

The purpose of this study is to perform a reserve fund analysis and to determine a capital needs plan. It is intended to be used as a tool for the Settlers Pointe Homeowners Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community twenty years into the future. It should be noted that events might occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated from time to time, usually on a three to five-year cycle, in order to reflect the most accurate needs and obligations of the community.

3.2 Scope

This study has been performed according to the scope as generally defined by the Settlers Pointe Homeowners Association, Criterium-Giles Engineers Inc., and the standards of the Community Associations Institute. The findings and recommendations are based on interviews with the community's management personnel; a review of available documents; and an investigation of the buildings and site.

The "Cash Flow Method" of calculating reserves has been utilized, whereby contributions to the reserve fund are designed to offset the variable annual expenditures. Funding alternates are recommended which are designed to achieve a "Baseline Funding" goal by maintaining a positive balance for the term of the study.

The guidelines used to determine which physical components within the community are to be included in the component inventory are based on the following general criteria:

1. The component must be a common element, or otherwise noted to be the responsibility of the Association to replace.
2. The component must have an estimated remaining useful life of twenty years or less. As the site ages, additional components may need to be added.
3. The funding for replacement should be from one source only, not funded from another area of the budget or through a maintenance contract.
4. The cost of replacement should be high enough to make it financially unsound to fund it from the operating budget.

Our reserve study analysis included evaluating the following association property:

- **Site and Grounds:** The Association is responsible for the asphalt paved parking lot/drive aisle at the boat dock, concrete boat ramp, wood dock structure, signage, and common area drainage systems including ponds.

The above list was obtained from the site inspection and discussions with the management firm prior to the inspection.

This study estimates the funding levels required for maintaining the long-term viability of the facility. Our approach involves:

1. Examining association managed equipment, building and site facilities.
2. Predicting their remaining service life and, approximating how frequently they will require repair or replacement.
3. Estimating repair or replacement costs (in 2016 dollars) for each capital item.
4. Using data developed in Steps 1, 2 and 3 to project Capital Reserve balances for Years 1 through 20.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the Association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 8.0.

3.3 Sources of Information

Onsite inspections of the property occurred on the following date:

- August 11, 2016

The following people were interviewed during our study:

- Kristina Faure, Community Manager, Southern Community Services

The following documents were made available to us and reviewed:

- Recorded plat maps
- Lexington County tax records
- Association Balance Sheets

We based our cost estimates on some or all of the following:

- R.S. Means
- Our data files on similar projects
- Local contractor estimates

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor

rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building and facing it.

Repair/Replacement Reserves - Non-annual maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

4.0 DESCRIPTION

The Settlers Pointe community includes 168 single family home sites. The community is located on public streets along Plymouth Pass Drive and Settlers Trail off of Pilgrim Church Road in Lexington, SC. The community includes a boat ramp and dock on Lake Murray across Pilgrim Church Road to the north. The homes in the community were originally constructed in 2008-2010 according to Lexington County real estate records.

The association has responsibility for common area site improvements and amenities. The most significant site improvements include the asphalt paving at the boat dock and drainage systems including stormwater ponds. Additional site improvements include a wood boat dock, signage and site fencing.

5.0 OBSERVATIONS

The following key observations were made about the current condition of the more significant and costly common elements of the property.

Note that due to funding constraints, we have postponed several repair/replacement allocations beyond ideal timelines.

Site and Grounds

The streets throughout the community are asphalt paved and publicly maintained. The association is responsible for maintaining the asphalt paved drive aisle and circle at the boat dock. The paving generally appeared to be in good condition. However, the paving does not appear to have been seal coated since original construction. We observed minor cracking in limited areas of the paving developing.

Typically, we recommend the periodic application of a crack filler in asphalt paved surfaces. The crack filler will reduce water infiltration through cracks as they develop and prolong the useful life of the paving. In addition to crack filling, we recommend sealcoating and restriping on an approximately 7 year cycle. We have allocated funds for crack filling and sealcoating beginning in 2017 and continuing on a 7 year cycle.

Assuming crack filling and seal coating are completed in the interim, we anticipate the asphalt paving to have a remaining useful life of approximately 15 years prior to resurfacing. Resurfacing would typically include repairing and sections of fatigue cracking, surface preparations and the installation of a 1" to 2" thick layer of asphalt over the existing paving. We have allocated funds for resurfacing the paved parking area/drive aisle in 2032.

The association maintains the concrete boat ramp on Lake Murray. The visible portions of the concrete boat ramp generally appeared to be in good condition with no significant cracking observed. It is likely that cracking will develop over time in the concrete boat ramp. We have allocated funds for repairing the concrete boat ramp on a 25 year cycle beginning in 2032.

Custom street signs are located throughout the community. Typically the county/municipality will only maintain DOT standard street signs. We have assumed the association will be responsible for replacing the street signs. The signs appeared to be in good condition and have an expected useful life of approximately 20 years. We have allocated funds for their replacement in 2027.

Monument entrance sign structures are located at the entrance to the community at Settlers Trail and Pilgrim Church Road. The monument signs are of masonry construction with stone veneer and include a small wood pergola. An engraved stone sign inlay is installed at the entrance sign. The entrance monuments generally appeared to be in good condition. We have allocated funds to repair the entrance monuments on a 20 year cycle beginning in 2029. We have assumed that repairs to the small wood pergola at the entrance sign would be funded from an annual maintenance budget.

The entrance areas include a landscape lighting and irrigation systems. The lighting systems include a meter, breaker panel and low-voltage transformer along with numerous light fixtures. The irrigation systems include a backflow preventer and controllers. We have allocated funds to

refurbish the lighting system and repair the irrigation systems on a 12 year cycle beginning in 2023.

Wood split rail fencing is installed at the entrance along Pilgrim Church Road. The wood split rail fencing generally appeared to be in good condition. We have assumed minor repairs to the split rail fencing would be completed as needed and funded from an annual maintenance budget. We have allocated funds to replace the split rail fencing on a 15 year cycle beginning in 2025.

The association maintains the wood dock on the lake. This includes a wood framed platform with railings, a metal framed pedestrian ramp with wood decking and a floating wood dock with piling anchors. Wood decking components are beginning to show signs of age including warping, splitting and cracking. We have allocated funds to replace the wood decking and railings on a 15 year cycle beginning in 2020. We have allocated funds for full replacement of the dock including framing, floatation systems and pilings on a 30 year cycle beginning in 2035.

Drainage systems in the common areas include grassed and stone rip rap armored drainage swales and embankments. Stone rip rap armoring is installed along the lake shoreline at the boat dock area on Lake Murray. Catch basins in the paved and landscaped areas lead storm water via buried piping to three storm water retention ponds in the community.

We strongly recommend the association contract with a pond maintenance company to provide periodic inspections and maintenance of the ponds and lake. This would include removing debris/trash, maintaining vegetation, erosion control, controlling algae, nuisance pest control and general inspections. The association should ensure that the ponds are maintained in accordance with all applicable municipal standards.

Stormwater pond devices typically serve two primary functions including providing a buffer for flood control for downstream areas and acting as filter to collect sediment and provide nutrient uptake from stormwater runoff. Stormwater ponds are typically regulated by local municipalities.

A dry retention pond is located behind the house at 209 Settlers Court. The dry pond includes an earthen dam and a galvanized corrugated metal riser structure. The pond is significantly overgrown with vegetation and inlet pipes and outlet pipes were not visible. The pond includes a perimeter fence comprised of a chain link fence and wood privacy fencing. The fencing was observed to be in poor condition with significant vegetation growth on the fencing and sections of fencing observed to be failing.

A second stormwater pond is located behind 105-117 Settlers Court in the community. The pond includes an earthen dam and a galvanized metal outlet pipe. An inlet pipe was observed in the pond embankment. The area around the outlet pipe and around the pond is significantly overgrown with vegetation. The pond includes perimeter wood and chain link fencing that was observed to be in poor condition with sections leaning and significant vegetation growth on the fencing.

A third storm water detention area is designated on the recorded plat maps for the community located behind the homes at 141 and 145 Settlers Bend Court. This pond was inaccessible due to substantial growth of woody vegetation.

We have provided an allocation of funds in 2017 and on a 15 year cycle for major repairs to the stormwater ponds. Immediate repair needs include substantial removal of overgrown vegetation and repairing riser structures and inlet piping. The association should also locate the original stormwater pond design documents including as-built drawings and operations/maintenance manuals for the stormwater ponds. Future repairs would likely including removing accumulated sediment, repairs to pond infrastructure including riser structures and dams/embankments.

We have allocated funds to replace the fencing around the two ponds noted above on a 20 year cycle beginning in 2021.

In addition to major repairs to the ponds, periodic common area drainage improvements will likely be required. This would include reinforcing stone rip rap shore stabilization at the boat dock area, resurfacing gravel around the boat dock area, repairing erosion, stabilizing soils, adding ground cover, re-trenching/re-armoring swales, repairing sections of buried stormwater piping and possibly installing additional drainage systems. We have allocated funds for these repairs on a 7 year cycle beginning in 2020.

A segmental block retaining wall is located behind the homes 508-528 Plymouth Pass Drive. According to the recorded plat maps, this retaining wall is located on individual unit owner lots. We have assumed repairs and maintenance of this retaining wall would be the responsibility of the individual unit owners.

6.0 RESERVE FUND ANALYSIS

Using software developed by Criterium Engineers and KPMG Peat Marwick, we have analyzed capital reserves draw-down for the projected capital expenditures to determine the amount needed. The following is a projected reserve fund analysis for non-annual items as discussed in the report. This projection takes into consideration a reasonable return on invested moneys and inflation. Please review this thoroughly and let us know of any changes that may be desired.

The intent of this reserve fund projection is to help the Association develop a reserve fund to provide for anticipated repair or replacements of various system components during the next twenty years.

The capital items listed are those that are typically the responsibility of the Association and are derived from a list provided the Association with several items added as a result of the inspection. However, association by-laws vary, and therefore, which components are the responsibilities of the owner and which are the responsibilities of the Association can vary. The Association should confirm that the items listed should be financed by the reserve fund.

This projection provides the following:

- An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate of 3% annually and rate of return on deposited reserve funds of 1.5% annually.
- A table that lists anticipated replacement and/or repair items complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair, and a projection based on this frequency.
- A table and graph that represent end of year balances versus capital expenditures based on your current funding program and reserve balances, and alternatives to your current program. The provided graphs illustrate what effects the funding methods will have over the presented twenty-year period versus the anticipated capital expenditures.
- Note that based on our developed list of capital items and taking inflation into account; the current funding level is not adequate.
- The Association should bear in mind that unanticipated expenditures can always arise and maintenance of a significant reserve fund balance can be viewed as a way to avoid special assessments.

We have included alternatives to your current reserve funding program and recommend that the board adopt an alternative that best reflects the objectives of the community. Note that 129 owners currently pay \$500 per year in dues and 8 owners currently pay \$250 per year in dues. The per unit figures below represent an average per unit. In summary they are as follows:

Current Reserve Funding Rate: \$8,000 per year

Current Reserve Balance: \$77,389

- **Alternative 1:** Beginning in 2017 increase the annual reserve contribution rate to \$9,600 per year. Then, increase the reserve contribution every other year for the next 8 years. The amount of each step increase should be \$2,400 per year. This alternative is projected to maintain a positive balance through the term of this study.
- **Alternative 2:** Beginning in 2017, set the annual reserve contribution rate to \$12,600 per year. Then, increase the reserve contribution by 3% every year for the next 20 years. This alternative is projected to maintain a positive balance through the term of this study.

Please note that the reserve fund study does not include typical annual maintenance items. Our assumption is that you already have an annual operating budget that provides for these typical, repetitive items. This includes miscellaneous repairs, lawn and grounds maintenance, routine minor painting, etc. We have focused on those significant, non-annual

items where careful financial planning is important.

Finally, please note that the estimates we have developed are based on 2016 dollars. Our reserve fund study does adjust for an estimated annual inflation and a given return on investment assuming that the indicated fund balances are maintained.

7.0 CONCLUSION

The alternatives provided above will provide sufficient funding to meet estimated capital expenditures during the next twenty years. Further detail of the reserve fund analysis is provided in Appendix A.

8.0 LIMITATIONS

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of the Settlers Pointe Homeowners Association. Criterium-Giles Engineers Inc. does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium-Giles Engineers Inc. harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

- Buried utilities or infrastructure
- Concealed structural members or systems
- Unit interiors

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

Members of the Criterium-Giles Engineers team working on this reserve study are not members of, or otherwise associated with the association. Criterium-Giles Engineers has disclosed any other involvement with the association that could result in conflicts of interest.

Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues, will be deemed reliable by Criterium-Giles Engineers. The reserve balance presented in

the Reserve Study is based upon information provided and was not audited. Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Criterium-Giles Engineers is not aware of any additional material issues which, if not disclosed, would cause a distortion of the association's situation.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank-you for the opportunity to be of assistance to you.

Respectfully submitted,

Robert C. Giles, PE, RS
President
Criterium-Giles Engineers Inc.

Kevin R. Giles, RS
Project Manager
Criterium-Giles Engineers Inc

Appendix A: RESERVE FUND PROJECTIONS

Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Frequency (yrs**)	Remaining Life (yrs)	Information Source
Site						
Crack fill, seal coat asphalt paving	1,300 SY	\$2.00	\$2,600.00	7	0	
Resurface asphalt paving	1,300 SY	\$15.00	\$19,500.00	25	15	
Repair sections of concrete at boat ramp	100 SY	\$95.00	\$9,500.00	25	15	
Replace boat dock decking and railings	650 SF	\$15.00	\$9,750.00	15	3	
Rebuild wood dock	650 SF	\$60.00	\$39,000.00	30	18	
Replace split rail fencing along entrance	210 LF	\$20.00	\$4,200.00	15	8	
Repair monument entrance signage	1 LS	\$9,500.00	\$9,500.00	20	12	
Refurbish landscape lighting system at entrance	1 LS	\$7,200.00	\$7,200.00	12	6	
Repair landscape irrigation system at entrance	1 LS	\$5,600.00	\$5,600.00	12	6	
Common area drainage system improvements	1 LS	\$5,000.00	\$5,000.00	7	3	
Repair stormwater ponds	1 LS	\$40,000.00	\$40,000.00	15	0	
Replace fencing around ponds	1,350 LF	\$25.00	\$33,750.00	20	4	
Replace custom street signs	13 EA	\$1,200.00	\$15,600.00	20	10	
Building Exterior						
Building Interior						
Mechanical						
Amenities						
Other						
			Totals	\$201,200.00		
			Total Over Term	\$278,950.00		

* Costs are typically 10%±

** Reserve study is based on a 20 year projection of non-annual maintenance

Annual Expense By Year

	Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Site																	
Crack fill, seal coat asphalt paving		2,600	0	0	0	0	0	0	2,600	0	0	0	0	0	0	2,600	0
Resurface asphalt paving		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,500
Repair sections of concrete at boat ramp		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,500
Replace boat dock decking and railings		0	0	0	9,750	0	0	0	0	0	0	0	0	0	0	0	0
Rebuild wood dock		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace split rail fencing along entrance		0	0	0	0	0	0	0	0	4,200	0	0	0	0	0	0	0
Repair monument entrance signage		0	0	0	0	0	0	0	0	0	0	0	9,500	0	0	0	0
Refurbish landscape lighting system at entrance		0	0	0	0	0	0	7,200	0	0	0	0	0	0	0	0	0
Repair landscape irrigation system at entrance		0	0	0	0	0	0	5,600	0	0	0	0	0	0	0	0	0
Common area drainage system improvements		0	0	0	5,000	0	0	0	0	0	0	5,000	0	0	0	0	0
Repair stormwater ponds		40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000
Replace fencing around ponds		0	0	0	0	33,750	0	0	0	0	0	0	0	0	0	0	0
Replace custom street signs		0	0	0	0	0	0	0	0	0	0	15,600	0	0	0	0	0
Building Exterior																	
Building Interior																	
Mechanical																	
Amenities																	
Other																	
Total Costs		42,600	0	0	14,750	33,750	0	12,800	2,600	4,200	0	20,600	0	9,500	0	2,600	69,000
Total Costs Adjusted For 3% Inflation		42,600	0	0	16,118	37,986	0	15,284	3,198	5,320	0	27,685	0	13,545	0	3,933	107,500

Annual Expense By Year

	Year:	2033	2034	2035	2036
	Year Number:	17	18	19	20
Site					
Crack fill, seal coat asphalt paving		0	0	0	0
Resurface asphalt paving		0	0	0	0
Repair sections of concrete at boat ramp		0	0	0	0
Replace boat dock decking and railings		0	0	9,750	0
Rebuild wood dock		0	0	39,000	0
Replace split rail fencing along entrance		0	0	0	0
Repair monument entrance signage		0	0	0	0
Refurbish landscape lighting system at entrance		0	0	7,200	0
Repair landscape irrigation system at entrance		0	0	5,600	0
Common area drainage system improvements		0	5,000	0	0
Repair stormwater ponds		0	0	0	0
Replace fencing around ponds		0	0	0	0
Replace custom street signs		0	0	0	0
Building Exterior					
Building Interior					
Mechanical					
Amenities					
Other					
Total Costs		0	5,000	61,550	0
Total Costs Adjusted For 3% Inflation		0	8,264	104,785	0

Reserve Study Worksheet

General Information:

- 1 Organization: **Settlers Pointe HOA**
 2 Address: **Lexington, SC**

3	Number of Units	168
4	Age of Building (in years)	8
5a	Study Period (in years)	20
5b	Normal Fiscal Year starts:	January 1, 2017
5c	Partial Fiscal Year starts:	January 1, 2017
5d	Partial Year Length:	12 months
6	Site Inspection Date	August 11, 2016
7	Reserve Funds at start	\$77,389
8	Rate of Return on invested Reserve Funds (%)	1.5%
9	Inflation Rate (%)	3.0%

10 Current Funding Levels

Existing Funding Levels				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Reserve Fund Contribution.....	\$667	\$8,000	\$3.97	\$47.62
	Years Out	Total Annual	Per Unit	
Planned Special Assessment.....	0	\$0	\$0	
Balance Computed.....	(\$140,573)			

11 Alternative Reserve Fund Contribution

Alternative 1 Level Funding with Steps				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$800	\$9,600	\$4.76	\$57.14
Monthly Amount, (Last Year).....	\$1,600	\$19,200	\$9.52	\$114.29
Balance Required Final Year.....	\$19,311			
	Years Out	Total/Year	Per Unit	
Special Assessments:				
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....	\$53,054			

Alternative 2 Escalating Funding at 3% per Year				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$1,050	\$12,600	\$6.25	\$75.00
Monthly Amount, (Last Year).....	\$1,841	\$22,094	\$10.96	\$131.51
Balance Required Final Year.....	\$19,311			
Base Escalation %.....	3.00%			
	Years Out	Total/Year	Per Unit	
Special Assessments:				
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....	\$56,297			

Alternative 3 Escalating Funding with Special Assessments				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$0	\$0	\$0.00	\$0.00
Monthly Amount, (Last Year).....	\$0	\$0	\$0.00	\$0.00
Balance Required Final Year.....	\$19,311			
Base Escalation %.....	0.00%			
	Years Out	Total/Year	Per Unit	
Special Assessments:				
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....	(\$306,934)			

Reserve Fund Worksheet

Fiscal Years:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Normal: Jan 2017	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Partial: Jan 2017 (12 months)																

Existing Funding Levels

Beginning Reserve Fund Balance:	\$77,389	\$43,431	\$52,202	\$61,105	\$53,782	\$24,153	\$32,636	\$25,732	\$30,993	\$34,177	\$42,810	\$23,472	\$31,944	\$26,795	\$35,317	\$39,975
Revenue:	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$642	\$771	\$903	\$795	\$357	\$482	\$380	\$458	\$505	\$633	\$347	\$472	\$396	\$522	\$591	\$0
Capital Expenditures:	\$42,600	\$0	\$0	\$16,118	\$37,986	\$0	\$15,284	\$3,198	\$5,320	\$0	\$27,685	\$0	\$13,545	\$0	\$3,933	\$107,500
Ending Reserve Balance:	\$43,431	\$52,202	\$61,105	\$53,782	\$24,153	\$32,636	\$25,732	\$30,993	\$34,177	\$42,810	\$23,472	\$31,944	\$26,795	\$35,317	\$39,975	(\$59,524)

Alternative 1, Level Funding with Steps

Average Cap. Expenditure \$19,311

Beginning Reserve Fund Balance:	\$77,389	\$45,055	\$55,475	\$68,487	\$65,335	\$42,375	\$57,627	\$60,030	\$74,737	\$89,945	\$110,783	\$103,832	\$124,878	\$132,491	\$153,967	\$171,772
Revenue:	\$9,600	\$9,600	\$12,000	\$12,000	\$14,400	\$14,400	\$16,800	\$16,800	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200	\$19,200
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$666	\$820	\$1,012	\$966	\$626	\$852	\$887	\$1,104	\$1,329	\$1,637	\$1,534	\$1,845	\$1,958	\$2,275	\$2,539	\$1,252
Capital Expenditures:	\$42,600	\$0	\$0	\$16,118	\$37,986	\$0	\$15,284	\$3,198	\$5,320	\$0	\$27,685	\$0	\$13,545	\$0	\$3,933	\$107,500
Ending Reserve Balance:	\$45,055	\$55,475	\$68,487	\$65,335	\$42,375	\$57,627	\$60,030	\$74,737	\$89,945	\$110,783	\$103,832	\$124,878	\$132,491	\$153,967	\$171,772	\$84,725

Alternative 2, Escalating Funding at 3% per Year

Beginning Reserve Fund Balance:	\$77,389	\$48,100	\$61,994	\$76,492	\$75,255	\$52,222	\$67,831	\$68,606	\$82,118	\$94,151	\$112,250	\$103,021	\$122,269	\$128,589	\$149,299	\$166,892
Revenue:	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,607	\$15,045	\$15,496	\$15,961	\$16,440	\$16,933	\$17,441	\$17,965	\$18,504	\$19,059	\$19,630
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$711	\$916	\$1,130	\$1,112	\$772	\$1,002	\$1,014	\$1,214	\$1,391	\$1,659	\$1,522	\$1,807	\$1,900	\$2,206	\$2,466	\$1,185
Capital Expenditures:	\$42,600	\$0	\$0	\$16,118	\$37,986	\$0	\$15,284	\$3,198	\$5,320	\$0	\$27,685	\$0	\$13,545	\$0	\$3,933	\$107,500
Ending Reserve Balance:	\$48,100	\$61,994	\$76,492	\$75,255	\$52,222	\$67,831	\$68,606	\$82,118	\$94,151	\$112,250	\$103,021	\$122,269	\$128,589	\$149,299	\$166,892	\$80,207

Alternative 3, Escalating Funding with Special Assessments

Beginning Reserve Fund Balance:	\$77,389	\$35,311	\$35,840	\$36,378	\$20,564	(\$17,422)	(\$17,422)	(\$32,706)	(\$35,903)	(\$41,224)	(\$41,224)	(\$68,908)	(\$68,908)	(\$82,453)	(\$82,453)	(\$86,386)
Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$522	\$530	\$538	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$42,600	\$0	\$0	\$16,118	\$37,986	\$0	\$15,284	\$3,198	\$5,320	\$0	\$27,685	\$0	\$13,545	\$0	\$3,933	\$107,500
Ending Reserve Balance:	\$35,311	\$35,840	\$36,378	\$20,564	(\$17,422)	(\$17,422)	(\$32,706)	(\$35,903)	(\$41,224)	(\$41,224)	(\$68,908)	(\$68,908)	(\$82,453)	(\$82,453)	(\$86,386)	(\$193,886)

Reserve Fund Worksheet

Fiscal Years:				
Normal: Jan 2017	2033	2034	2035	2036
Partial: Jan 2017 (12 months)	17	18	19	20

Existing Funding Levels

Beginning Reserve Fund Balance:	(\$59,524)	(\$51,524)	(\$51,789)	(\$148,573)
Revenue:	\$8,000	\$8,000	\$8,000	\$8,000
Special Assessments:	\$0	\$0	\$0	\$0
Investment Earnings:	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$8,264	\$104,785	\$0
Ending Reserve Balance:	(\$51,524)	(\$51,789)	(\$148,573)	(\$140,573)

Alternative 1, Level Funding w

Beginning Reserve Fund Balance:	\$84,725	\$105,483	\$118,166	\$33,069
Revenue:	\$19,200	\$19,200	\$19,200	\$19,200
Special Assessment #1:	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0
Investment Earnings:	\$1,559	\$1,746	\$489	\$784
Capital Expenditures:	\$0	\$8,264	\$104,785	\$0
Ending Reserve Balance:	\$105,483	\$118,166	\$33,069	\$53,054

Alternative 2, Escalating Fundi

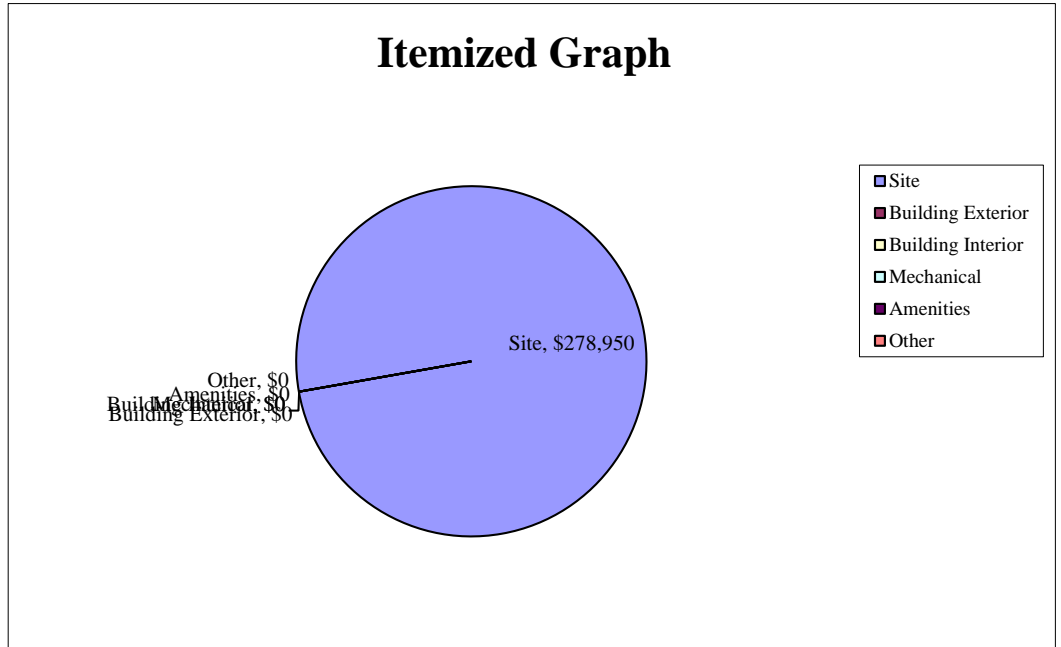
Beginning Reserve Fund Balance:	\$80,207	\$101,933	\$116,212	\$33,371
Revenue:	\$20,219	\$20,826	\$21,451	\$22,094
Special Assessment #1:	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0
Investment Earnings:	\$1,506	\$1,717	\$493	\$832
Capital Expenditures:	\$0	\$8,264	\$104,785	\$0
Ending Reserve Balance:	\$101,933	\$116,212	\$33,371	\$56,297

Alternative 3, Escalating Fundi

Beginning Reserve Fund Balance:	(\$193,886)	(\$193,886)	(\$202,150)	(\$306,934)
Revenue:	\$0	\$0	\$0	\$0
Special Assessment #1:	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0
Investment Earnings:	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$8,264	\$104,785	\$0
Ending Reserve Balance:	(\$193,886)	(\$202,150)	(\$306,934)	(\$306,934)

Itemized Graph

Categories	Totals
Site	\$278,950
Building Exterior	\$0
Building Interior	\$0
Mechanical	\$0
Amenities	\$0
Other	\$0
Total	\$278,950



Itemized Funding



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Categories	Reserve Requirement	Beginning Balance	Balance Requiring Funding	Monthly Reserve Funding Required	Annual Reserve Funding Required	Full Funding Balance	Percent Funded
Site	\$278,950	\$77,389	\$201,561	\$1,146	\$13,748	\$127,417	
Building Exterior	\$0	\$0	\$0	\$0	\$0	\$0	
Building Interior	\$0	\$0	\$0	\$0	\$0	\$0	
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	
Amenities	\$0	\$0	\$0	\$0	\$0	\$0	
Other	\$0	\$0	\$0	\$0	\$0	\$0	
Totals	\$278,950	\$77,389	\$201,561	\$1,146	\$13,748	\$127,417	60.7%

Existing Funding Levels

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Capital Expenditures	Ending Balance
2017	1	\$77,389	\$8,000	\$0	\$642	\$42,600	\$43,431
2018	2	\$43,431	\$8,000	\$0	\$771	\$0	\$52,202
2019	3	\$52,202	\$8,000	\$0	\$903	\$0	\$61,105
2020	4	\$61,105	\$8,000	\$0	\$795	\$16,118	\$53,782
2021	5	\$53,782	\$8,000	\$0	\$357	\$37,986	\$24,153
2022	6	\$24,153	\$8,000	\$0	\$482	\$0	\$32,636
2023	7	\$32,636	\$8,000	\$0	\$380	\$15,284	\$25,732
2024	8	\$25,732	\$8,000	\$0	\$458	\$3,198	\$30,993
2025	9	\$30,993	\$8,000	\$0	\$505	\$5,320	\$34,177
2026	10	\$34,177	\$8,000	\$0	\$633	\$0	\$42,810
2027	11	\$42,810	\$8,000	\$0	\$347	\$27,685	\$23,472
2028	12	\$23,472	\$8,000	\$0	\$472	\$0	\$31,944
2029	13	\$31,944	\$8,000	\$0	\$396	\$13,545	\$26,795
2030	14	\$26,795	\$8,000	\$0	\$522	\$0	\$35,317
2031	15	\$35,317	\$8,000	\$0	\$591	\$3,933	\$39,975
2032	16	\$39,975	\$8,000	\$0	\$0	\$107,500	(\$59,524)
2033	17	(\$59,524)	\$8,000	\$0	\$0	\$0	(\$51,524)
2034	18	(\$51,524)	\$8,000	\$0	\$0	\$8,264	(\$51,789)
2035	19	(\$51,789)	\$8,000	\$0	\$0	\$104,785	(\$148,573)
2036	20	(\$148,573)	\$8,000	\$0	\$0	\$0	(\$140,573)

Existing Funding Levels

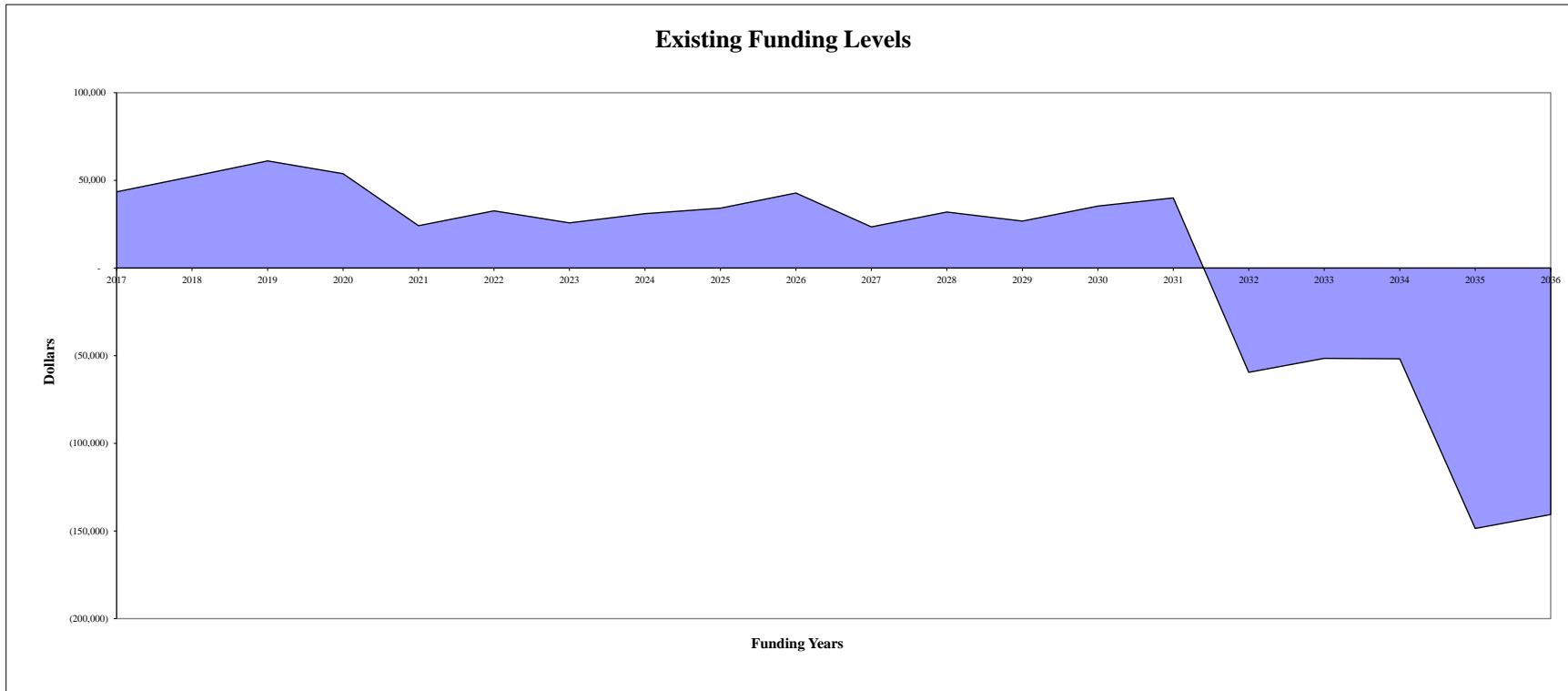
Beginning Balance as of start of year beginning Jan 2017: \$77,389

CONTRIBUTIONS	
AMOUNT	
\$8,000.00	per year
\$47.62	per unit per year
\$666.67	per month
\$3.97	per unit per month

SPECIAL ASSESSMENTS			
Totals			
Per Year	\$0	Per Unit	\$0

Projected Annual Funding and Expenditures:

Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	43,431	52,202	61,105	53,782	24,153	32,636	25,732	30,993	34,177	42,810	23,472	31,944	26,795	35,317	39,975
Capital Expenditures:	42,600	-	-	16,118	37,986	-	15,284	3,198	5,320	-	27,685	-	13,545	-	3,933
Total Revenue (all sources)	8,642	8,771	8,903	8,795	8,357	8,482	8,380	8,458	8,505	8,633	8,347	8,472	8,396	8,522	8,591
Year:	2032	2033	2034	2035	2036										
Year Number:	16	17	18	19	20										
End of Year Reserve Fund Balance	(59,524)	(51,524)	(51,789)	(148,573)	(140,573)										
Capital Expenditures:	107,500	-	8,264	104,785	-										
Total Revenue (all sources)	8,000	8,000	8,000	8,000	8,000										



Alternative 1: Level Funding with Steps

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2017	1	\$77,389	\$9,600	\$0	\$0	\$666	\$42,600	\$45,055
2018	2	\$45,055	\$9,600	\$0	\$0	\$820	\$0	\$55,475
2019	3	\$55,475	\$12,000	\$0	\$0	\$1,012	\$0	\$68,487
2020	4	\$68,487	\$12,000	\$0	\$0	\$966	\$16,118	\$65,335
2021	5	\$65,335	\$14,400	\$0	\$0	\$626	\$37,986	\$42,375
2022	6	\$42,375	\$14,400	\$0	\$0	\$852	\$0	\$57,627
2023	7	\$57,627	\$16,800	\$0	\$0	\$887	\$15,284	\$60,030
2024	8	\$60,030	\$16,800	\$0	\$0	\$1,104	\$3,198	\$74,737
2025	9	\$74,737	\$19,200	\$0	\$0	\$1,329	\$5,320	\$89,945
2026	10	\$89,945	\$19,200	\$0	\$0	\$1,637	\$0	\$110,783
2027	11	\$110,783	\$19,200	\$0	\$0	\$1,534	\$27,685	\$103,832
2028	12	\$103,832	\$19,200	\$0	\$0	\$1,845	\$0	\$124,878
2029	13	\$124,878	\$19,200	\$0	\$0	\$1,958	\$13,545	\$132,491
2030	14	\$132,491	\$19,200	\$0	\$0	\$2,275	\$0	\$153,967
2031	15	\$153,967	\$19,200	\$0	\$0	\$2,539	\$3,933	\$171,772
2032	16	\$171,772	\$19,200	\$0	\$0	\$1,252	\$107,500	\$84,725
2033	17	\$84,725	\$19,200	\$0	\$0	\$1,559	\$0	\$105,483
2034	18	\$105,483	\$19,200	\$0	\$0	\$1,746	\$8,264	\$118,166
2035	19	\$118,166	\$19,200	\$0	\$0	\$489	\$104,785	\$33,069
2036	20	\$33,069	\$19,200	\$0	\$0	\$784	\$0	\$53,054

Alternative 1: Level Funding with Steps

Beginning Balance as of start of year beginning Jan 2017: \$77,389

CONTRIBUTIONS	
FIRST YR	LAST YR
\$9,600.00	\$19,200.00
\$57.14	\$114.29
\$800.00	\$1,600.00
\$4.76	\$9.52

per year
per unit per year
per month
per unit per month

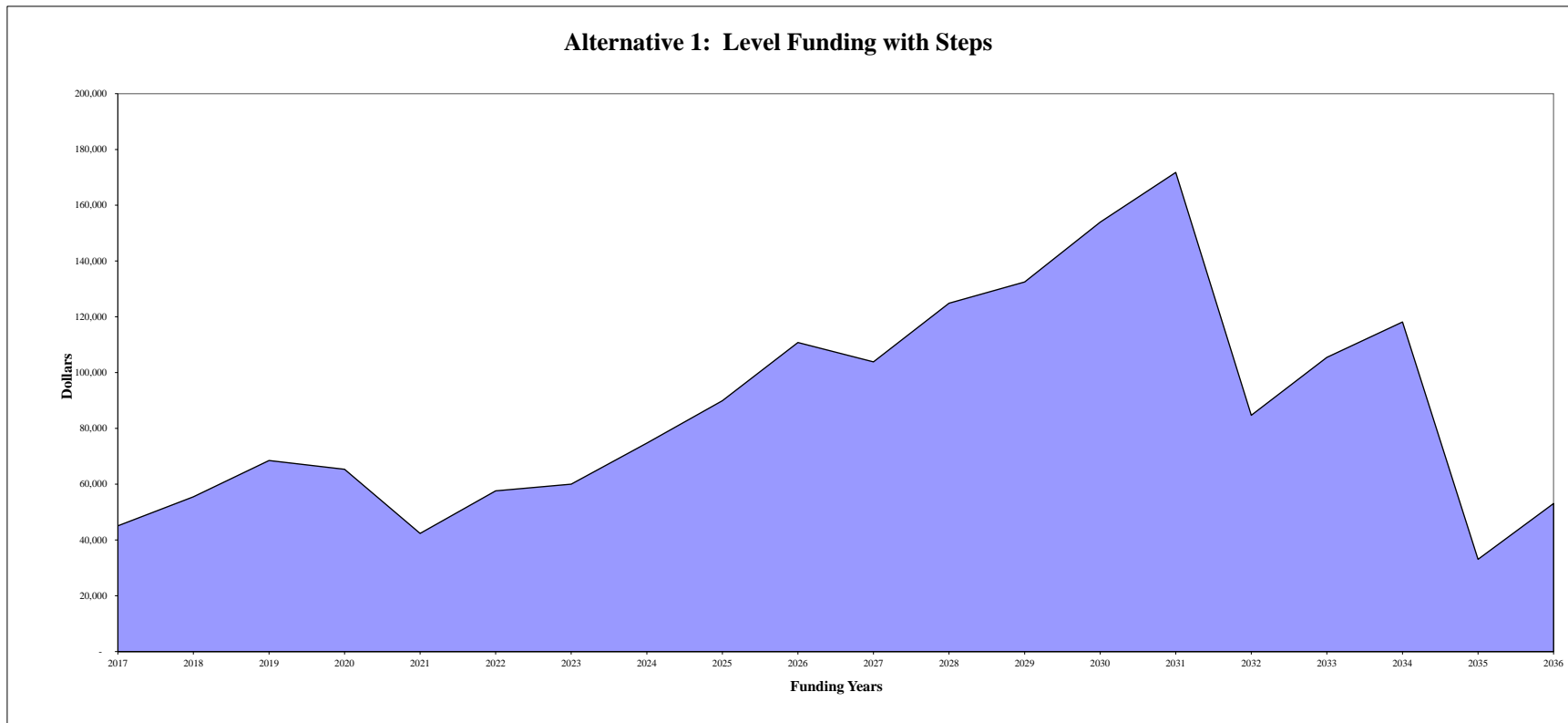
SPECIAL ASSESSMENTS			
First Second	Per Year Per Year	Totals	
		\$0 \$0	Per Unit Per Unit
		\$0	\$0
		\$0	\$0

SETTINGS (analyzed by year)		
Starting amount (\$):	800	
Increment by (\$):	200	
Every	2	year
Frequency:	4	time

Projected Annual Funding and Expenditures:

Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	45,055	55,475	68,487	65,335	42,375	57,627	60,030	74,737	89,945	110,783	103,832	124,878	132,491	153,967	171,772
Capital Expenditures:	42,600	-	-	16,118	37,986	-	15,284	3,198	5,320	-	27,685	-	13,545	-	3,933
Total Revenue (all sources)	10,266	10,420	13,012	12,966	15,026	15,252	17,687	17,904	20,529	20,837	20,734	21,045	21,158	21,475	21,739

Year:	2032	2033	2034	2035	2036
Year Number:	16	17	18	19	20
End of Year Reserve Fund Balance	84,725	105,483	118,166	33,069	53,054
Capital Expenditures:	107,500	-	8,264	104,785	-
Total Revenue (all sources)	20,452	20,759	20,946	19,689	19,984



Alternative 2: Escalating Funding at 3% per Year

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2017	1	\$77,389	\$12,600	\$0	\$0	\$711	\$42,600	\$48,100
2018	2	\$48,100	\$12,978	\$0	\$0	\$916	\$0	\$61,994
2019	3	\$61,994	\$13,367	\$0	\$0	\$1,130	\$0	\$76,492
2020	4	\$76,492	\$13,768	\$0	\$0	\$1,112	\$16,118	\$75,255
2021	5	\$75,255	\$14,181	\$0	\$0	\$772	\$37,986	\$52,222
2022	6	\$52,222	\$14,607	\$0	\$0	\$1,002	\$0	\$67,831
2023	7	\$67,831	\$15,045	\$0	\$0	\$1,014	\$15,284	\$68,606
2024	8	\$68,606	\$15,496	\$0	\$0	\$1,214	\$3,198	\$82,118
2025	9	\$82,118	\$15,961	\$0	\$0	\$1,391	\$5,320	\$94,151
2026	10	\$94,151	\$16,440	\$0	\$0	\$1,659	\$0	\$112,250
2027	11	\$112,250	\$16,933	\$0	\$0	\$1,522	\$27,685	\$103,021
2028	12	\$103,021	\$17,441	\$0	\$0	\$1,807	\$0	\$122,269
2029	13	\$122,269	\$17,965	\$0	\$0	\$1,900	\$13,545	\$128,589
2030	14	\$128,589	\$18,504	\$0	\$0	\$2,206	\$0	\$149,299
2031	15	\$149,299	\$19,059	\$0	\$0	\$2,466	\$3,933	\$166,892
2032	16	\$166,892	\$19,630	\$0	\$0	\$1,185	\$107,500	\$80,207
2033	17	\$80,207	\$20,219	\$0	\$0	\$1,506	\$0	\$101,933
2034	18	\$101,933	\$20,826	\$0	\$0	\$1,717	\$8,264	\$116,212
2035	19	\$116,212	\$21,451	\$0	\$0	\$493	\$104,785	\$33,371
2036	20	\$33,371	\$22,094	\$0	\$0	\$832	\$0	\$56,297

Alternative 2: Escalating Funding at 3% per Year

Beginning Balance as of start of year beginning Jan 2017: \$77,389

CONTRIBUTIONS	
FIRST YR	LAST YR
\$12,600.00	\$22,094.18
\$75.00	\$131.51
\$1,050.00	\$1,841.18
\$6.25	\$10.96

per year
per unit per year
per month
per unit per month

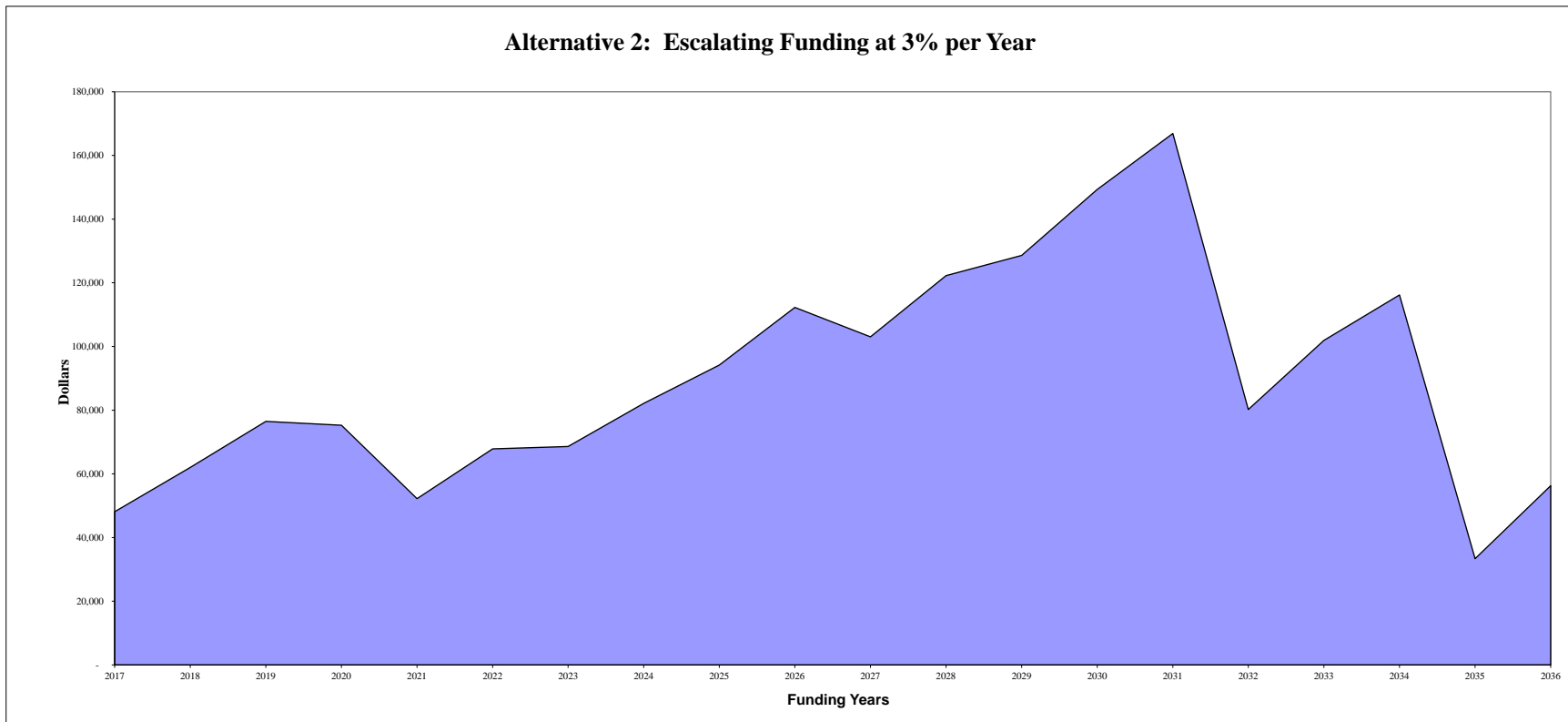
SPECIAL ASSESSMENTS				
First Second	Per Year Per Year	Totals		\$0 \$0
		\$0 \$0	Per Unit Per Unit	

SETTINGS (analyzed by year)	
Starting amount (\$):	1050
Increment by (%):	3
Step (%):	
Every	1 year
Frequency:	19 time

Projected Annual Funding and Expenditures:

Year:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	48,100	61,994	76,492	75,255	52,222	67,831	68,606	82,118	94,151	112,250	103,021	122,269	128,589	149,299	166,892
Capital Expenditures:	42,600	-	-	16,118	37,986	-	15,284	3,198	5,320	-	27,685	-	13,545	-	3,933
Total Revenue (all sources)	13,311	13,894	14,498	14,880	14,953	15,609	16,059	16,710	17,353	18,099	18,456	19,248	19,865	20,710	21,525

Year:	2032	2033	2034	2035	2036
Year Number:	16	17	18	19	20
End of Year Reserve Fund Balance	80,207	101,933	116,212	33,371	56,297
Capital Expenditures:	107,500	-	8,264	104,785	-
Total Revenue (all sources)	20,816	21,726	22,543	21,944	22,926



Appendix B: PROJECT PHOTOGRAPHS

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
General view of
community.

Photo Number
1



Description:
View of monument
entrance sign.

Photo Number
2

Location:
Settlers Pointe
Lexington, SC

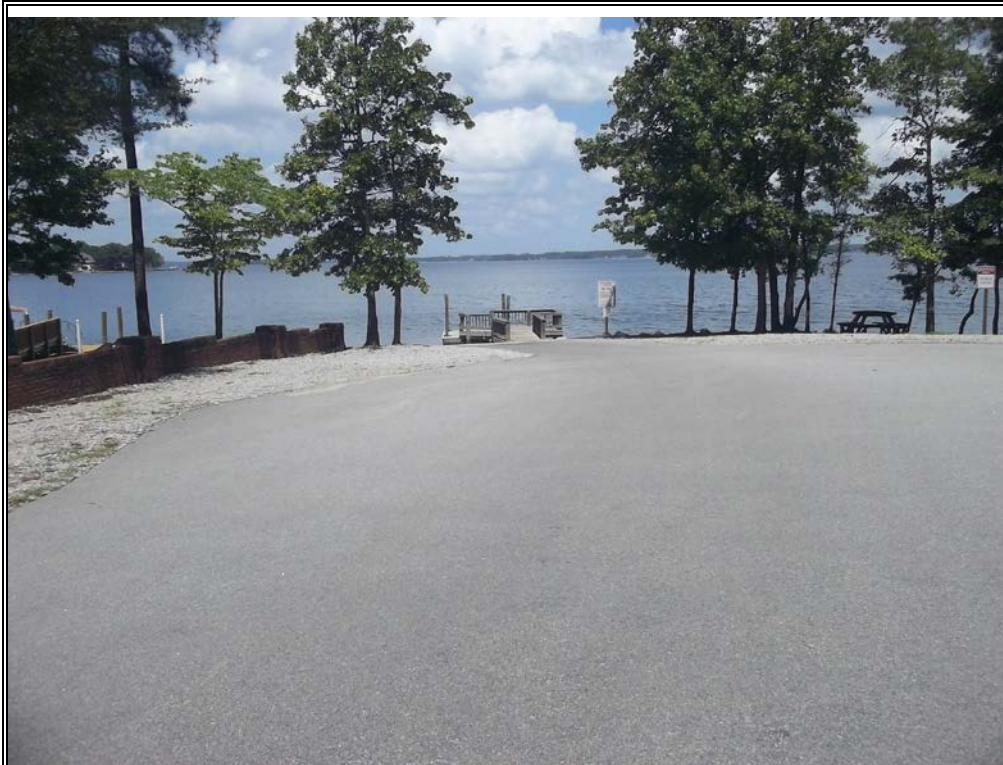
Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Asphalt paved
drive aisle at boat
ramp.

Photo Number
3



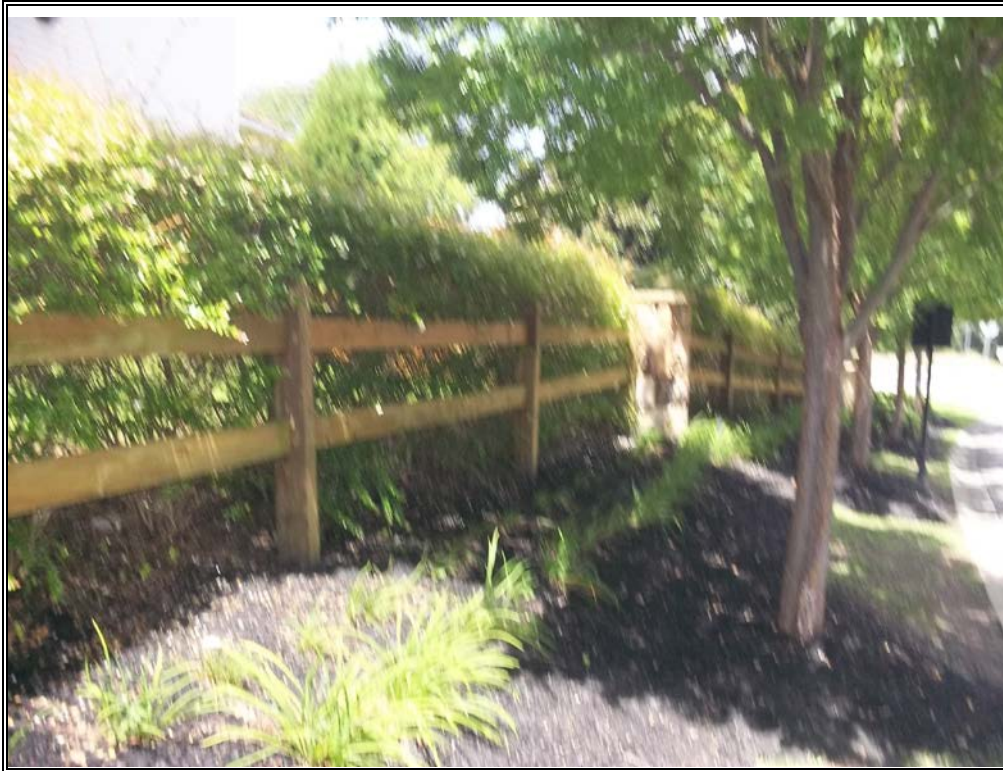
Description:
Asphalt paved
parking area at
boat ramp.

Photo Number
4

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Split rail fencing at
entrance area.

Photo Number
5



Description:
Landscape
irrigation and
lighting controls at
entrance sign.

Photo Number
6

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Boat ramp.

Photo Number
7



Description:
Wood dock at boat
ramp.

Photo Number
8

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:

Warping observed
in wood decking
components at boat
dock.

Photo Number

9



Description:

Street sign.

Photo Number

10

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Dry pond behind
209 Settlers court.

Photo Number
11



Description:
Leaning
galvanized riser
structure,
overgrown
vegetation in pond
and on fence.

Photo Number
12

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Stormwater pond
behind 105-117
Settlers Court.

Photo Number
13



Description:
Overgrown
vegetation
blocking outlet
pipe. Overgrown
vegetation on
fence.

Photo Number
14

Location:
Settlers Pointe
Lexington, SC

Photo Taken by:
Kevin R. Giles, RS

Date:
08/11/16



Description:
Leaning wood
fence at
stormwater pond.

Photo Number
15



Description:
Stone rip rap
shoreline
armoring.

Photo Number
16