

Full Reserve Study

Pelican Bay

Longs, SC

Originally submitted: April 19, 2017

Revised: November 4, 2017

Table of Contents

1. Itemized worksheet	Page 1
2. Annualized Expense by Year	Page 2-3
3. General Information	Page 4
4. Reserve Fund Worksheet	Page 5-6
5. Funding Level	Page 7
6. Reserve Fund Graph	Page 8
7. Dues Projection	Page 9-10

Quotes on File

Capital Items To Be Replaced		Quantity	Unit Cost	Reserve Requirement	Frequency	Remaining Life (yrs)	Information Source
Site	Full Depth Repair of surface of paving	360 sq yds	\$ 7.58	\$ 2,025.00	Various	Various	Quote
#	Sealcoat Asphalt Paving	11816sq yds	\$ 1.23	\$ 14,533.00	7	7	4 Quote
#	Resurface asphalt Paving	11816 sq yds	\$ 8.74	\$ 98,412.00	25	25	13 Quote
#	Repair Irrigation System	10valves,50heads+ Controls	\$ 3,780.00	\$ 3,780.00	Various	Various	
Building Exterior							
*	Replace GaurdHouse Windows	5	\$ 450.00	\$ 2,250.00	40	40	19 Quote
*	Replace Gaurdhouse Doors	2	\$ 700.00	\$ 1,400.00	40	40	18 Quote
*	Repaint and Repair Guardhouse	1	\$ 2,500.00	\$ 2,500.00	10	10	5 Quote
*	Repaint and Repair Wall	1	\$ 500.00	\$ 500.00	10	10	5 Quote
*	Replace Roof	8 sq	\$ 162.50	\$ 1,300.00	25	25	7 Guess
#	Upgrade Security Camera System	1	\$ 3,000.00	\$ 3,000.00	4	4	0 1/3 for repair
#	Upgrade Entrance Gates15059+new posts +Rep	4 operators, pads,	\$ 18,059.00	\$ 18,059.00	20	20	0 Quote
#	Replace HVAC System	1	\$ 650.00	\$ 650.00	10	10	3 Lowes
#	Repair Signs	22	\$ 15.00	\$ 330.00	10	10	2 Internet
*	Repaint and Repair Gazebos	1	\$ 1,500.00	\$ 1,500.00	10	10	5 Quote
*	Repaint and Repair Railing	90lf	\$ 25.00	\$ 2,250.00	11	11	3 Quote
#	Repipe pumps at front gate and gazebos	1	\$ 1,500.00	\$ 1,500.00	10	10	2 Jerry
c	Replace Roofs/Repairs and Paint	2 4300 repl/1100 repa	\$ 1,100.00	\$ 1,100.00	50	50	4 Quote
#	Repape Floating Dock	1	\$ 17,600.00	\$ 17,600.00	20	20	17 Prior Purchase
c	Repair retaining wall topboards+rotted+seal	1	\$ 4,700.00	\$ 4,700.00	20	20	3 Quote
#	Repair Boat launch	1	\$ 40,000.00	\$ 40,000.00	100	100	1 Share with H&H
#	Street Signs	5	\$ 30.00	\$ 150.00	20	20	Various Interent
#	Major Landscape	5	\$ 2,000.00	\$ 10,000.00	Various	Various	
#	Electrical Service to Dock		\$ 5,300.00	\$ 5,300.00	20 New	20	Quote
Total Costs one time							
Total costs over 20 years							
Total Costs Adjusted for 3% Inflation							

Capital Items To Be Replaced	Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	Year Number	1	2	3	4	5	6	7	8	9	10
# Full Depth Repair of surface of paving			2025			2025			2025		
# Sealcoat Asphalt Paving					14533					14533	
# Resurface asphalt Paving					1090			800			1090
# Repair Irrigation System											
Building Exterior											
* Replace GaurdHouse Windows											
* Replace Gaurdhouse Doors											
* Repair and Repair Guardhouse						2500					
* Repair and Repair Wall						500					
* Replace Roof								1300			
# Upgrade Security Camera System					1000						
# Upgrade Entrance Gates.15059+new posts +-Rep			18059						3000		
# Replace HVAC System				650							
* Repair Signs					330						
* Repair and Repair Gazebo						1500					
* Repair and Repair Railing				2250							
# Replbe pumps at front gate and gazebo			1500								
c Replace Roofs/Repairs and Paint					1100						
# Repace Floating Dock											
c Repair retaining wall topboards+rotted+seal			4700								
# Repair Boat launch					20000						
# Street Signs				150		150					
# Major Landscape				2000			2000				2000
# Electrical Service to Dock						5300					
# Total Costs one time				5050	38053	11975	2000	2100	5025	14533	3090
# Total costs over 20 years		0	26284								
# Total Costs Adjusted for 3% Inflation		0.00	27072.52	5957.55	41580.51	13477.86	2318.54	2507.51	6180.10	18409.97	4031.74

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	11	12	13	14	15	16	17	18	19	20
Capital Items To Be Replaced										
# Full Depth Repair of surface of paving										
# Sealcoat Asphalt Paving			98412		14533					
# Resurface asphalt Paving			800			1090			800	
# Repair Irrigation System										
Building Exterior										
* Replace GaurdHouse Windows									2250	
* Replace Gaurdhouse Doors								1400		
* Repaint and Repair Guardhouse					2500					
* Repaint and Repair Wall					500					
* Replace Roof										
# Upgrade Security Camera System		1000				3000				
# Upgrade Entrance Gates 15059+new posts +Rep										
# Replace HVAC System			650							
# Repair Signs		330								
# Repaint and Repair Gzebos					1500					
# Repaint and Repair Railing				2250						
# Replpe pumps at front gate and gazebos										
C Replace Roofs/Repairs and Paint		1500								
# Repace Floating Dock							17600			
C Repair retaining wall topboards+rotted+seal										
# Repair Boat launch										
# Street Signs										
# Major Landscape				2000						
Electrical Service to Dock										
Total Costs one time	0	2830	99862	4250	19033	4090	19600	1400	3050	0
Total costs over 20 years										
Total Costs Adjusted for 3% Inflation	0.00	3917.37	142379.25	6241.13	28789.13	6372.10	31452.32	2313.92	5197.32	0.00

Capital Items
To Be Replaced

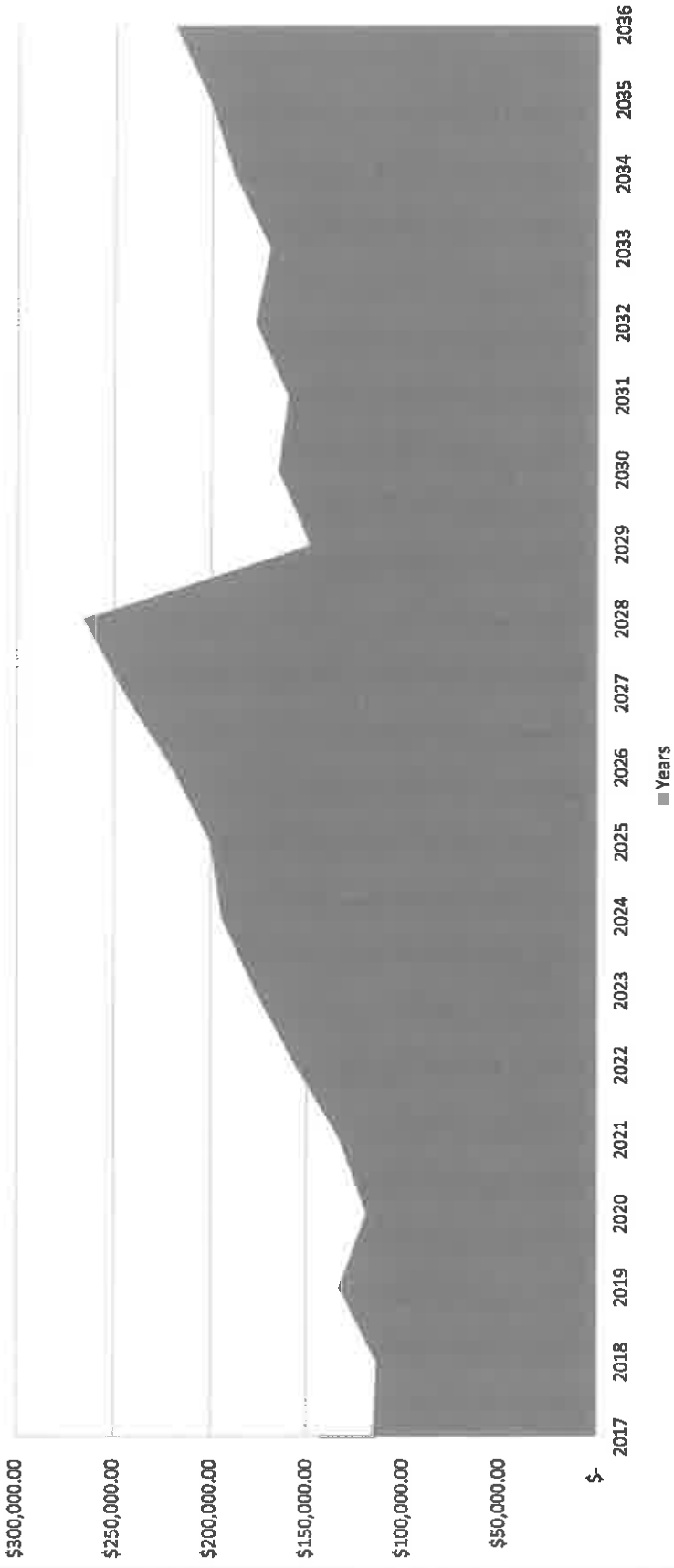
Site		Number of units	Total Annual	Per Unit/Month	Per Unit/Year
#	Full Depth Repair of surface of paving	119			
#	Sealcoat Asphalt Paving	19			
#	Resurface asphalt Paving	20			
#	Repair Irrigation System	1-Jan-17			
		20-Mar-17			
		\$ 93,497.00			
	Rate of Reserve on Invested Reserve Funds				
	Year One	0.30%			
	Year Two	1.00%			
	There after	1.50%			
	Inflation Rate	3.00%			
	Existing Fund Levels				
	Reserve Fund Contribution - 2018		Total Annual	Per Unit/Month	Per Unit/Year
		\$ 1,151.51	\$ 13,818.12	\$ 9.68	\$ 116.12
		1/1/2017	10/20/2017 under contract		
	Benji Lots	2	0		
	H&H lots	30	26		
	Total	32	26		
	Private Lots				
	Phase 1(Excludes Brick's and Scott's second lot)	29	28		
	Phase 2	7	6		
	Total	36	34		
	Repair Boat launch				
	Repair retaining wall topboards+rotted+seal				
	Repape Floating Dock				
	Repaint and Repair Gazebo				
	Repaint and Repair Railing				
	Repaint pumps at front gate and gazebo				
	Replace Roofs/Repairs and Paint				
	Upgrade Security Camera System				
	Upgrade Entrance Gates:15059+new posts +Rep				
	Replace HVAC System				
	Repair Signs				
	Replace Roof				
	Repaint and Repair Guardhouse				
	Repaint and Repair Doors				
	Replace Gaurdhouse Windows				
	Replace Gaurdhouse				
	Building Exterior				

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Year	1	2	3	4	5	6	7	8	9	10
Year Number										
Existing Funding Levels										
Beginning Reserve Fund Balance	93197.32	115299.57	113795.17	133125.55	119078.92	132912.24	156298.39	177246.36	194835.96	200459.53
Revenue	8005.25	13818.12	14381.00	16937.00	16925.00	15111.00	15111.00	15111.00	15111.00	15111.00
Investment Earnings(@1.5%)	297.00	1250.00	1706.93	1996.88	1786.18	1993.68	2344.48	2658.70	2922.54	3006.89
H&H Closings \$650/unit(29units)	4800.00	4500.00	2600.00	2600.00	2600.00	2600.00				
Phase 1 Closings \$2,500/unit(33units)	9000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Capital Expenditures	0.00	27072.52	5357.55	41580.51	13477.86	2318.54	2507.51	6180.10	18409.97	4031.74
Ending Reserve Balance	115299.57	113795.17	133125.55	119078.92	132912.24	156298.39	177246.36	194835.96	200459.53	220545.68

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Year Number	11	12	13	14	15	16	17	18	19	20
Existing Funding Levels										
Beginning Reserve Fund Balance	220545.68	244964.87	265832.97	148552.22	165650.38	160457.01	177602.76	169925.49	188771.45	201521.70
Revenue	15111.00	15111.00	15111.00	15111.00	15111.00	15111.00	15111.00	15111.00	15111.00	15111.00
Investment Earnings(@1.5%)	3308.19	3674.47	3987.49	2228.28	2484.76	2406.86	2664.04	2548.88	2831.57	3022.83
H&H Closings \$650/unit(29units)										
Phase 1 Closings \$2,500/unit(33units)	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	3500.00		
Capital Expenditures	0.00	3917.37	142379.25	6241.13	28789.13	6372.10	31452.32	2313.92	5192.32	0.00
Ending Reserve Balance	244964.87	265832.97	148552.22	165650.38	160457.01	177602.76	169925.49	188771.45	201521.70	219655.53

Year	Year Number	Beginning Reserve Fund		Fee Revenue	Investment Earnings	H&H Closings	Phase 1 Closings	Capital Expenditures	Ending Balance
		Balance	Balance						
2017	1	\$ 93,197.32	\$ 8,005.25	\$ 297.00	\$ 4,800.00	\$ 9,000.00	\$ -	\$ 115,299.57	
2018	2	\$ 115,299.57	\$ 13,818.12	\$ 1,250.00	\$ 4,500.00	\$ 6,000.00	\$ 27,072.52	\$ 113,795.17	
2019	3	\$ 113,795.17	\$ 14,381.00	\$ 1,706.93	\$ 2,600.00	\$ 6,000.00	\$ 5,357.55	\$ 133,125.55	
2020	4	\$ 133,125.55	\$ 16,937.00	\$ 1,996.88	\$ 2,600.00	\$ 6,000.00	\$ 41,580.51	\$ 119,078.92	
2021	5	\$ 119,078.92	\$ 16,925.00	\$ 1,786.18	\$ 2,600.00	\$ 6,000.00	\$ 13,477.86	\$ 132,912.24	
2022	6	\$ 132,912.24	\$ 15,111.00	\$ 1,993.68	\$ 2,600.00	\$ 6,000.00	\$ 2,318.54	\$ 156,298.39	
2023	7	\$ 156,298.39	\$ 15,111.00	\$ 2,344.48	\$ -	\$ 6,000.00	\$ 2,507.51	\$ 177,246.36	
2024	8	\$ 177,246.36	\$ 15,111.00	\$ 2,658.70	\$ -	\$ 6,000.00	\$ 6,180.10	\$ 194,835.96	
2025	9	\$ 194,835.96	\$ 15,111.00	\$ 2,922.54	\$ -	\$ 6,000.00	\$ 18,409.97	\$ 200,459.53	
2026	10	\$ 200,459.53	\$ 15,111.00	\$ 3,006.89	\$ -	\$ 6,000.00	\$ 4,031.74	\$ 220,545.68	
2027	11	\$ 220,545.68	\$ 15,111.00	\$ 3,308.19	\$ -	\$ 6,000.00	\$ -	\$ 244,964.87	
2028	12	\$ 244,964.87	\$ 15,111.00	\$ 3,674.47	\$ -	\$ 6,000.00	\$ 3,917.37	\$ 265,832.97	
2029	13	\$ 265,832.97	\$ 15,111.00	\$ 3,987.49	\$ -	\$ 6,000.00	\$ 142,379.25	\$ 148,552.22	
2030	14	\$ 148,552.22	\$ 15,111.00	\$ 2,228.28	\$ -	\$ 6,000.00	\$ 6,241.13	\$ 165,650.38	
2031	15	\$ 165,650.38	\$ 15,111.00	\$ 2,484.76	\$ -	\$ 6,000.00	\$ 28,789.13	\$ 160,457.01	
2032	16	\$ 160,457.01	\$ 15,111.00	\$ 2,406.86	\$ -	\$ 6,000.00	\$ 6,372.10	\$ 177,602.76	
2033	17	\$ 177,602.76	\$ 15,111.00	\$ 2,664.04	\$ -	\$ 6,000.00	\$ 31,452.32	\$ 169,925.49	
2034	18	\$ 169,925.49	\$ 15,111.00	\$ 2,548.88	\$ -	\$ 3,500.00	\$ 2,313.92	\$ 188,771.45	
2035	19	\$ 188,771.45	\$ 15,111.00	\$ 2,831.57	\$ -	\$ -	\$ 5,192.32	\$ 201,521.70	
2036	20	\$ 201,521.70	\$ 15,111.00	\$ 3,022.83	\$ -	\$ -	\$ -	\$ 219,655.53	
			\$ 296,731.37	\$ 49,120.65	\$ 19,700.00	\$ 108,500.00	\$ 347,593.81		

Capital Reserve



Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Year Number	1	2	3	4	5	6	7	8	9	10
Dues Projection	55,744.75	46,231.88	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00
Yearly Operating Expenses inflation adj	55,744.75	46,231.88	46,969.13	47,663.25	48,389.77	49,097.78	49,838.18	50,578.58	51,365.25	52,105.65
Capital Reserves Requirements	8,005.25	13,818.12	14,381.00	16,937.00	16,925.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00
Road Fund	3,000.00	3,000.00	3,000.00	3,000.00						
Fees, Fines, Remotes	1,375.00	1,440.00								
Expenses + Reserve Requirement	66,750.00	63,050.00	64,350.13	67,600.25	65,314.77	64,208.78	64,949.18	65,689.58	66,476.25	67,216.65
Units	89	97	101	105	109	114	119	119	119	119
Dues	750.00	650.00	637.13	643.81	599.22	563.23	545.79	552.01	558.62	564.85

Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Year Number	11	12	13	14	15	16	17	18	19	20
Dues Projection	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00	46,275.00
Yearly Operating Expenses inflation adj	52,892.33	53,725.28	54,511.95	55,344.90	56,177.85	57,010.80	57,843.75	58,722.98	59,602.20	60,481.43
Capital Reserves Requirements	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00	15,111.00
Road Fund										
Fees, Fines, Remotes										
Expenses + Reserve Requirement	68,003.33	68,836.28	69,622.95	70,455.90	71,288.85	72,121.80	72,954.75	73,833.98	74,713.20	75,592.43
Units	119	119	119	119	119	119	119	119	119	119
Dues	571.46	578.46	585.07	592.07	599.07	606.07	613.07	620.45	627.84	635.23