

	2013 Bay Creek HOA Reserve Study (Built 1989)					
Description	Year Installed	Life in years	Remaining Life	Replacement cost	Annual Funding	Target Funding
Roofing						
Flat roof	1989	25	1	\$45,000	\$1,800	\$43,200
Walkway						
Common Area Decking (rubberize)	2011	5	3	\$16,000	\$3,200	\$6,400
Common Area Decking (aluminum)	1995	20	2	\$3,000	\$150	\$2,700
Decking (support for aluminum)	1995	20	2	\$2,000	\$100	\$1,800
Decking (fences)	1995	25	7	\$8,000	\$320	\$5,760
Stairways	2008	30	25	\$4,000	\$133	\$667
Perimeter walkways	1989	50	26	\$30,000	\$600	\$14,400
Bridge (wood hand rails)	1989	25	1	\$5,000	\$200	\$4,800
Common Areas						
Bridge (wood tread)	1989	25	1	\$2,000	\$80	\$1,920
Bridge structure (metal)	1989	50	26	\$12,500	\$250	\$6,000
Benches	1989	50	26	\$600	\$12	\$288
Building exterior						
Balconies (Common area portion)	1995	25	7	\$10,000	\$400	\$7,200
Awnings	2004	15	6	\$4,500	\$300	\$2,700
Painting						
Stucco surfaces	2004	25	16	\$24,000	\$960	\$8,640
Doors and trims	2012	5	4	\$1,600	\$320	\$320
Rain gutters	1989	40	16	\$1,800	\$45	\$1,080
Garages						
Concrete garage entrance	2005	50	42	\$20,000	\$400	\$3,200
Concrete garage floor	1989	30	6	\$45,000	\$1,500	\$36,000
Garage ceiling and walls	1989	40	16	\$10,000	\$250	\$6,000
Fixtures						
Exterior lighting	1989	25	1	\$1,000	\$40	\$960
Fence (wood)	1989	25	1	\$2,400	\$96	\$2,304
Irrigation/plumbing						
Irrigation system	1989	25	1	\$1,200	\$48	\$1,152
Trash station						
Door (metal)	2011	5	3	\$1,500	\$300	\$600
Walls	1989	50	26	\$4,000	\$80	\$1,920
				Replacement cost	Annual Funding	Target Funding
Totals				\$255,100	\$11,584	\$160,011