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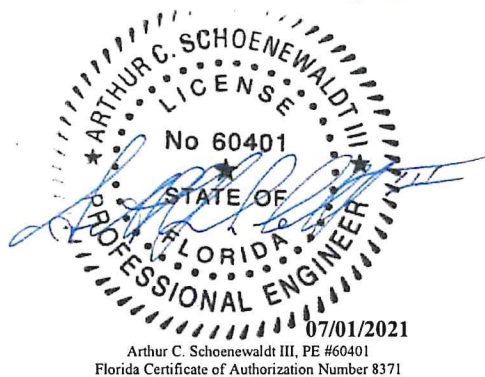
# Capital Reserve Study Update

**KEG File: 17RS-0584**  
**Revised June 30, 2021**

For:

***Del Tierra Homeowners  
Association, Inc.***  
***Progressive Community Management, Inc.***  
***3701 South Osprey Avenue***  
***Sarasota, Florida***  
***34239***

**Final Copy**





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*Revised  
June 30, 2021*

Mr. Justin Patterson  
**Del Tierra Homeowners Association, Inc.**  
Progressive Community Management, Inc.  
3701 South Osprey Avenue  
Sarasota, FL. 34239

*Via Email: [jpatterson@pcmfra.com](mailto:jpatterson@pcmfra.com)*

**RE: Del Tierra HOA  
KEG File No. 17RS-0584  
Professional Engineering Services – Capital Reserve Study Update**

Dear Mr. Patterson and Members of the Board of Directors:

In accordance with our Letter of Agreement dated March 30, 2021, Karins Engineering Group, Inc. (KEG) visited Del Tierra Homeowners Association, Inc. to identify the existing conditions of common area elements to issue this capital reserve update using the pooled cash flow method. We appreciate this opportunity to be of service and look forward to continued participation providing engineering services to Del Tierra.

#### **GENERAL DISCUSSION**

Del Tierra Association consists of 610 single family homes and a Pavilion/Amenity Center, with initial occupancy in October, 2015, and construction completion and transfer of all remaining lots approximately two years later in 2017. KEG was informed the amenity center/pavilion was completed at time of original occupancy.

This Capital Reserve Study update includes, but is not limited to the following:

- Gate and Gate Operating System and cameras
- Monument and Bus Stop
- Coffee Park including Pavers
- Tot Lot
- Pavement and Sidewalks
- Pool
- Tower and Sign Wall
- Perimeter Fence
- Walls
- Fitness Equipment
- Fountains
- Amenity Center/Pavilion
- Street light poles and street signage
- *Pool and office furniture, outdoor furniture at pavilion, and wood trellis feature at the pool*
- ADA lift at the pool, bike racks, televisions in the exercise room



Our observations were limited to visible surfaces of accessible exterior components referenced specifically herein. Our observations were of a general nature intended to identify significant deficiencies, problems or on-going maintenance concerns that are related to the pavilion and common elements and are visible at the time of our observations. The intent of our review was to provide our professional opinion of the existing condition of the identified components.

Cost information herein is not a construction estimate or a contract value, but is our professional opinion based on historical data of similar buildings and projects. Actual bid costs may vary materially based on project specific considerations, market conditions or other unforeseen items.

Due to the limited scope of this investigation, we cannot attest to the project's compliance with building codes or accepted construction techniques, except as noted herein.

## **OBSERVATIONS AND RECOMMENDATIONS**

### **GATE AND GATE OPERATING SYSTEM**

Del Tierra has a main entry from Rye Road with a secondary or emergency exit, onto 148<sup>th</sup> Court NE, at the northwest corner of the property.

The front entrance has four Viking Gate Operators, and the rear emergency exit has two Nice Operators, for a total of six gate operators. *Additionally, four gate operators have been added to the main entry for a total of eight operators since the original reserve study.*

Entry gate operators have an expected useful life of 10 years, and with four years useful life remaining for the operators at the main entrance, we recommend a budget of \$3,500 for each of the four main entry gate motors and operators to be replaced in the year 2025, a total of \$14,000. We further budget \$3,500 for each of the two gate operators at the secondary emergency exit, to be replaced in the year 2025, or a total of \$7,000, but these two operators should have a few additional years extended life due to lack of use currently.

The main entry has four gates 16' wide plus two pedestrian gates of 4' height, and the emergency rear exit has two gates 14' wide. With an expected useful life of 30 years, we budget \$9,000 for replacement of all six gates in the year 2045.

*Four additional gates and operators are added to this reserve update in 2021, with an expected useful life of 10 years and a cost of \$3,500 each we budget replacement in the year 2031.*

*Also, 13 cameras have been added at Del Tierra, at the pavilion, soccer field, and playground. We budget \$12,350 for 13 cameras with an expected useful life of 10 years and a cost of \$950 each.*

See Figures 001, 002, 003, and 004.





*Figure 001: Viking Operator added at Main Entrance*



*Figure 002: Typical cameras added at main gate.*







Figure 003: Entry gates at main entrance.

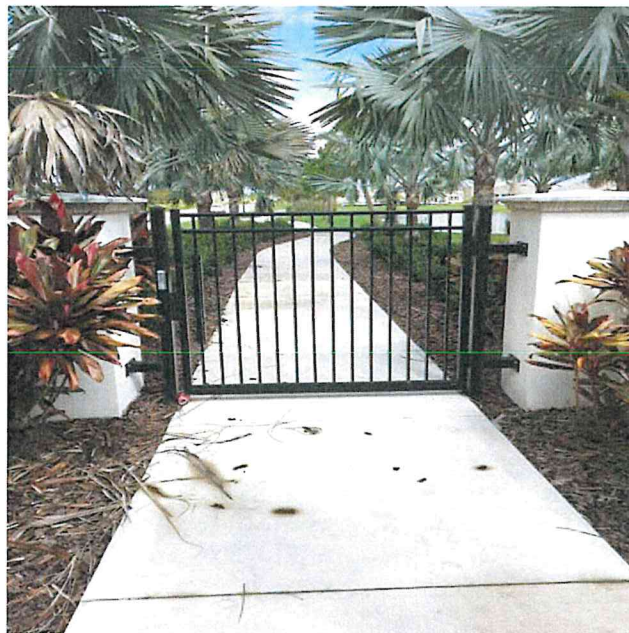


Figure 004: Pedestrian gates at main entry.

### **MONUMENT AND BUS STOP**

The monument at the front entry bus stop appears to be a masonry structure with stucco cladding and is in excellent condition. The structure itself, should not require replacement and should have an expected useful life exceeding 40 years. With an expected useful life of seven years for the paint finish, we recommend the



monument be repainted every seven years, with exterior stucco checked for cracking and deterioration, and appropriate remediation completed. We also recommend the monument be pressure washed every 3-4 years to remove contaminants and assist in preserving the exterior finish useful life. Refer to Figures 005, 006, and 007. *We budget \$3,000 for pressure washing, repainting, plus any additional stucco remediation that may be necessary, for the bus stop monument beginning in the year 2023, to be repeated every seven years.*



Figure 005: Monument at Bus Stop







Figure 006: Bike racks at Bus Stop Monument



Figure 007: Front of Monument at Bus Stop



### COFFEE PARK INCLUDING PAVERS

The coffee park and paver area is located at the southwest corner of the intersection of Grand Vista and High Bell. The structure is a masonry structure with exterior stucco cladding, similar to the bus stop monument, and should have a useful life exceeding 40 years. Included, is a low level privacy wall adjacent to the structure. We recommend the structure be pressure washed and painted every seven years, with stucco remediated as necessary, to maintain the integrity of the finish and structure. *We budget \$1,500, for pressure washing and repainting beginning in the year 2023, and every seven years following.*

The paver area surrounding the coffee park is in excellent condition and consists of approximately 1,950 square feet of pavers. See Figures 008 and 009.

*With a useful life of 30 years for the pavers, and 24 years remaining, we recommend the pavers receive pressure washing and sealing every three years at a cost of \$750, beginning in 2018, and further budget replacement of the pavers in the year 2046, at a cost of \$9,750, or a unit cost of \$5.00 per square foot.*



Figure 008: Coffee Park and Pavers







Figure 009: Coffee Park and Pavers.

### **TOT LOT**

Playground area adjacent to the pool area consists of typical play structures, all in excellent condition. Picnic tables and trash receptacles were placed for optimum use, and are also in excellent condition. Playground fencing is prefinished aluminum and is also in excellent condition. There is also bronze standing seam metal roofing covering the picnic tables. See Figures 010, 011, 012, and 013.

*With an estimated useful life for playground equipment of 12 years, and 7 years remaining, we budget \$32,000, for replacement of all playground equipment, picnic tables, and waste receptacles, in the year 2028, and every 12 years following.*

The standing seam metal roofing should have an expected useful life of 40 years, exceeding this reserve study.





Figure 010: Tot Lot equipment.



Figure 011: Tot Lot equipment.







Figure 012: Playground at Tot Lot.



Figure 013: Picnic area at Tot Lot.



### **PAVEMENT AND SIDEWALKS**

*Del Tierra has a considerable amount of roadways, with approximately 100% of the pavement installed to date. As the pavement is performing better than expected, we forecast a pavement remediation project should not be required until 2038, or approximately 21 years since completed, with a normal expected useful life of 20 years. We budget \$999,600, a unit cost of \$14.00 per square yard with a total of 71,400 square yards pavement, to be done in the year 2038. See Figure 015.*

The sidewalks at Del Tierra are in excellent condition and all typical walks are 5'0" wide. With an expected useful life of 50 years, we recommend the association reserve budget includes sidewalk maintenance every five years to remove and replace broken sidewalk areas, or areas that have settled over time. *We therefore budget \$10,000, for sidewalk maintenance and replacement beginning in the year 2026, and continuing every five years. See Figure 014.*



Figure 014: Typical 5 foot wide sidewalk at Del Tierra.







Figure 015: typical intersection and roadway pavement at Del Tierra.

## **POOL**

Pool Fence is prefinished aluminum in excellent condition, and with an expected useful life of 15 years, we budget replacement in the year 2031, at a cost of \$32,300, or a unit price of \$38.00 per foot, which includes both the pool fence and the Tot Lot fence, a total of approximately 850 lineal feet. See Figure 016.

Filters are replaced on an as needed basis with a cost less than \$10,000. Since the filtration system is an Aquaworx package system, we leave filter replacement to be included in the annual pool budget expenses, rather than this reserve study. See Figure 018.

The pool at Del Tierra is not heated.

The pool Marcite interior has a useful life of nine years, and with four years remaining, we budget \$23,000, to recoat the pool interior surface in 2025.

Pool Deck consists of concrete pavers and should be resealed every two years, to prevent contamination of the paver surface. As the paver surface is in excellent condition, we project the pool deck pavers should have a useful life greater than 30 years, exceeding this reserve study. With an area of approximately 5,900 square feet, we budget \$29,500, for pool deck paver replacement in the year 2046, and with an expected minimum useful life of 30 years. We also recommend the pool deck pavers receive pressure washing and sealer every two years, with a budget of \$2,950, beginning in the year 2018. See Figure 017.

Pool Pumps have an expected useful life of seven years, and with two years remaining, we budget \$8,500 for replacement in the year 2023, and every seven years following.



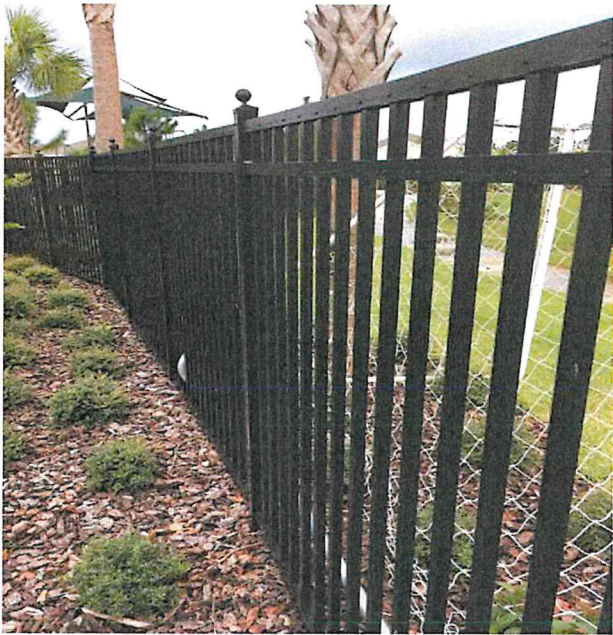


Figure 016: Pool fence is aluminum.



Figure 017: Pool and pool deck are in excellent condition.





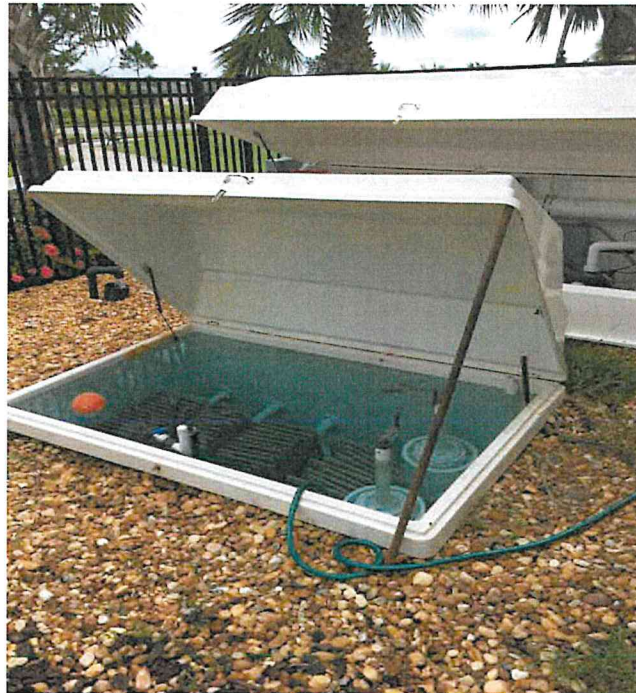


Figure 018: Pool filter system is an “AquaWorx” package unit.



Figure 019: Pool fence and Tot Lot fence are in excellent condition.



**TOWER AND SIGN WALL**

The tower and sign wall are masonry structures with stucco cladding, similar to the monument and bus stop, and are in excellent condition. With an expected useful life exceeding 40 years, the structure should not require replacement during this reserve study with a 30 projection. Refer to Figure 020.

With an expected useful life of seven years for the exterior paint, we budget \$7,500 for pressure washing, repainting, plus any additional stucco remediation that may be required, beginning in 2022, and continuing every seven years thereafter.

The tower has a tile roof which has an expected useful life of 25 years. We budget \$3,000, or a unit cost of \$900 per square, for tile roof replacement in the year 2040.



Figure 020: Tower at right side of main entrance.





**PERIMETER FENCE**

Del Tierra has privacy fence consisting of 6’0” high vinyl/PVC type fence, and rough sawn cedar appearance composite fence, 6’0” high as well. Refer to Figures 021 and 022.

The rough sawn appearance composite portion of fencing should have an expected useful life of 40-50 years, exceeding this reserve study. We would budget \$96,000, or \$60/LF for replacement in the year 2065.

Vinyl/PVC type privacy fencing should have an expected useful life of 30 years, and we budget \$24,000, for replacement of 1,000 LF at a unit cost of \$24.00 per foot. We recommend the vinyl/PVC privacy fence receive pressure washing and cleaning every five years, to be included in the annual budget.



Figure 021: PVC privacy fencing at Del Tierra.





Figure 022: Rough sawn wood privacy fencing at Del Tierra.

## **WALLS**

Walls at Del Tierra are low profile and are included at the bus stop, coffee park, and tower locations.

## **FITNESS EQUIPMENT**

The fitness room at Del Tierra is very well equipped and all machines appeared brand new. The various machines consist of three treadmills, two cross trainers, three universal machines, two benches, and one weight rack.

*We forecast an expected useful life of all exercise equipment as twelve years from the time of total occupancy, to be replaced in the year 2029, and budget \$12,000, for replacement of all exercise machines at that time. Refer to Figures 023, 024, and 025.*







Figure 023: Exercise equipment at Del Tierra



Figure 024: Exercise equipment appeared brand new.





Figure 025: Universal machine at Del Tierra fitness room.

### **FOUNTAINS**

*There are ten fountains at Del Tierra, see Figure 026, showing a typical fountain. With an expected useful life of 12 years, we budget \$3,000 per fountain, or a total of \$9,000, for replacement of all ten fountains in the year 2027, and every twelve years subsequent.*

### **STORM SEWERS CONNECTING PONDS**

*KEG was informed by Manatee County the original dedicated plat for Del Tierra states that maintenance and replacement of storm sewers connecting the ponds shall be the responsibility of the Association.*

*Whether the storm sewers connecting ponds are concrete pipe, or PVC pipe, the expected useful life requiring replacement of either type of sewer pipe is beyond the length of this capital reserve update with concrete pipe having an expected useful life exceeding 50 years and PVC pipe, although a newer material, expected to exceed 30 years.*

*For this reason, KEG recommends replacement cost of storm pipe connecting ponds be omitted from this update. However, we do recommend a line item be added to cover the cost of camera inspection of these pipes to be performed one year before the anticipated asphalt paving project in the year 2037, with a subsequent follow up to be performed 20 years later before the next asphalt paving project in the year 2057. We budget \$25,000 for camera investigation of storm sewers between ponds in the year 2036, and again in the year 2056.*







Figure 026: Typical fountain at Del Tierra

### AMENITY CENTER/PAVILION

The amenity center/pavilion at Del Tierra appears new at the time of this study.

*There are two HVAC units for office/restroom areas plus one additional HVAC unit for the fitness room and one hot water heater. See Figure 029. With an expected useful life of 15 years, and 10 years remaining, we budget \$9,600, or \$4,800 per unit, for replacement of the two HVAC units in the year 2031.*

The men's and women's restrooms have a total of eleven plumbing fixtures, all in very good condition. With an expected useful life of 20 years, and with 15 years remaining, we budget \$11,000, for replacement of the eleven plumbing fixtures in the year 2036. See Figures 027 and 028.

The one hot water heater is not included in this reserve as its replacement cost is less than \$10,000.

The amenity center/pavilion has a tile roof which has an expected useful life exceeding 25 years, but leaks are normally encountered prior to that time due to failure of the underlayment below the tile roof. Refer to Figure 030. We budget \$41,500, for replacement of 59.5 squares of tile roofing, for the amenity center tile roof in the year 2036, or 20 years following occupancy.

KEG recommends repainting of all exterior stucco buildings every eight years. The Del Tierra amenity center appears to have an excellent stucco system. With seven years remaining, we budget \$16,500, for repainting of the amenity center/pavilion building in the year 2024.

The amenity center windows and exterior doors have an expected useful life of 40 years, exceeding the range of this study.





Figure 027: Men's restroom.

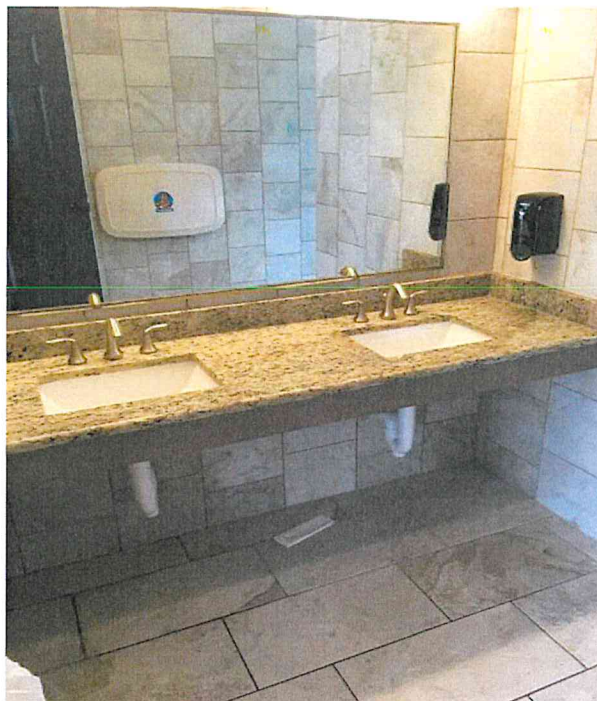


Figure 028: Women's restroom.







Figure 029: HVAC unit at amenity center.



Figure 030: Amenity center has tile roofing.



### **STREET LIGHT POLES & SIGNAGE**

Del Tierra has a total of 164 street light poles. With an expected useful life of 20 years, we budget \$36,900, or \$225 per pole, for replacement in the year 2037.



### **FURNITURE**

*Furniture would include pool furniture, office furniture, outdoor furniture, and wood trellis features at the pool. We budget an allowance of \$95,000 for all furniture with an expected useful life of 12 years, to be replaced in the year 2029, and every 12 years subsequent.*

### **ADA LIFT, BIKE RACKS, TELEVISIONS AT EXERCISE ROOM**

We budget for the ADA lift at the pool, bike racks, and televisions at the exercise room in the amount of \$14,500, with an expected useful life of 12 years in 2033, and every twelve years subsequent.

#### **General Notes:**

*Please note that KEG normally recommends an inflation factor to be used for future construction expenditures of 1.5% - 2% per year, as well as an interest factor for budgetary cash balances of 0.5% - 1%.*

*For this capital reserve update, we have included an annual inflation factor of 2% for construction expenditures and no interest factor for cash balance. We have also included an annual 2% increase in reserve contributions.*

KEG recommends this report be reviewed and adjusted annually with on-site condition observations performed every three years. If elements or quantities need to be verified a full study may be necessary.





**CONCLUSIONS**

Based on our observations, it is our professional opinion that Del Tierra Homeowner’s Association is very well maintained.

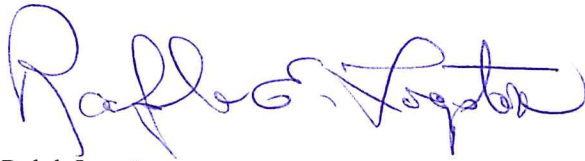
*KEG has included a 2.0% annual inflation factor to all capital improvements noted herein, as well as a 2% annual reserve contribution increase.*

Costs reported in written commentary are current dollars. Cost reference data was researched using RS Means Building Construction Cost Data 2021.

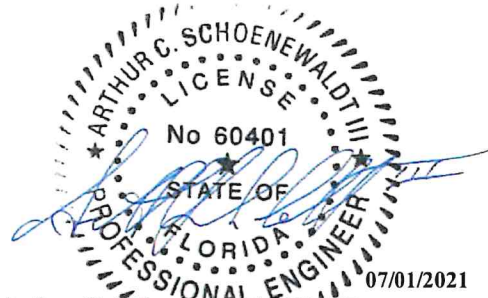
This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc. We trust this information is helpful. Should questions arise, please do not hesitate to call.

We thank you for this opportunity to assist with your project and would be pleased to review the report with you as necessary.

Sincerely,  
**Karins Engineering Group, Inc.**



Ralph Logston  
Project Engineer  
FL PE#81470



Arthur C. Schoenewaldt, III, PE  
Director of Restoration Division  
FL PE#60401



Del Terra Capital Reserve Update  
June 30, 2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
			Start Year	End Year	Estimated Cost	Estimated Replacement Cost	Initial Replacement Year	Second Replacement Year	Third Replacement Year									
1	Del Terra Homeowners Association, Inc.																	
2	Capital Reserve Study Update, June 1, 2021																	
3	17RS-0584																	
4	Year Completed	2015																
5	Building Types	610																
6	Number of Buildings	1 Amenity Building																
7	Number of Living Units	1																
8	Size of Property																	
9	Inflation Rate Added for Expenditures - two percent	2.00%																
10	Annual increase in contributions - two percent	2.00%																
11																		
12	Starting Reserve Balance July 1, 2021	\$339,038 Dollars	7/1/2021															
13	Initial Reserve Amount - increases 2% per year	\$86,544 Dollars	7/1/2021	2051														
14	Second Annual Reserve Amount			2051														
15	Total Expenditures	\$3,039,610 Dollars	Through	2051														
16	Total Contributions	\$3,667,686 Dollars	Through	2051														
17	Ending Balance	\$628,076 Dollars	at 6/30	2051														
18																		
19																		
20	Common Element		Component Useful Life	Estimated Remaining Life	Estimated Unit Cost	Estimated Replacement Cost	Initial Replacement Year	Second Replacement Year	Third Replacement Year									
21	Reserve Component Inventory	Quantity	Units															
22	Pavilions - Roof	59.5	SQ	25	15	696.00	2036	2061	2086									
23	HVAC	2	EA	15	10	4,800.00	2031	2031	2061									
24	Plumbing fixtures	11	EA	20	15	11,000.00	2036	2036	2036									
25	Painting	12222	SF	7	3	16,500	2024	2031	2038				17,510					
26	Entry gates & Cameras	6	EA	10	4	1,500.00	2025	2035	2045					9,000				
27	Gate Operators	6	EA	10	4	3,500.00	2025	2035	2045					22,731				
28	Gate Operators added	4	EA	10	9	3,500.00	2030	2040	2050									
29	Cameras	13	EA	10	9	950.00	2030	2040	2050									
30	Fence - includes pool and Tot Lot fence	850	LF	15	10	32,300	2031	2046	2061									
31	Tower and Sign Wall - painting	1	Lot	7	1	7,500.00	2022	2029	2036									
32	Tower Roof	4	Sq	25	19	3,600	2040	2065	2090									8,767
33	Perimeter Fence - rough sawn composite	1600	LF	50	44	60,000	2065	2115	2165									
34	Monuments & Bus Stop	1000	LF	30	24	24,000	2045	2075	2105									
35	Monuments & Bus Stop	1	EA	50	48	0	2069	2119	2169									
36	Coiffee Park - pavers	1950	SF	30	25	9,750	2046	2076	2106									
37	Fountains	10	EA	12	10	3,000.00	2031	2043	2055									
38	Storm Sewers - camera survey	1	LS	20	15	45,000.00	2036	2056	2076									
39	Swimming Pool and Equipment	1	EA	9	8	23,000.00	2029	2038	2047									
40	Equipment/Pool	1	EA	7	6	8,500.00	2027	2034	2041									26,948
41	Pool Deck	5900	SF	30	25	5,000	2046	2076	2106							9,572		
42	Pool Deck	1	LS	9	4	23,000.00	2025	2034	2043									
43	Pool Marcite Interior	1	Lot	7	2	6,500.00	2023	2030	2037									
44	Pumps	71,400	SYDS	20	16	14,000	2037	2057	2077				8,843					
45	Asphalt Pavement	1	LS	5	5	10,000.00	2026	2031	2036									
46	Sidewalks	1950	SF	30	25	5,000	2046	2076	2106						11,041			
47	Coiffee Park - Pavers	1	EA	12	8	12,000.00	2029	2041	2053									
48	Fitness Equipment	1	EA	12	7	32,000.00	2028	2040	2052									14,060
49	Tot Lot	164	EA	20	15	225.00	2036	2046	2056									
50	Street Light Poles & Signage	1	Lot	15	12	95,000.00	2033	2048	2063									
51	Furniture	1	Lot	12	8	14,500.00	2029	2041	2053									
52	ADA Lift, Bike Racks, Televisions at Exercise																	
53																		
54																		
55																		
Totals										0	7,650	8,843	17,510	56,627	11,041	9,572	36,768	66,785
Reserve Contribution										86,544	86,275	90,040	91,841	93,678	95,552	97,463	99,412	101,400
Reserve Balance										339,038	419,663	500,860	575,191	612,242	696,793	784,643	847,297	881,913



Del Tierra Capital Reserve Update  
June 30, 2021

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