Brickshire Community Association

Providence Forge, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Final Report Revised - Components in Account - Funding Plan

Component Record

Date: 11/13/2025

DMA Project #2504023

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INTRODUCTION TO THE PHYSICAL ANALYSIS

RESERVE COMPONENTS DEFINED

A Reserve Component is defined as a specific project to replace, refurbish or significantly repair one or more capital assets in a specific location or in multiple locations on the property. Capital assets may include all types of property improvements which are owned by the owners Association, or for which the Association is required by the Declaration to provide maintenance. Examples would include any private roads, parking lots, sidewalks, paved trails, lakes, dams, swimming pools, tennis courts, playgrounds, clubhouses, etc., that make up the common area or shared amenities of the community. Other capital assets may include clubhouse or pool furniture, maintenance equipment and vehicles, or other miscellaneous assets like pumps, motors, generators, etc.

In condominiums, cooperatives and some HOA's capital assets can include certain exterior components of individual units or buildings containing units, as identified in the governing documents. Some capital assets may also be classified as limited common elements of individual homes or lots, such as driveways, patios, decks, siding and roofing. A limited common element may be owned by one unit-owner but maintained by the association, or used only by a limited group of owners and maintained by the association.

In large condominium buildings capital assets will include interior common areas – lobbies, halls, elevators, party rooms, etc., and common building equipment such as boilers, chillers, water pumps, generators, trash compactor and the like.

This study will also include any components related to hidden capital assets (within a structure or underground) which cannot be viewed or quantified by visual observation when we feel that replacement or significant capital repair activities will be required over the life of the asset. Such components may be listed as an "allowance" for costs related to potential repair or partial replacement projects.

This study may also include components with estimated useful lives and remaining lives that exceed the default 30-year study period. The cash flow financial analysis can be adjusted at any time (including during working sessions) to capture long-life components and examine their impact on reserve funding. DMA studies can be published with a study period of any time frame from 20 years to 50 years at the request of the client.

NAVIGATOR™ uses two descriptors to define individual components – a component name and a component location. These descriptors can be used interchangeably to identify the capital asset. In some cases, a specific project such as "mill and resurface asphalt" will be the component name and "Center Street" will be both the asset name and the asset location. In other cases, the asset, such as "split-system heat pump" will be the component name (meaning replacement of the split-system heat pump), and "Clubhouse" will be the location. Use of the asset name as the component name will always mean complete replacement of that asset unless otherwise noted.

MINIMUM CRITERIA FOR RESERVE COMPONENTS

DMA reserve studies do not set minimum criteria for reserve components. We prefer to leave the decision to include components up to the Reserve Specialist first, and then up to review by the client. We believe that arbitrary limits can potentially leave out components that may have significant impacts on association budgets and thus, diminish the effectiveness of the reserve analysis to predict funding needs. We can include minimum criteria upon request by the client. The two typical minimum limits are:

Keep in mind that all assets that an association owns and that need replacement, will be replaced with association funds – either from the reserve account or the operating account. DMA puts as many assets as possible in the reserve account so that they can be tracked over time in the reserve analysis. The operating account typically does not have this capability.

- Minimum dollar value (current dollars). For example, a client may ask that we not include any components with replacement costs less than $1,000, $5,000, etc.
- Minimum estimated useful life (EUL). For example, a client may ask that we not include any components with an EUL of less than 3 years.

COMPONENT ASSEMBLIES AND RELATED COMPONENTS

Related components that may, of necessity, be replaced at the same time may be grouped into Assemblies. The Assembly is then the line-item component in our main Schedule of Components. Any sub-component included in an assembly can be pulled out of that assembly and listed separately if it is replaced individually.

Similarly, small components that may be too insignificant to track in the reserve study but which may likely be replaced as a group, will be combined into an assembly and put in the Schedule of Components as such. An example would be furniture which may be replaced as a group in a renovation or refurbishment project.

OPTIONAL COMPONENTS

In order to include all projected major expenditures involving capital assets, DMA may include components that may not typically qualify for tax exemption under IRS rulings for nonprofit organizations filing Form 1120 or 1120H. It is incumbent upon the organization to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts. The organization should consult their attorney or accountant on this matter. Some of these items include:

- Painting, wall coverings and other cosmetic work.
- Landscape Improvements and replacement of any landscaping (trees, shrubbery, etc.).
- Irrigation system maintenance.
- Asphalt seal coating and striping.
- Cleaning and power washing activities.

EXCLUSIONS

Some capital assets are not included as reserve components. Components that you do not see in this report are generally related to one of the categories below or are not owned by the association

- Permanent Improvements: This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state. A typical example would be entire building structures.
- Masonry, Stone, Concrete: Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life and their replacement is not envisioned. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.
- Unit or Home Owner Modifications: Components that are part of a Unit in a condominium, or a private home in an HOA are not included unless they are specifically defined in the Declaration or Bylaws as a Common Area or Limited Common Area. On occasion unit or home owners will modify components that are considered common or limited common elements. The cost of these modifications are typically not included as part of the capital reserves.
- Incidental or Maintenance Items: Some components are small enough, or may require repair or replacement on a recurring short-term basis. These items and actions are typically funded from the operating account as annual maintenance items.
- Capital Improvements: These include development or purchase of any new asset to be placed in service for the first time. These are not capital *reserve* components. After the asset has been placed in service, the money set aside for repair and replacement can then be included in the capital reserve study.

COMPONENT QUANTITIES AND MEASUREMENT

The Schedule of Components provides the total quantity or measurement of each asset for which a reserve component is identified. This is stated as the amount, size, number or extent of each component based on defined units of measure. Typical units of measure include:

- SF = area measurement defined in square feet
- SY = area measurement defined in square yards
- SQ = area measurement defined by “square” (100 square feet)
- LF = length measurement defined by linear feet
- CY = volume measurement defined by cubic yards
- EA = quantity measurement defined by number of individual units, “each”.
- PR = quantity measurement defined by number of paired units, “pair”.
- LS = allowance measurement for components with indeterminant or combined quantities of different individual units “lump sum”

All components are viewed on site unless otherwise specified herein. The components are documented with a photo of the component or of a typical component or group of components where there are a large number of repetitive component elements. Quantities for each component are developed either by on-site measurement, measurement from scale engineering and architectural drawings when available, measurement on scaled photos or measurement by satellite mapping. In the case of on-site measurements of building envelope components for multiple buildings (i.e., roofs, siding, trim, doors, windows, gutters, etc.) it would take an extraordinary amount of time and money to identify and measure each and every component on each and every unit. In that case quantities may be arrived at by measuring a single model or a single unit of similar character and multiplying those quantities by the number of similar units. This methodology has resulted in acceptably accurate results as far as quantities are concerned for the reserve study budget analyses.

If this study is an update of a previous study, the quantities used are as determined in the previous study unless otherwise noted. In cases where a recent historic cost estimate or bid exists the bid amount may be used as a “lump sum” in lieu of a unit quantity estimate.

COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE

The following component information is included in the Summary Schedule of Components in this report and/or in the Detailed Schedule of Components, provided as a separate file:

- In Service Date: This identifies either the known year or our estimate of the year that each component was placed in service (built, installed, replaced, etc.).
- Estimated Useful Life (EUL): This is the expected working life of the component in years, based on the actuarial or industry standard life, combined with our observation of the condition and use of the component in this setting. Our EUL for a component in one setting may be different for the same or similar component in another setting. The terminology “expected” is important in that some components are subject to partial failures and replacements even though a portion or majority of the component may have a much longer service life. An example is concrete sidewalks. Concrete may last in serviceable condition for 100 years, but outside factors can affect sidewalks and require replacement of specific locations in a shorter time frame. In some cases, the same portion may be replaced multiple times within the total life span. Some components may be a group of like entities such as doors. In this case some doors may be more susceptible to replacement than others based on use and exposure. The EUL sets a minimum estimated life before we expect some replacement activity even though many of the doors in the group may last much longer.

  Our sources for these EUL’s include R. S. Means Cost Data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience in many different locations, conditions and building types. Since reserve studies are budget planning tools, these are reasonable approaches to guiding that planning, however, the Analyst performing your study may adjust some EUL’s based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location,

exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users. Remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.

- Next Replacement Year: This number is computed by adding the Estimated Useful Life (EUL) to the In-Service Date.
- Remaining Useful Life: This number is computed by subtracting the Study Year (the year the analysis is being conducted) from the Next Replacement Year.
- Percent Replaced: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

  This number can also be used to assist in "what if" scenarios. If an association is trying to decide if they want to replace a component, remove it, or do something else; the percent of replacement could be set at zero (0%) in order to remove the component from the funding plan, while still recognizing its existence in the community.
- Replacement Interval (only shown in the Detailed Schedule of Components): This is the number of years after the first projected replacement event in the study, that we expect to have another. For a component with a predictable estimated life, such as shingle roofs, the replacement interval may be the same as the estimated useful life (EUL). If the EUL is 30 years the subsequent replacement interval will also be 30 years. For our concrete sidewalk example in the previous section, however, you may replace 5% of it after an EUL of 15 years, and then another 5% every 5 years thereafter, as the entire walkway component gradually ages. These numbers are often affected by outside forces that impact the component, and can also be affected by the manner in which the association maintains the community. One association may elect to replace portions of a component every 5 years or more often, and another association may not elect to do any work for 15 years at a time. These are all decisions that can be made in DMA's working session with the Association.
- Client Responsibility (only shown in the Detailed Schedule of Components): Generally, this will always be 100%. In some situations, however, the responsibility for maintenance of certain components may be shared with another entity, such as another association, or another property owner. In these cases, the % listed will be the percentage of responsibility applicable to this account only.

REPLACEMENT COST

The replacement cost for each component in the Schedule of Components is the product of a source cost and other component descriptors discussed above.

- Unit Cost: This is the source cost for the replacement of one unit of measure for each component. This will always be expressed in current dollars (See our discussion below on cost estimating.)
- Replacement Cost: This number is derived from multiplying the Quantity in units x the Unit Cost x the Percent Replaced x the Client Responsibility.

DMA uses three sources of costing for components in this study. Our standard source for computing component replacement costs is from cost data published by R. S. Means Company, a division of The Gordian Group, including Facility Construction, Facility Maintenance and Repair, Commercial Construction, and Residential Construction. Our second source is actual recent replacement costs for specific components provided by the association from your General Ledger or from actual contracts or invoices. Our third source is from local contractors and suppliers, and from manufacturers of specific products. All source unit costs are indexed (cost weighted) by geographic area based on R. S. Means national cost indexing system.

All DMA estimated costs are "turn-key" costs, meaning that they include both materials and labor costs as well as indirect costs such as project staging, demolition or removal of the old components, overhead and profit, and permitting (for construction projects). They typically do not include soft costs such as engineering, design, specifications and inspections. Those can be provided as separate line-item costs when they represent material expenditures.

COST ASSEMBLY BY THE RESERVE SPECIALIST

The Reserve Specialist (RS) in charge of your project will select the most appropriate costs for the components that they see on your property or in your facility. In some cases, the RS will need to additionally assemble costs from our data base to fully address the needs of a replacement project – such as equipment replacement that requires architectural alterations, complex roof replacement projects, or underground utility replacement projects. The RS will also determine the percentage of replacement per occurrence for each component. Replacement occurrences for long-life components or component groups may be better projected as partial replacements on a recurring basis.

YOUR ACTUAL COSTS WILL VARY

DMA's cost estimating meets industry standards for this work and we use the best information available to develop our cost data base. Many factors affect the actual cost of project at a point in time however, and you should expect your cost experience to vary somewhat from the estimates. Factors to remember include:

- Actual cost growth for a particular product or labor market vs. projected inflation rates. Most costs grow in leaps and spurts, even though they average out over time to a measurable rate. Your experience at a point in time may be on one side or the other of a cost increase.
- Competition and local market factors at the time of your replacement may put temporary upward or downward pressures on the cost of a particular item or labor rate.
- Your replacement project may include other work within the scope that is not identified or anticipated in the component replacement cost.
- Component replacement estimates are made for the most similar product, material or labor cost to what we observe on your property. It may not be an exact match for your component.
- The community may elect to upgrade or downgrade the material or product selected for replacement vs. the existing component on which the estimate was based.

Because DMA's analyses are interactive, you can track your actual costs on our Schedule of Components and report back changes at any time and request an updated analysis based on this information.

INFLATION

This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now: At an inflation rate of just 3.00% a project that costs $10,000 in the current year will cost over $18,000 in 20 years.

For non-building related components (such as a television), we use the Consumer Price Index (CPI), published by the U.S. Department of Labor, and is a yearly index of price changes for general consumer goods. For building related components (such as flooring), DMA uses a focused building construction inflation (BCI) index provided by R.S. Means. The BCI is an historical record of actual yearly changes to construction costs and is focused on residential or non-residential construction as opposed to the CPI. Each year our rates are updated to include the most recently published rates.

DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project inflation for all years in the study. The Variable Rate uses a rate that changes each year using the Holt-Winters algorithm of regression analysis. If your study uses the Variable Rate method, please refer to the following graph for the yearly rate.

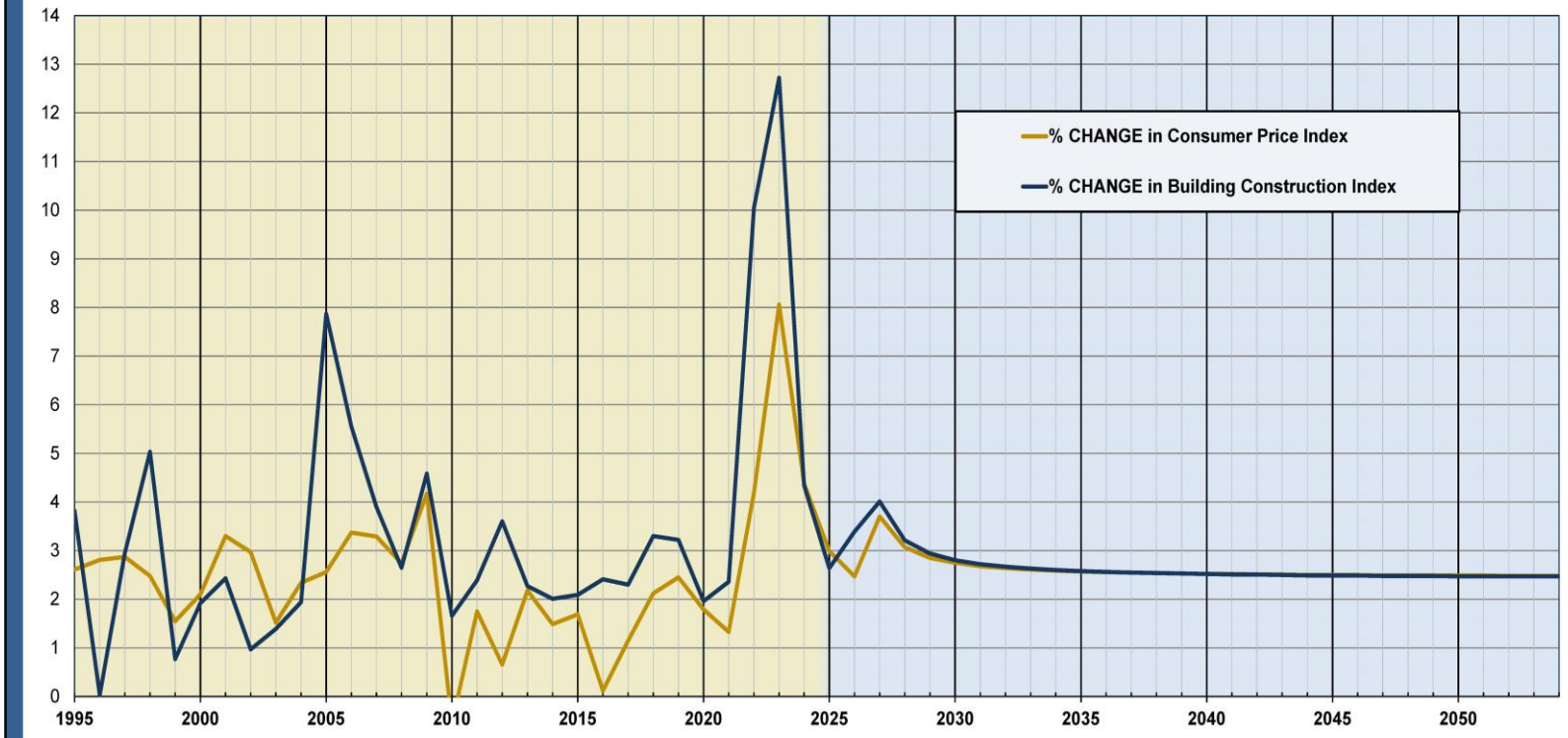
OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

DMA enters observations, information and condition assessments of components in our database when we develop the Schedule of Components. This information is included in the Detailed Schedule of Components, which is issued as a separate document along with this report. In future updates this information can be updated to reflect changes in the condition or the component itself, including information provided by the client.

A photographic record of components is also provided in a companion folder to the final report. It contains photo documentation of our field observations. These photos are also linked to individual components in our database for ease of access in working sessions and in later reviews and updates.

The observations and opinions expressed in this report are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types. Our projections are not architectural or engineering recommendations for specific projects. The Board of Directors should seek professional or industry assistance for each specific replacement project, based on the conditions in existence at the time of replacement and as the need for replacement or repair becomes imminent.

Variable Inflation Rate: 30 year Statistical Analysis for a Reserve Study



This graph uses a Linear Trend analysis with harmonic adjustment to the mean after 2026.

Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
% CHANGE CPI	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06	4.38
% CHANGE BCI	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	2.48	1.96	2.36	10.05	12.72	4.34

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
% CHANGE CPI	2.99	2.47	3.70	3.07	2.85	2.75	2.68	2.64	2.61	2.59	2.57	2.56	2.55	2.54	2.53	2.520	2.52	2.51	2.51	2.50	2.50	2.50	2.49	2.49	2.49	2.49	2.49	2.48	2.48	2.48
% CHANGE BCI	2.64	3.39	4.01	3.21	2.94	2.80	2.72	2.67	2.63	2.60	2.58	2.56	2.55	2.54	2.53	2.520	2.51	2.51	2.50	2.49	2.49	2.49	2.48	2.48	2.48	2.47	2.47	2.47	2.47	2.47

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001.000 General Site Infrastructure

001.000.0001 Monument Sign Logos — Main Entrance Signs

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	18	18	16	2041	1	LS	100.00%	1	$3,435.44	100.0%	$3,435.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$2,920.99	100.0%	1	LS	Fine Signs Invoice #18657 #18689

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2041	$5,340.66

On 5/13/2025 By Jack Wallace, DMA Reserves

Replace letters for monument sign on 05/19/2023 and 1 on 06/12/2023

001.000.0002 Brick Repoint and Repair — Entrance Sign Walls

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	10	19	2044	3194	SF	100.00%	1	$20.30	10.0%	$6,484.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$10,856.31	2054	$13,865.82

On 1/3/2022 By David Herring, DMA Reserves

New community entrance sign walls have been installed. Future funding allowance is included for periodic brick and-or concrete block backup wall repair or repointing. All wall masonry appeared in good condition at this time.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0003 LED Lighting Entrance Signs

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	15	15	3	2028	1	LS	100.00%	1	$2,700.03	100.0%	$2,700.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2013	$1,680.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$2,996.67	2043	$4,410.86

On 1/3/2022 By David Herring, DMA Reserves

New light fixtures at Community Entrance walls have been installed. Cost has increased based on the additional fixtures added and the cost paid in 2013.

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during daytime site survey.

001.000.0004 LED Lighting — Clubhouse Circle

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	15	15	3	2028	1	LS	100.00%	1	$1,607.17	100.0%	$1,607.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2013	$1,000.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$1,783.58	2043	$2,625.30

On 1/3/2022 By David Herring, DMA Reserves

New light fixtures at flagpole

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during daytime site survey.

001.000.0005 Community Street Signs Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	18	18	14	2039	1	LS	100.00%	1	$138,135.48	100.0%	$138,135.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$104,263.70	100.0%	1	LS	Requested by client in 7/21/2021 email

Detail of components within the assembly:

1	Street Name Sign Plaques, Community-wide	150	EA	100.00%	1	$177.32	100.0%	$26,598.00
2	Street Sign poles with brackets, Community-wide	75	EA	100.00%	1	$511.31	100.0%	$38,348.00
3	Stop - Traffic sign faces, Community-wide	75	SF	100.00%	1	$237.01	100.0%	$17,776.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$204,360.66

On 1/3/2022 By David Herring, DMA Reserves

Brickshire replaced all street signs this year (2021). Cost from vendor is included here. Client requested funding for future street sign replacement project included here in 2039.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0006 Neighborhood Signs — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	5	4	2029	1	LS	100.00%	1	$28,456.00	10.0%	$2,846.00

Detail of components within the assembly:

1	Sign lettering, small, neighborhood signs, Site Wide	94	EA	100.00%	0.9	$93.98	100.0%	$7,951.00
2	HDU sign plaque, neighborhood signs, Site Wide	60	SF	100.00%	1	$133.15	100.0%	$7,989.00
3	HDU sign - "At Brickshire", neighborhood signs, Site Wide	60	SF	100.00%	1	$133.15	100.0%	$7,989.00
4	HDU sign - Bel Green only, Site Wide	34	SF	100.00%	1	$133.15	100.0%	$4,527.00
5	Decorative wood/composite sign, Site Wide	0	SF	100.00%	1	$133.15	100.0%	$0.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$3,251.58	2034	$3,712.00	2039	$4,210.45
2044	$4,765.13	2049	$5,387.10	2054	$6,086.10

On 1/3/2022 By David Herring, DMA Reserves

Sign graphics mounted on brick entrance walls consists of oval sign plaques, individual sign letters and carved HDU panels. Installed at various points in time, but beginning in 2004, the signage components are in various states of conditions. Peeling graphic overlay was noted on nearly all oval sign panels.

On 6/17/2025 By Jack Wallace, DMA Reserves

The sign graphics are in various conditions. Some have been replaced while others are faded, and or peeling. Overall in fair condition.

001.000.0007 Brickshire Directional Signs — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	18	18	15	2040	1	LS	100.00%	1	$38,001.25	100.0%	$38,001.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$29,360.00	100.0%	1	LS	Sign Enterprise Invoice #12009

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2040	$57,636.45

On 5/12/2025 By Jack Wallace, DMA Reserves

Multiple Golf Course signs purchased on 08/26/2022

001.000.0008 Street Light Fixtures and Pole Covers — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	15	15	12	2037	1	LS	100.00%	1	$91,980.22	100.0%	$91,980.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$71,064.48	100.0%	1	LS	Van Meter, INC. Invoice #SO11774562.001 #SO12017587.001

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2037	$129,432.30	2052	$187,328.53

On 5/12/2025 By Jack Wallace, DMA Reserves

New LED street lamps and poles purchased on 03/10-04/24/2022

001.000.0009 Replace street light poles, periodic — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	5	5	2	2027	55	EA	100.00%	1	$3,585.13	2.0%	$3,944.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$4,241.22	2032	$4,885.26	2037	$5,549.91
2042	$6,285.96	2047	$7,108.51	2052	$8,032.43

On 1/3/2022 By David Herring, DMA Reserves

Generally good condition with some minor base and accessory damage observed. Future funds included for occasional pole replacement due to vehicle impact.

001.000.0010 8' Chain Link Fencing — RV Lot

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2006	40	40	21	2046	1	LS	100.00%	1	$15,515.00	100.0%	$15,515.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$11,710.62	100.0%	1	LS	Client cost per email dated 7/21/2021

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2046	$27,286.94

On 1/3/2022 By David Herring, DMA Reserves

Good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0011 8' Chain Link Swing Gates RV Lot

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2006	20	20	1	2026	1	LS	100.00%	1	$3,103.00	100.0%	$3,103.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$2,342.12	100.0%	1	LS	Client cost per 7/21/2021 email

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2026	$3,208.19	2046	$5,457.39

On 1/3/2022 By David Herring, DMA Reserves

Good condition; assumed to be working properly. Documented Cost Quantity was changed from 0 to 1 on 8/30/2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0012 Chain link fence Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	40	40	35	2060	360	LF	100.00%	1	$30.90	100.0%	$11,124.00

On 1/3/2022 By David Herring, DMA Reserves

Fence creating dog park amenity installed in 2018 and was noted in very good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0013 Chain link gate — Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	40	40	35	2060	3	EA	100.00%	1	$453.79	100.0%	$1,361.00

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0014 Clock Tower - Repair - replace clocks — Brickshire Dr. at Royal Ln

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	40	20	36	2061	1	EA	100.00%	1	$15,642.70	100.0%	$15,643.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$11,807.00	100.0%	1	EA	Electric Time for parts and O'Bier Electrical for labor

On 1/3/2022 By David Herring, DMA Reserves

Community has decided to replace the clocks in 2021. Cost shown is from Electric Time (parts) and O'Bier Electrical (labor). Anticipating eventual replacement of the clock and pedestal both, a separate future cost is included in 2041.

001.000.0015 Clock Tower - replace entirely — Brickshire Dr. at Royal Ln

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	35	19	2044	1	EA	100.00%	1	$26,549.00	100.0%	$26,549.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$20,039.00	100.0%	1	EA	Electric Time - O'Bier quote for total replacement

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$44,451.70

On 1/3/2022 By David Herring, DMA Reserves

Clock mechanism being replaced in 2021. This cost reflects total replacement 20 years from installation of the clock faces and mechanism.

001.000.0016 Clock Tower LED Lighting — Brickshire Dr. at Royal Ln

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	15	15	14	2039	1	LS	100.00%	1	$1,020.24	100.0%	$1,020.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$977.80	100.0%	1	LS	O'Bier Electrical Services Invoice #2215

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$1,509.03	2054	$2,181.25

On 1/3/2022 By David Herring, DMA Reserves

New fixtures at clock tower

On 6/23/2025 By Jack Wallace, DMA Reserves

Replaced light fixtures on 05/21/2024

001.000.0017 Concrete Sidewalk Repairs — Clubhouse Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	6	10	2	2027	1	LS	100.00%	1	$13,248.67	100.0%	$13,249.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$10,000.00	100.0%	1	LS	Cost per requested change email 7/21/2021

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$14,247.44	2037	$18,643.72	2047	$23,879.50

On 1/3/2022 By David Herring, DMA Reserves

Clubhouse walkways repaired in 2018. Future repair funds included on a 10-year cycle from that date with next repair-replace occurring in 2021.

001.000.0018 Concrete Parking Blocks — Clubhouse Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	25	4	2029	41	EA	100.00%	1	$124.65	100.0%	$5,111.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$5,839.36	2054	$10,929.76

On 1/3/2022 By David Herring, DMA Reserves

Generally good condition with future replacement in 2029.

001.000.0019 Concrete Curb Allowance Clubhouse Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	5	4	2029	534	LF	100.00%	1	$66.98	5.0%	$1,788.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$2,042.80	2034	$2,332.07	2039	$2,645.22
2044	$2,993.70	2049	$3,384.45	2054	$3,823.60

On 1/3/2022 By David Herring, DMA Reserves

Some damage from vehicles and age noted.

001.000.0020 Park bench, steel support frame with plastic lumber rails Bel Green Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2003	30	30	8	2033	1	EA	100.00%	1	$1,665.51	100.0%	$1,666.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2033	$2,085.26

On 1/3/2022 By David Herring, DMA Reserves

Existing benches noted in good condition.

On 6/3/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0021 Park bench, steel support frame with plastic lumber rails Clubhouse Pond, Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	30	30	25	2050	2	EA	100.00%	1	$1,665.51	100.0%	$3,331.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2050	$6,366.37

On 1/3/2022 By David Herring, DMA Reserves

New benches noted in good condition - verify installation date.

On 6/3/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

001.000.0022 Park bench, recycled plastic Kings Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	35	35	34	2059	1	EA	100.00%	1	$2,050.02	100.0%	$2,050.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$1,964.00	100.0%	1	EA	All Recreation Quote #MLAPQ12171 Quiroz Land Care, LLC. Estimate #3741

On 5/14/2025 By Jack Wallace, DMA Reserves

New bench at Kings Pond purchased on 05/24/2024. $1414.

On 6/16/2025 By Jack Wallace, DMA Reserves

Installed new bench on 05/24/2024. $550.

001.000.0023 Dog Waste Station w/post & disposal Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2014	20	20	9	2034	11	EA	100.00%	1	$350.00	100.0%	$3,850.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$350.00	100.0%	11	EA	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$4,943.70	2054	$8,116.65

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

Total for 001.000 General Site Infrastructure **$394,492.00**

002.000 Stormwater and Pond Components

002.000.0001 Replace Metal Trash Rack — Bel Green Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	25	4	2029	1	EA	100.00%	1	$1,226.63	100.0%	$1,227.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$1,401.86	2054	$2,623.88

On 1/3/2022 By David Herring, DMA Reserves

Rusted but appears to be in good condition.

On 6/3/2025 By Jack Wallace, DMA Reserves

Unknown condition. Observation not made during site survey.

002.000.0002 Replace Concrete Riser — Bel Green Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	50	50	29	2054	1	EA	100.00%	1	$20,107.04	5.0%	$1,005.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2054	$2,149.18

On 1/3/2022 By David Herring, DMA Reserves

Not visible below water line

On 6/3/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Not visible below the water line during site survey.

002.000.0003 Replace Concrete Outfall Pipe — Bel Green Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	50	50	29	2054	120	LF	100.00%	1	$223.41	100.0%	$26,809.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2054	$57,330.37

On 1/3/2022 By David Herring, DMA Reserves

Not visible

On 6/3/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Not visible.

002.000.0004 Replace Aerator, controls and wiring — Bel Green Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	10	10	6	2031	1	LS	100.00%	1	$6,624.34	100.0%	$6,624.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$5,000.00	100.0%	1	LS	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$7,991.48	2041	$10,298.83	2051	$13,165.39

On 1/3/2022 By David Herring, DMA Reserves

To be replaced in 2021. Cost shown is client's 2021 cost.

On 10/1/2025 By Jack Wallace, DMA Reserves

The aerator was refurbished for $2500 in 2021, but not replaced.

002.000.0005 Replace Aerator, controls and wiring Kings Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	10	10	4	2029	1	LS	100.00%	1	$4,828.73	100.0%	$4,829.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2016	$3,200.00	100.0%	1	LS	From Kings Pond Documented costs, previous study.

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$5,517.17	2039	$7,144.15	2049	$9,140.65

On 1/3/2022 By David Herring, DMA Reserves

Replaced in 2019, all components assumed to be working properly with future replacement funds included on a 10-year cycle. Cost shown is inflation adjusted from client's 2016 cost.

On 6/3/2025 By Jack Wallace, DMA Reserves

Replaced in 2019, all components assumed to be working properly with future replacement funds included on a 10-year cycle. Cost shown is inflation adjusted from client's 2016 cost.

002.000.0006 Concrete Sluice Kings Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2006	100	100	81	2106	90	LF	100.00%	1	$2,662.33	100.0%	$239,610.00

On 1/3/2022 By David Herring, DMA Reserves

Good condition; this is a long useful life component that is not calculating financially in this 30-year study period.

On 6/3/2025 By Jack Wallace, DMA Reserves

Good condition; this is a long useful life component that is not calculating financially in this 30-year study period.

002.000.0007 Replace Aerator, controls and wiring Kings Pond

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	10	10	8	2033	1	EA	100.00%	1	$8,820.90	100.0%	$8,821.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$7,500.00	100.0%	1	EA	Timmons Group Invoice #317493

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2033	$11,213.55	2043	$14,410.39	2053	$18,408.75

On 1/3/2022 By David Herring, DMA Reserves

Replaced in 2019, all components assumed to be working properly with future replacement funds included on a 10-year cycle. Cost shown is inflation adjusted from client's 2016 cost.

On 5/13/2025 By Jack Wallace, DMA Reserves

Installed new Aerator at Kings Pond on 07/11/2023

002.000.0008 Stormwater Pond Maintenance — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	10	10	8	2033	1	LS	100.00%	1	$26,827.31	100.0%	$26,827.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$22,810.00	100.0%	1	LS	Stevens Stormwater Maintenance Invoice #6918 Invoice #7027

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2033	$34,103.41	2043	$43,825.88	2053	$55,986.01

On 5/13/2025 By Jack Wallace, DMA Reserves

Stormwater Ponds maintenance, 2 trash cans, and compliance report on 03/28/2023

002.000.0009 Drainage Easement Repair — Royal Lane

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	40	40	37	2062	1	LS	100.00%	1	$13,706.86	100.0%	$13,707.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$10,590.00	100.0%	1	LS	General Equipment Services Invoice #2115

On 5/13/2025 By Jack Wallace, DMA Reserves

Repair to eroded drainage easement at 1111 Royal Lane on 12/01/2022

002.000.0010 Drainage Easement Repair — Brickshire Terrace

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	40	40	39	2064	1	LS	100.00%	1	$12,807.74	100.0%	$12,808.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$12,275.00	100.0%	1	LS	General Equipment Services Invoice #2427

On 5/14/2025 By Jack Wallace, DMA Reserves

Drainage easement repair at 11201 Brickshire Terrace on 07/30/2024

002.000.0011 Drainage Easement Repair — Aristocrat Dr.

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	15	15	15	2040	1	LS	100.00%	1	$10,590.00	100.0%	$10,590.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$10,590.00	100.0%	1	LS	General Equipment Services Invoice #1239

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$10,590.00	2040	$16,061.95

On 5/14/2025 By Jack Wallace, DMA Reserves

Drainage easement repair at 5381 Aristocrat Dr. on 05/2024

002.000.0012 48 Trash Rack, corrugated metal pipe, w/ bar grate Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2003	25	25	3	2028	0	EA	100.00%	1	$1,226.63	100.0%	$0.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$0.00	2053	$0.00

Total for 002.000 Stormwater and Pond Components **$352,857.00**

003.000 Parking Lots and Walking Trails

003.000.0001 Asphalt Milling and Resurface — Clubhouse and Pool Parking Lots

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	20	20	19	2044	1	LS	100.00%	1	$84,295.24	100.0%	$84,295.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$80,789.00	100.0%	1	LS	A1 Asphalt, Paving, & Sealing,LLC Invoice #8731

Detail of components within the assembly:

1	Asphalt Milling and Resurface, Clubhouse Parking Lot	1870	SY	100.00%	1	$21.42	100.0%	$40,055.00
2	Asphalt Milling and Resurface, Pool Parking Lot	1780	SY	100.00%	1	$21.42	100.0%	$38,128.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$141,137.32

On 6/16/2025 By Jack Wallace, DMA Reserves

Mill and pave pool and clubhouse lots on 03/26/2024

003.000.0002 Sealcoating Parking Lots — Clubhouse and Pool Parking Lots

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	10	5	9	2034	1	LS	100.00%	1	$8,896.16	100.0%	$8,896.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2014	$5,661.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$11,602.92	2039	$13,160.98	2044	$14,894.81
2049	$16,838.97	2054	$19,023.88		

On 1/3/2022 By David Herring, DMA Reserves

Future costs for sealcoating based on client's 2014 cost adjusted for inflation. Sealcoating is scheduled the following year after parking lots are re-paved

003.000.0003 Asphalt patching-repair allowance — Clubhouse and Pool Parking Lots

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	10	5	9	2034	3650	SY	100.00%	1	$50.12	3.0%	$5,488.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$7,157.92	2039	$8,119.08	2044	$9,188.68
2049	$10,388.05	2054	$11,735.93		

On 1/3/2022 By David Herring, DMA Reserves

Clubhouse parking lot repaired in 2019, future funds for patching and repair included for both parking lots on a 5 year cycle after the parking lot is repaved in 2022.

003.000.0004 Asphalt Path - Replace — Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	1	1	1	2026	1	LS	100.00%	1	$122,860.00	100.0%	$122,860.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$122,860.00	100.0%	1	LS	Actual 2025 expenditure

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$122,860.00	2026	$127,024.95	2027	$132,118.65
2028	$136,359.66	2035	$164,378.92	2036	$168,587.02
2037	$172,885.99	2038	$177,277.29	2039	$181,762.41
2049	$232,557.75	2050	$238,301.93	2051	$244,187.99
2052	$250,219.43	2053	$256,399.85		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2029 2030 2031 2032 2033 2034 2040 2041 2042
2043 2044 2045 2046 2047 2048 2054

On 6/23/2025 By Jack Wallace, DMA Reserves

Kentland Trail repairs on 09/23/2021

On 6/23/2025 By Jack Wallace, DMA Reserves

Asphalt patchwork on 09/29/2022

On 9/19/2025 By Jack Wallace, DMA Reserves

Actual project cost for 2025 was added and we have increased the replacement percentage from 20% to 33%.

Total for 003.000 Parking Lots and Walking Trails **$221,539.00**

004.000 Wood Bridges

Bridge structures appear to be in overall sound condition. Decking appears to be original overall seems to be in sound condition. Much of the decking has open cracks but nothing that appears detrimental at this time. Railings seem stable. New balusters have been installed where necessary in the 2020 deck repair and power washing project. According to the previous study, decks and railings were scheduled to be replaced in 2021. Given the recent repair work, we have extended eventual replacement until 2025, with full bridge replacement in 2043, which can be adjusted in the working session after input from the Board.

004.000.0001 Decking and Handrail Replacement All Bridges

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	20	20	19	2044	1	LS	100.00%	1	$146,130.26	100.0%	$146,130.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$140,052.00	100.0%	1	LS	Upward Construction Ledger #50

Detail of components within the assembly:

1	Wood Bridge Decking , Kings Pond Trail	516	SF	100.00%	1	$7.91	100.0%	$4,082.00
2	Wood Bridge Handrails, Kings Pond Trail	172	LF	100.00%	1	$55.02	100.0%	$9,463.00
3	Wood Bridge Decking , Kings Pond Boardwalk	1410	SF	100.00%	1	$7.91	100.0%	$11,153.00
4	Wood Bridge Handrails, Kings Pond Boardwalk	564	LF	100.00%	1	$55.02	100.0%	$31,031.00
5	Wood Bridge Decking , Kings Pond Sluice	168	SF	100.00%	1	$7.91	100.0%	$1,329.00
6	Wood Bridge Handrails, Kings Pond Sluice	56	LF	100.00%	1	$55.02	100.0%	$3,081.00
7	Wood Bridge Decking , Kentland Trail - Kings Pond Estates	246	SF	100.00%	1	$7.91	100.0%	$1,946.00
8	Wood Bridge Handrails, Kentland Trail - Kings Pond Estates	82	LF	100.00%	1	$55.02	100.0%	$4,512.00
9	Wood Bridge Decking , Kentland Trail - Kings Pond	246	SF	100.00%	1	$7.91	100.0%	$1,946.00
10	Wood Bridge Handrails, Kentland Trail - Kings Pond	82	LF	100.00%	1	$55.02	100.0%	$4,512.00
11	Wood Bridge Decking , Kentland Trail - Pinehurst	366	SF	100.00%	1	$7.91	100.0%	$2,895.00
12	Wood Bridge Handrails, Kentland Trail - Pinehurst	122	LF	100.00%	1	$55.02	100.0%	$6,712.00
13	Wood Bridge Decking , Kentland Trail - Augusta	300	SF	100.00%	1	$7.91	100.0%	$2,373.00
14	Wood Bridge Handrails, Kentland Trail - Augusta	100	LF	100.00%	1	$55.02	100.0%	$5,502.00
15	Wood Bridge Decking , Bel Green at Pond	210	SF	100.00%	1	$7.91	100.0%	$1,661.00
16	Wood Bridge Handrails, Bel Green at Pond	70	LF	100.00%	1	$55.02	100.0%	$3,851.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$244,669.23

On 6/16/2025 By Jack Wallace, DMA Reserves

Composite bridge renovation project 05/2024. All decking and handrails were replaced on all bridges in this project with synthetic materials. This is a one time cost.

004.000.0002 Wood Bridge Structure — All Bridges

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	40	19	2044	1	LS	100.00%	1	$113,691.00	100.0%	$113,691.00

Detail of components within the assembly:

1	Wood Bridge Structure, Bel Green at Pond	210	SF	100.00%	1	$32.84	100.0%	$6,896.00
2	Wood Bridge Structure, Kentland Trail - Augusta	300	SF	100.00%	1	$32.84	100.0%	$9,852.00
3	Wood Bridge Structure, Kentland Trail - Pinehurst	366	SF	100.00%	1	$32.84	100.0%	$12,019.00
4	Wood Bridge Structure, Kentland Trail - Kings Pond	246	SF	100.00%	1	$32.84	100.0%	$8,079.00
5	Wood Bridge Structure, Kentland Trail - Kings Pond Estates	246	SF	100.00%	1	$32.84	100.0%	$8,079.00
6	Wood Bridge Structure, Kings Pond Sluice	168	SF	100.00%	1	$32.84	100.0%	$5,517.00
7	Wood Bridge Structure, Kings Pond Boardwalk	1410	SF	100.00%	1	$32.84	100.0%	$46,304.00
8	Wood Bridge Structure, Kings Pond Trail	516	SF	100.00%	1	$32.84	100.0%	$16,945.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$190,355.80

On 6/24/2025 By Jack Wallace, DMA Reserves

Wood bridge structures are in good condition, Decking and railing replaced with composite in 05/2024.

Total for 004.000 Wood Bridges **$259,821.00**

005.000 Tennis and Pickleball Components

Courts appeared to be in good condition and were resurfaced in 2019. Minor cracking was noted around net posts.

005.000.0001 Surface Treatment — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	3	7	2	2027	1600	SY	100.00%	1	$15.42	100.0%	$24,672.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$26,531.27	2034	$32,179.35	2041	$38,359.49
2048	$45,570.69				

On 1/3/2022 By David Herring, DMA Reserves

Completed in 2019, the surface was observed in good condition.

On 9/19/2025 By Jack Wallace, DMA Reserves

Court surface treatment, done in 2024, already has cracks and will likely need some level of resurfacing by 2027 per client.

005.000.0002 Rebuild Asphalt Base — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	40	40	39	2064	1600	SY	100.00%	1	$53.93	100.0%	$86,288.00

On 1/3/2022 By David Herring, DMA Reserves

Base appears to be in sound condition with only minor cracking noted around net posts.

005.000.0003 Tennis Net Posts — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	30	30	29	2054	2	PR	100.00%	1	$1,308.20	100.0%	$2,616.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2054	$5,594.24

On 1/3/2022 By David Herring, DMA Reserves

Good condition

005.000.0004 Practice Backboard — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	45	45	24	2049	20	LF	100.00%	1	$614.22	100.0%	$12,284.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2049	$23,251.99

On 1/3/2022 By David Herring, DMA Reserves

Other than the surface finish degrading, the backboards observed in generally good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

005.000.0005 Replace 10ft Chain Link Fence — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	40	40	39	2064	480	LF	100.00%	1	$62.44	100.0%	$29,971.00

On 1/3/2022 By David Herring, DMA Reserves

Good condition other than fading finish.

005.000.0006 Vinyl Bench — Tennis and Pickleball Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	20	20	19	2044	2	EA	100.00%	1	$665.97	100.0%	$1,332.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$2,196.08

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

Total for 005.000 Tennis and Pickleball Components **$157,163.00**

006.000 Pool House and Swimming Pool

006.000.0001 Steel handrails at steps — Pool - Tennis Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	30	30	21	2046	1	LS	100.00%	1	$3,017.98	100.0%	$3,018.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2016	$2,000.00	100.0%	1	LS	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2046	$5,307.90

On 1/3/2022 By David Herring, DMA Reserves

Replaced in 2016, handrails observed in good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0002 Park Bench - PVC Coated Steel - no back — Pool - Tennis Courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	20	24	2049	2	EA	100.00%	1	$2,474.85	100.0%	$4,950.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$2,371.00	100.0%	2	EA	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2049	$9,230.81

On 9/19/2025 By Jack Wallace, DMA Reserves

Client advised one bench was replaced in 2021 and one in 2024.

006.000.0003 Dimensional Shingle Roof — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	20	4	2029	7	SQ	100.00%	1	$447.40	100.0%	$3,132.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$3,578.33	2049	$5,928.45

On 1/3/2022 By David Herring, DMA Reserves

Good condition. Verify if existing roof might be replaced after 20 or 25 years; currently, and based on the previous study, roof replacement is scheduled on a 20-year cycle.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition.

006.000.0004 Gutters and Downspouts — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	34	45	24	2049	1	LS	100.00%	1	$1,694.57	100.0%	$1,695.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$1,100.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2049	$3,208.42

On 1/3/2022 By David Herring, DMA Reserves

Installed in 2015, the open joists were enclosed with fascia and soffit framing to facilitate the gutter installation. The cost shown is the future inflation-adjusted replacement funds included in 2035 based on the client's cost paid in 2015 for this work.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0005 Wood Siding and Trim — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	45	45	24	2049	780	SF	100.00%	1	$19.05	100.0%	$14,859.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2049	$28,126.14

On 1/3/2022 By David Herring, DMA Reserves

Good overall condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good overall condition, with normal wear and tear consistent with age of item.

On 10/1/2025 By Jack Wallace, DMA Reserves

Minor repairs done in conjunction with exterior paint in 2025.

006.000.0006 Changing Room Doors — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	LS	100.00%	1	$5,464.00	100.0%	$5,464.00

Detail of components within the assembly:

1	Pool House Doors, Pool House	4	EA	100.00%	1	$1,808.23	50.0%	$3,616.00
2	Door hardware, Pool House	1	LS	100.00%	1	$1,847.75	100.0%	$1,848.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$7,126.61

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition. Doors and door frames have some rust along the floor level, but still function as intended.

006.000.0007 Pair Metal Door with Louvers, incl. hardware Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	20	20	20	2045	1	PR	100.00%	1	$4,825.00	100.0%	$4,825.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$4,825.00	100.0%	1	PR	Cost from client

Detail of components within the assembly:

1	Pair Metal Door with Louvers, Pool House	1	EA	100.00%	1	$2,597.85	100.0%	$2,598.00
2	Pair Metal Door with Louvers, Pool House	1	EA	100.00%	1	$2,173.98	100.0%	$2,174.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$4,825.00	2045	$8,279.75

On 1/3/2022 By David Herring, DMA Reserves

Installed in 2019, the doors appear to be the same design as the previous study shows. Some surface rust was noted in the bottom rail portion of the doors that should be addressed quickly due to the corrosive nature of the room they shelter.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair condition. Doors and door frames have some rust along the floor level, but still function as intended.

On 10/1/2025 By Jack Wallace, DMA Reserves

Replaced since site visit.

006.000.0008 Drinking Fountain — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	EA	100.00%	1	$1,921.17	100.0%	$1,921.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$2,466.71

On 1/3/2022 By David Herring, DMA Reserves

Not on the day of the site visit but assumed to be working properly.

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

006.000.0009 Pool House Paint Project — Pool House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	20	20	20	2045	1	LS	100.00%	1	$11,722.53	100.0%	$11,723.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$11,722.53	100.0%	1	LS	89-Paint Invoice #17871

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$11,723.00	2045	$20,116.89

On 5/14/2025 By Jack Wallace, DMA Reserves

Pool house door repairs and interior painting on 03/31/2025

006.000.0010 Floor Mounted Tank Toilets — Pool House Restrooms

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	3	EA	100.00%	1	$919.91	100.0%	$2,760.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$3,599.82

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0011 Wall Mounted Urinal — Pool House Restrooms

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	EA	100.00%	1	$1,124.93	100.0%	$1,125.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$1,467.32

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0012 Restroom Countertops and Sinks — Pool House Restrooms

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	LS	100.00%	1	$6,507.00	100.0%	$6,507.00

Detail of components within the assembly:

1	Porcelain, oval, drop-in single bowl, Pool House	4	EA	100.00%	1	$704.07	100.0%	$2,816.00
2	Replace lavatory faucets/fittings, Pool House	4	EA	100.00%	1	$346.67	100.0%	$1,387.00
3	Countertops, Pool House	24	LF	100.00%	1	$95.98	100.0%	$2,304.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$8,487.01

On 1/3/2022 By David Herring, DMA Reserves

Countertops, sinks and faucets assumed to be original components. Based on a 30-year lifespan to replace these components, we have extended that for replacement to occur in 2034.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed as functional in fair condition, but may be replaced for cosmetic reasons.

006.000.0013 Restroom Showers — Pool House Restrooms

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	LS	100.00%	1	$7,058.00	100.0%	$7,058.00

Detail of components within the assembly:

1	Shower stall, fiberglass, one piece, handicap, w/ grab bars & fold up seat, Pool House	2	EA	100.00%	1	$2,667.96	100.0%	$5,336.00
2	Replace shower faucets/fittings, mixing valve, concealed, with trim kit, Pool House	2	EA	100.00%	1	$861.10	100.0%	$1,722.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$9,205.67

On 1/3/2022 By David Herring, DMA Reserves

Good overall condition. All components assumed to be functioning properly.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0014 Restroom Toilet Partitions — Pool House Restrooms

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	25	4	2029	1	LS	100.00%	1	$5,550.00	100.0%	$5,550.00

Detail of components within the assembly:

1	Reg. Toilet Partitions, floor & ceiling anchored, powder coated steel, Pool House	1	EA	100.00%	1	$1,484.45	100.0%	$1,484.00
2	Handicap Toilet Partitions, floor & ceiling anchored, incl. grab bars, Pool House	2	EA	100.00%	1	$2,033.11	100.0%	$4,066.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$6,340.93	2054	$11,868.54

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair condition, showing signs of rust along the bottom edges of the partitions and doors.

006.000.0015 Sand filters — Pump Room

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	15	4	2029	2	EA	100.00%	1	$4,873.85	100.0%	$9,748.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$11,137.18	2044	$16,321.34

On 1/3/2022 By David Herring, DMA Reserves

Assumed to be in good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed to be in good shape.

006.000.0016 Circulation Pump - replace motor (new) Pump Room

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	LS	100.00%	1	$7,548.55	100.0%	$7,549.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$4,900.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$8,866.29	2045	$12,954.21

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

006.000.0017 Circulation Pump - rebuild motor (spare) Pump Room

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	10	15	4	2029	1	LS	100.00%	1	$3,851.30	100.0%	$3,851.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,500.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$4,399.80	2044	$6,447.80

On 1/3/2022 By David Herring, DMA Reserves

Pump motor rebuilt 2 years ago. Future funds to replace the pump and motor shown here 10 years from the 2019 date the pump motor was rebuilt.

On 5/28/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

006.000.0018 Chlorination system — Pump Room

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	10	4	2029	1	LS	100.00%	1.5	$4,353.12	100.0%	$6,530.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$7,460.59	2039	$9,660.68	2049	$12,360.45

On 1/3/2022 By David Herring, DMA Reserves

Existing chlorination system consists of a Prominent DCM 200 Controller and 2 Stenner 45M4 chemical feeder pumps. Verify if existing components have been replaced since the last reserve study. Future replacement funding included in 2024

On 6/4/2025 By Jack Wallace, DMA Reserves

Operating normally, no defects noted.

006.000.0019 Load centers, 200 amp, 16 circuits, w/plug-in breakers — Pump Room

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	50	50	50	2075	1	EA	100.00%	1	$2,500.00	100.0%	$2,500.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$2,500.00	100.0%	1	EA	O'Bier Electrical Services Invoice #2524

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$2,500.00

On 5/14/2025 By Jack Wallace, DMA Reserves

Remove and replace new 200 amp electrical panel and new breakers on 04/09/2025

006.000.0020 Concrete Deck - new — Splash Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	40	5	28	2053	1350	SF	100.00%	1	$13.39	5.0%	$904.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2053	$1,886.60

On 1/3/2022 By David Herring, DMA Reserves

New deck area for splash fountain and filter system. - excellent condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0021 Rubber safety surface, applied over concrete — Splash Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	11	5	7	2032	1	LS	100.00%	1	$2,318.52	100.0%	$2,319.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$1,750.00	100.0%	1	LS	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$2,872.44	2037	$3,263.25	2042	$3,696.04
2047	$4,179.69	2052	$4,722.94		

On 1/3/2022 By David Herring, DMA Reserves

This surface was applied when the splash park was new. Sections of the safety coating were worn away. Funds to refresh this coating on a 5-year cycle included here beginning in 2021

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in worn (or faded) but serviceable condition with normal wear and tear consistent with age of item.

006.000.0022 Pump and Filter Package Unit — Splash Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	15	15	6	2031	1	LS	100.00%	1	$3,851.30	100.0%	$3,851.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,500.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$4,646.02	2046	$6,772.90

On 1/3/2022 By David Herring, DMA Reserves

Unit installed in 2015 was not operating the day of the site visit. Replacement funding included in 2030 based on the client's 2015 cost.

On 5/28/2025 By Jack Wallace, DMA Reserves

Unit was not operating on the day of the site visit. Assumed in functional and in good condition.

006.000.0023 Pool Area Fence - new — Splash Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	50	50	40	2065	102	LF	100.00%	1	$38.55	100.0%	$3,932.00

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0024 Mtl.. tube picket gate - 4'h — Splash Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1	EA	100.00%	1	$794.93	100.0%	$795.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$1,036.91

On 1/3/2022 By David Herring, DMA Reserves

Lifespan of the gates has been reduced due to the intense nature of their use.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0025 Pool Furniture/Umbrellas — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	8	8	6	2031	1	LS	100.00%	1	$2,000.00	100.0%	$2,000.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$2,000.00	100.0%	1	LS	Ledger Item #63

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$2,376.89	2039	$2,912.71	2047	$3,550.58

On 5/14/2025 By Jack Wallace, DMA Reserves

Recurring Expense

006.000.0026 Lifeguard Chair, Recycled Plastic — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	16	16	15	2040	1	EA	100.00%	1	$1,220.20	100.0%	$1,220.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$1,169.00	100.0%	1	EA	SwimMetro

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2040	$1,821.51

On 5/14/2025 By Jack Wallace, DMA Reserves

New lifeguard stand installed 04/2024

006.000.0027 Swimming pool - resurface walls and bottom — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	10	10	4	2029	3250	SF	100.00%	1	$7.39	100.0%	$24,018.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$27,440.78	2039	$35,532.90	2049	$45,462.93

On 1/3/2022 By David Herring, DMA Reserves

The cover was on the day of the site visit, so the pool surface was not visible. Refinished in 2019, the existing surface is assumed to be in good condition with at least a 10-year lifespan before another resurfacing may be required.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0028 Mesh pool cover — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	21	10	21	2046	1	LS	100.00%	1	$8,395.00	100.0%	$8,395.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$8,395.00	100.0%	1	LS	Actual Cost

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$8,395.00	2046	$14,541.57

On 1/3/2022 By David Herring, DMA Reserves

Existing cover appeared to be in good condition. With a typical 10-year lifespan, verify if the cover was replaced since the last reserve study.

On 5/28/2025 By Jack Wallace, DMA Reserves

Per the property manager, the pool cover is in need of replacing. They are waiting for an estimate from the pool company to get purchase approval before the end of the season.

006.000.0029 Concrete deck - original area - patching — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2018	10	5	3	2028	1	LS	100.00%	1	$34,152.41	100.0%	$34,152.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$25,778.00	100.0%	1	LS	2026 cost per requested changes 7/21/2021

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$37,904.56	2033	$43,415.18	2038	$49,278.63
2043	$55,792.34	2048	$63,080.81	2053	$71,272.72

On 1/3/2022 By David Herring, DMA Reserves

Good condition with only a minor occasional crack noted. Manager states the existing pool deck was repaired within the last 5 years. Future funds included for ongoing repair-replacement to a percentage of the overall area of the deck beginning in 2026.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition. The number of minor cracks has increased.

006.000.0030 Coping Tiles — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	20	4	2029	220	LF	100.00%	1	$87.80	100.0%	$19,316.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$22,068.70	2049	$36,562.64

On 1/3/2022 By David Herring, DMA Reserves

Brick style coping tiles were not visible the day of the site visit. Based on the typical 20-year useful life, future funds are included to replace in 2024.

On 5/28/2025 By Jack Wallace, DMA Reserves

Overall the brick coping tiles appear in good shape. Some grout lines need repairing.

006.000.0031 Pool Deck Joint — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2014	15	10	4	2029	220	LF	100.00%	1	$5.21	100.0%	$1,146.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$1,309.31	2039	$1,695.41	2049	$2,169.20

On 1/3/2022 By David Herring, DMA Reserves

Pool cover obscured the view of the joint but we assume this joint is in good condition with future funding included for ongoing replacement on a 10-year cycle.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition. This is the caulk joint between the pool deck and the coping.

006.000.0032 Grab Rails - Handrails — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	40	19	2044	6	EA	100.00%	1	$346.22	100.0%	$2,077.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$3,424.37

On 1/3/2022 By David Herring, DMA Reserves

Good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0033 Pool Area Fence - original — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	50	50	29	2054	380	LF	100.00%	1	$38.55	100.0%	$14,649.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2054	$31,326.52

On 1/3/2022 By David Herring, DMA Reserves

Other than a fading finish, the fence appeared to be in good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0034 Mtl.. tube picket gate - 4'h — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	2	EA	100.00%	1	$794.93	100.0%	$1,590.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$2,073.81

On 1/3/2022 By David Herring, DMA Reserves

We have separated and reduced the lifespan of the gates for the pool due to the intense nature of their use.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0035 Pool Furniture — Swimming Pool

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	2	2	0	2025	1	LS	100.00%	1	$7,498.95	100.0%	$7,499.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$6,376.00	100.0%	1	LS	Cost from client

Detail of components within the assembly:

1	Strap Chairs, Swimming Pool	35	EA	100.00%	1	$200.00	100.0%	$7,000.00
2	Strap Chaise Loungers, Swimming Pool	20	EA	100.00%	1	$300.00	100.0%	$6,000.00
3	Umbrellas, Swimming Pool	14	EA	100.00%	1	$360.00	100.0%	$5,040.00
4	Umbrella Bases, Swimming Pool	14	EA	100.00%	1	$295.73	100.0%	$4,140.00
5	48" Round Tables, Swimming Pool	13	EA	100.00%	1	$626.13	100.0%	$8,140.00
6	Cocktail Tables (18"), Swimming Pool	6	EA	100.00%	1	$112.14	100.0%	$673.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$7,499.00	2027	$8,064.12	2029	$8,567.68
2031	$9,047.15	2033	$9,533.00	2035	$10,033.21
2037	$10,552.46	2039	$11,094.25	2041	$11,659.31
2043	$12,250.76	2045	$12,868.44	2047	$13,515.94
2049	$14,194.65	2051	$14,904.53	2053	$15,649.90

On 1/3/2022 By David Herring, DMA Reserves

Assuming all furniture will be replaced at the same time, future funds are included in 2025 to replace the existing pool furniture. Cost per requested changes 7-21-2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition.

On 10/6/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

006.000.0036 Access control, card type, computerized card key system for 1 door Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	15	15	10	2035	2	EA	100.00%	1	$2,587.57	100.0%	$5,175.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2035	$6,923.81	2050	$10,037.54

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

006.000.0037 Replace Concrete Pool Structure, new surface and tile w/ Demo Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2003	45	45	23	2048	3250	SSF	100.00%	1	$120.00	100.0%	$390,000.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2048	$720,353.79

Total for 006.000 Pool House and Swimming Pool **$627,803.00**

007.000 Recreation Area Components

A new play structure and 3 new riders were installed in 2019 and noted in very good condition. Client cost shown is for play structure, 3 riders, wood curbing, mulch - all installed. A new basketball hoop also added in 2019. All other components were existing and noted in good overall condition. The roof of the picnic shelter had a loose section that shifted to expose the plywood decking underneath revealing no underlayment of any kind.

007.000.0001 Play structure and spring riders — Recreation Area Playground - New

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	21	20	15	2040	1	LS	100.00%	1	$83,657.30	100.0%	$83,657.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	$59,998.17	100.0%	1	LS	MaxPlatFit Inv. 2019-074 dated 10/21/2019

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2040	$126,883.32

On 1/3/2022 By David Herring, DMA Reserves

The playground was expanded in 2019 adding a large play structure, 3 spring riders, chain climbing wall as the main components along with site work, timber curbing and mulch to complete the installation. Future inflation adjusted cost for this equipment is included in 2039 based on the 2019 cost paid. Estimated Useful Life was changed from 20 to 21 on 8/30/2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0002 Swing Set — Recreation Area Playground, Original

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	20	20	17	2042	1	LS	100.00%	0.5	$14,998.58	100.0%	$14,999.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$11,588.00	100.0%	1	LS	.Max Play Fit Quote MP12022.01

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2042	$23,905.46

On 1/3/2022 By David Herring, DMA Reserves

Cost reduced by 50% per client request.

On 5/28/2025 By Jack Wallace, DMA Reserves

Replaced in 2022

On 6/5/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0003 Fort - Sliding Boards — Recreation Area Playground, Original

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	25	20	7	2032	1	EA	100.00%	1	$13,048.26	100.0%	$13,048.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2007	$6,750.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$16,162.00	2052	$26,573.84

On 1/3/2022 By David Herring, DMA Reserves

Cost reduced by 50% per client request.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0004 Pipe Climber — Recreation Area Playground, Original

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	25	20	7	2032	1	EA	100.00%	1	$7,152.35	100.0%	$7,152.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2007	$3,700.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$8,858.87	2052	$14,565.91

On 1/3/2022 By David Herring, DMA Reserves

Cost reduced by 50% per client request.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0005 Ladder Climber — Recreation Area Playground, Original

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	25	20	7	2032	1	EA	100.00%	1	$5,760.55	100.0%	$5,761.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2007	$2,980.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$7,135.90	2052	$11,732.96

On 1/3/2022 By David Herring, DMA Reserves
Cost reduced by 50% per client request.

On 5/28/2025 By Jack Wallace, DMA Reserves
Observed in good condition.

007.000.0006 Benches — Recreation Area Playground, Original

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	35	35	17	2042	3	EA	100.00%	1	$1,665.51	100.0%	$4,997.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2042	$7,840.82

On 5/28/2025 By Jack Wallace, DMA Reserves
Replaced in 2022.

007.000.0007 Basketball Goal — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	25	25	23	2048	1	EA	100.00%	1	$5,282.48	100.0%	$5,282.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2048	$9,756.14

On 1/3/2022 By David Herring, DMA Reserves

Original goal post in good condition, missing hoop net.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0008 Basketball Goal — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	25	25	19	2044	1	EA	100.00%	1	$5,282.48	100.0%	$5,282.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$8,843.76

On 1/3/2022 By David Herring, DMA Reserves

New in 2019, noted in good condition, missing net.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0009 Picnic Pavilion Roof — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	22	20	4	2029	6	SQ	100.00%	1	$447.40	100.0%	$2,684.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$3,066.50	2049	$5,080.46

On 1/3/2022 By David Herring, DMA Reserves

Shingle section has come loose exposing plywood roof decking. Beyond this repair, anticipated replacement remains at 2027

On 5/28/2025 By Jack Wallace, DMA Reserves

Roof still needs to replace missing shingle, but overall in fair condition.

007.000.0010 Picnic Pavilion Structure — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2007	50	50	32	2057	400	SF	100.00%	1	$50.19	100.0%	$20,076.00

On 1/3/2022 By David Herring, DMA Reserves

Minor cracks noted in concrete slab.

On 5/28/2025 By Jack Wallace, DMA Reserves

Sealed cracks have returned, but overall good condition.

007.000.0011 Storage Building Roof — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2012	20	20	7	2032	2	SQ	100.00%	1	$447.40	100.0%	$671.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$831.15	2052	$1,366.62

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0012 Storage Building Replace — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2012	40	40	27	2052	120	SF	100.00%	1	$46.19	100.0%	$5,543.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2052	$11,289.01

On 6/6/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition. Typical signs of rot consistent to the age of the shed. Structurally sound.

007.000.0013 Park bench, recycled plastic — Recreation Area Playground - New

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	35	35	32	2057	2	EA	100.00%	1	$1,592.38	100.0%	$3,185.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$1,355.00	100.0%	2	EA	Max Play Fit Quote # MP041922.01

On 5/13/2025 By Jack Wallace, DMA Reserves

^ft recycled bench installed 05/2022

007.000.0014 Basketball Courts Paving — Recreation Area Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	30	30	28	2053	1	LS	100.00%	1	$56,571.40	100.0%	$56,571.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$48,100.00	100.0%	1	LS	Pro-Seal Paving Invoice #1-04-26-2023-#1458

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2053	$118,059.57

On 5/13/2025 By Jack Wallace, DMA Reserves

New Basketball courts built on 06/14/2023

On 11/12/2025 By Douglas Greene, DMA Reserves

Cost for paving only

007.000.0015 Pavement Striping for Basketball Courts — Recreation Area Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	5	5	3	2028	1	LS	100.00%	1	$1,764.18	100.0%	$1,764.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$1,500.00	100.0%	1	LS	Pro-Seal Paving Invoice #2-04-26-2023#1458

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$1,957.82	2033	$2,242.44	2038	$2,545.29
2043	$2,881.73	2048	$3,258.19	2053	$3,681.31

On 5/13/2025 By Jack Wallace, DMA Reserves

Layout and striping for basketball courts on 08/08/2023

007.000.0016 Basketball Court Fencing — Recreation Area Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	30	30	28	2053	1	LS	100.00%	1	$26,760.86	100.0%	$26,761.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$22,753.50	100.0%	1	LS	Superior Fence and Rail Invoice #2407

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2053	$55,848.23

On 5/13/2025 By Jack Wallace, DMA Reserves

6ft and 10ft fencing and gates for basketball court installed on10/20/2023

007.000.0017 Playground Repairs and Ramp — Recreation Area Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	20	20	20	2045	1	LS	100.00%	1	$9,560.00	100.0%	$9,560.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$9,560.00	100.0%	1	LS	Quiroz Land Care, LLC. Invoice #3851

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$9,560.00	2045	$16,405.12

On 5/14/2025 By Jack Wallace, DMA Reserves

Removal of concrete remains, new mulch, new treated timbers, and installed a new handicap ramp on 03/10/2025

007.000.0018 Ornamental Light pole - cast aluminum — Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	60	60	57	2082	2	EA	100.00%	1	$3,585.13	100.0%	$7,170.00

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

007.000.0019 DecoraAcorn Style Luminaire, LED Recreation Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	15	15	12	2037	2	EA	100.00%	1	$1,180.66	100.0%	$2,361.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2037	$3,322.36	2052	$4,808.47

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

Total for 007.000 Recreation Area Components **$276,524.00**

008.000 Clubhouse

008.000.0001 Asphalt Shingle Roof — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	26	20	5	2030	25	SQ	100.00%	1	$796.75	100.0%	$19,919.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$23,394.84	2050	$38,635.29

On 1/3/2022 By David Herring, DMA Reserves

An original component, the roof is appeared to be in good overall condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0002 Refrigerator — Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	15	15	14	2039	1	EA	100.00%	1	$1,252.08	100.0%	$1,252.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$1,200.00	100.0%	1	EA	Ledger Item #49

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$1,852.25	2054	$2,677.39

On 1/3/2022 By David Herring, DMA Reserves

New in 2015. Whirlpool Top Freezer, Stainless Steel

On 6/23/2025 By Jack Wallace, DMA Reserves

Refrigerator for Owners Club purchased 05/2024

008.000.0003 Oven - Convection Oven — Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	EA	100.00%	1	$5,391.81	100.0%	$5,392.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$3,500.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$6,332.90	2045	$9,252.74

On 1/3/2022 By David Herring, DMA Reserves

New in 2015. Whirlpool Wall Oven with True Convection Microwave Oven - Stainless Steel

008.000.0004 Metal Standing Seam Roof — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	30	30	9	2034	1000	SF	100.00%	1	$14.10	100.0%	$14,100.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$18,390.43

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0005 Gutters and Downspouts — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	30	30	20	2045	1	LS	100.00%	1	$4,313.47	100.0%	$4,313.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,800.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2045	$7,401.12

On 1/3/2022 By David Herring, DMA Reserves

Future replacement cost based on inflation-adjusted client's cost from 2015.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0006 Undercounter Reach-in Refrigerator — Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	10	15	0	2025	1	EA	100.00%	1	$1,016.73	100.0%	$1,017.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$660.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$1,017.00	2040	$1,542.50

On 1/3/2022 By David Herring, DMA Reserves

New in 2015. Summit Commercial Undercounter Beverage Refrigerator

008.000.0007 Undercounter Reach-in Refrigerator — Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	11	15	1	2026	1	EA	100.00%	1	$1,016.73	100.0%	$1,017.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$660.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2026	$1,051.48	2041	$1,581.22

On 1/3/2022 By David Herring, DMA Reserves

New in 2015. Summit Commercial Undercounter Beverage Refrigerator

008.000.0008 Exterior Paint — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	10	10	9	2034	1	LS	100.00%	1	$35,110.41	100.0%	$35,110.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$33,650.00	100.0%	1	LS	89-Paint Invoice #17519

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$45,793.50	2044	$58,785.60	2054	$75,081.85

On 1/3/2022 By David Herring, DMA Reserves

Exterior painting completed in 2018. Painting cycle of 10 years carried over from previous study; verify this recurrence cycle and adjust as required.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition. Repainted in 2024.

008.000.0009 Wood Siding and Trim Replace — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	40	40	39	2064	1	LS	100.00%	1	$4,173.60	100.0%	$4,174.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$4,000.00	100.0%	1	LS	Cost from client.

On 1/3/2022 By David Herring, DMA Reserves

Currently good condition. Replacement interval has been reduced anticipating replacement in 40 rather than 50 years.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0010 Dishwasher — Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	15	15	15	2040	1	EA	100.00%	1	$800.00	100.0%	$800.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$800.00	100.0%	1	EA	Actual

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$800.00	2040	$1,213.35

On 1/3/2022 By David Herring, DMA Reserves

New in 2015. Whirlpool Hidden Console Stainless Steel

008.000.0011 Exterior Windows — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	35	35	14	2039	18	EA	100.00%	1	$900.32	100.0%	$16,206.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$23,975.58

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0012 Exterior Doors — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	40	19	2044	1	LS	100.00%	1	$8,013.00	100.0%	$8,013.00

Detail of components within the assembly:

1	Extr.Doors, steel, prehung, insulated, half-glass, Clubhouse	1	EA	100.00%	1	$1,637.96	100.0%	$1,638.00
2	Extr.Doors, steel, prehung, insulated, full-glass, Clubhouse	5	EA	100.00%	1	$1,275.00	100.0%	$6,375.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$13,416.39

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0013 Outside Deck Boards and Railings — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	20	4	2029	1	LS	100.00%	1	$14,515.45	100.0%	$14,515.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$10,956.15	100.0%	1	LS	Client cost from requested changes email 7/21/2021

Detail of components within the assembly:

1	Outside deck boards, Clubhouse Exterior	1216	SF	100.00%	1	$7.91	100.0%	$9,619.00
2	Outside Railings, Clubhouse Exterior	150	LF	100.00%	1	$55.02	100.0%	$8,253.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$16,583.51	2049	$27,474.98

On 1/3/2022 By David Herring, DMA Reserves

Requested changes to combine both deck board and railing replacements at a $12,000 combined cost. Estimated Useful Life was changed from 1 to 20 on 8/30/2021. Replacement Interval was changed from 1 to 20 on 8/30/2021. Documented Cost Replacement Cost was changed from $12000 to $10956.15 on 8/30/2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition. Deck boards and rails are structurally sound but dry and prone to splintering.

008.000.0014 Masonry Chimney Metal Cap — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	30	50	25	2050	40	SF	100.00%	1	$39.27	100.0%	$1,571.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2050	$3,047.18

On 1/3/2022 By David Herring, DMA Reserves

Chimney cap added to control water entering the structure. Completed last year, the inflation-adjusted cost from the previous study is shown here, which can be adjusted if an accompanying invoice is found. $4,600 of additional repair work is not included here - only the cost of the chimney cap.

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

008.000.0015 Outside Light Fixtures — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	26	20	5	2030	10	EA	100.00%	1	$300.00	100.0%	$3,000.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$3,523.50	2050	$5,818.87

On 1/3/2022 By David Herring, DMA Reserves

Original fixtures that are assumed to be working properly.

On 5/28/2025 By Jack Wallace, DMA Reserves

Fixtures are original and assumed to be working properly.

008.000.0016 Flagpoles, aluminum, 30 ft. Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	50	50	29	2054	1	EA	100.00%	1	$4,291.74	100.0%	$4,292.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2054	$9,048.46

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0017 Outdoor Furniture Allowance — Clubhouse Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	11	12	1	2026	1	LS	100.00%	1	$5,522.00	100.0%	$5,522.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$4,167.96	100.0%	1	LS	2027 cost requested by client in 7/21/2021 email

Detail of components within the assembly:

1	Metal dining table, 6 seats, tile top, Clubhouse	2	EA	100.00%	1.25	$825.30	100.0%	$2,063.00
2	Metal frame, mesh sling arm chairs, Clubhouse	12	EA	100.00%	2	$206.33	100.0%	$4,952.00
3	Umbrellas, Clubhouse	2	EA	100.00%	1	$137.54	100.0%	$275.00
4	Umbrella Bases, Clubhouse	2	EA	100.00%	1	$309.48	100.0%	$619.00
5	Composite Adirondack Chairs, Clubhouse	6	EA	100.00%	1.75	$300.00	100.0%	$3,150.00
6	Composite Side Tables, Clubhouse	2	EA	100.00%	0.55	$626.13	100.0%	$689.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2026	$5,709.20	2038	$7,967.83	2050	$10,710.64

On 1/3/2022 By David Herring, DMA Reserves

Based on the previous study, furniture was replaced in 2015. Future inflation adjusted funds are included on a 12-year replacement cycle. Documented Cost Replacement Cost was changed from $4043.42 to $4167.96 on 8/30/2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair condition. The tables have some tiles that have come loose and chairs show fading from sun exposure.

On 5/28/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

008.000.0018 Interior Light Fixtures — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	37	35	16	2041	1	LS	100.00%	1	$7,223.18	100.0%	$7,223.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$5,452.00	100.0%	1	LS	Client cost per email 7/21/2021

Detail of components within the assembly:

1	Recessed ceiling downlights, Clubhouse	24	EA	100.00%	1	$240.69	100.0%	$5,777.00
2	Incandescent fixture, wall sconce with shade, Clubhouse	10	EA	100.00%	1	$414.31	100.0%	$4,143.00
3	Incandescent fixture, wall mounted, Clubhouse Restroom	2	EA	100.00%	1	$302.34	100.0%	$605.00
4	Fans, bath exhaust with light, ceiling mounted, Clubhouse Restroom	2	EA	100.00%	1	$735.15	100.0%	$1,470.00
5	Exit lighting, Clubhouse	5	EA	100.00%	1	$139.82	100.0%	$699.00
6	Emergency lighting, Clubhouse	6	EA	100.00%	1	$146.47	100.0%	$879.00
7	Paddle fan, residential, variable speed, no lights, Clubhouse	3	EA	100.00%	1	$510.63	100.0%	$1,532.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2041	$11,230.19

On 1/3/2022 By David Herring, DMA Reserves

All interior light fixtures observed in good, working condition. Future funds to replace included in 2041. Documented Cost Replacement Cost was changed from $5451.45 to $5452 on 8/30/2021.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0019 Prefinished Hardwood Flooring — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	30	5	2030	1450	SF	100.00%	1	$14.57	100.0%	$21,127.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$24,813.64

On 1/3/2022 By David Herring, DMA Reserves

Appeared to be in good overall condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0020 Interior Furniture Allowance — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	12	12	2	2027	1	LS	100.00%	1	$42,201.00	100.0%	$42,201.00

Detail of components within the assembly:

1	Round Pedestal Dining Tables, Clubhouse	4	EA	100.00%	1	$1,301.26	100.0%	$5,205.00
2	Round Pedestal Bar Tables, Clubhouse	3	EA	100.00%	1	$673.12	100.0%	$2,019.00
3	Wood Cushion Swivel Bar Chairs, Clubhouse	19	EA	100.00%	1	$201.92	100.0%	$3,836.00
4	Leather High Back Armless Dining Chairs, Clubhouse	24	EA	100.00%	1	$448.72	100.0%	$10,769.00
5	Armoire, Clubhouse	1	EA	100.00%	1	$3,589.82	100.0%	$3,590.00
6	Side Cabinet - Buffet, Clubhouse	1	EA	100.00%	1	$1,009.60	100.0%	$1,010.00
7	Console Cabinet, Clubhouse	1	EA	100.00%	1	$448.72	100.0%	$449.00
8	Bookshelves, Clubhouse	2	EA	100.00%	1	$336.50	100.0%	$673.00
9	Leather Arm Chairs, Clubhouse	4	EA	100.00%	1	$1,166.70	100.0%	$4,667.00
10	Sofa, Clubhouse	1	EA	100.00%	1	$1,458.37	100.0%	$1,458.00
11	Coffee Table, Clubhouse	1	EA	100.00%	1	$336.50	100.0%	$337.00
12	Side Tables, Clubhouse	2	EA	100.00%	1	$224.37	100.0%	$449.00
13	Wicker High Back Arm Chairs, Clubhouse	2	EA	100.00%	1	$785.24	100.0%	$1,570.00
14	Small Case, Clubhouse	1	EA	100.00%	1	$224.37	100.0%	$224.00
15	Medium Rugs, Clubhouse	2	EA	100.00%	1	$448.72	100.0%	$897.00
16	Large Rug, Clubhouse	1	EA	100.00%	1	$560.90	100.0%	$561.00
17	Accessory Allowance, Clubhouse	1	EA	100.00%	1	$4,487.27	100.0%	$4,487.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$45,381.24	2039	$62,433.31	2051	$83,875.80

On 1/3/2022 By David Herring, DMA Reserves

Interior furnishings observed in good overall condition. Based on the previous study, furniture was replaced in 2015 and included on a 12-year replacement cycle.

On 5/28/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

008.000.0021 Refurbish Restrooms — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	20	20	10	2035	1	LS	100.00%	1	$18,844.00	100.0%	$18,844.00

Detail of components within the assembly:

1	Counter Sink, Clubhouse	2	EA	100.00%	1	$844.71	100.0%	$1,689.00
2	Casework, Clubhouse	12	LF	100.00%	1	$282.11	100.0%	$3,385.00
3	Toilet Room Tile Floors, Clubhouse	80	SF	100.00%	1	$40.83	100.0%	$3,266.00
4	Floor Mounted Tank Toilets, Clubhouse	2	EA	100.00%	1	$919.91	100.0%	$1,840.00
5	Grab Rails - Handrails, Clubhouse	4	EA	100.00%	1	$263.02	100.0%	$1,052.00
6	Sink Counter, Clubhouse	24	SF	100.00%	1	$317.15	100.0%	$7,612.00
7	Toilet Rm. Counters and sinks, Clubhouse	2	LS	100.00%	1	$0.00	100.0%	$0.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2035	$25,212.08

On 1/3/2022 By David Herring, DMA Reserves

With the exception of the tile floor, restrooms were last refurbished in 2015. Future funds to refurbish the restrooms, including flooring, in 2035.

On 5/28/2025 By Jack Wallace, DMA Reserves

Restrooms were painted in 2023

008.000.0022 HVAC System — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2018	20	20	13	2038	1	LS	100.00%	1	$7,873.00	100.0%	$7,873.00

Detail of components within the assembly:

1	Heat Pump (Outside), Clubhouse Exterior	1	EA	100.00%	1	$5,607.44	100.0%	$5,607.00
2	Air Handler (Inside), Clubhouse Exterior	1	EA	100.00%	1	$2,266.11	100.0%	$2,266.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2038	$11,360.12

On 1/3/2022 By David Herring, DMA Reserves

The previous study noted the outdoor and indoor components of the HVAC system as original from 2014. We have included future funds to replace both interior and exterior components simultaneously on a 20-year cycle beginning in 2024.

On 5/28/2025 By Jack Wallace, DMA Reserves

HVAC updated in 2018

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0023 Kitchen Cabinets and Countertops — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	30	30	20	2045	1	LS	100.00%	1	$37,988.00	100.0%	$37,988.00

Detail of components within the assembly:

1	Kitchen Coutertops, Clubhouse	76	SF	100.00%	1	$317.15	100.0%	$24,103.00
2	Kitchen Cabinets, Clubhouse	44	LF	100.00%	1	$282.11	100.0%	$12,413.00
3	Two Compartment Sink , Clubhouse	1	EA	100.00%	1	$1,471.86	100.0%	$1,472.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2045	$65,188.03

On 1/3/2022 By David Herring, DMA Reserves

Replaced in 2015, cabinets and countertops were noted in good condition.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0024 Chairs and Stools — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	15	15	12	2037	1	LS	100.00%	1	$18,093.61	100.0%	$18,094.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$13,979.24	100.0%	1	LS	Gusti Restaurant Equipment & Supply Order #020336

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2037	$25,461.50	2052	$36,850.66

On 5/13/2025 By Jack Wallace, DMA Reserves

New chairs and stools in owners club purchased on 01/31/2022

On 11/12/2025 By Douglas Greene, DMA Reserves

24 chairs and 18 bar stools.

008.000.0025 Folding Tables — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	10	10	7	2032	1	LS	100.00%	1	$1,449.00	100.0%	$1,449.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$1,233.00	100.0%	1	LS	Amazon Purchase in 2022 Order # 111-5078012-2185858 Amazon purchase in 2023 Order # 114-4131425-3817052

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$1,767.53	2042	$2,273.64	2052	$2,908.75

On 5/13/2025 By Jack Wallace, DMA Reserves

4 folding tables for the owners club purchased on 06/10/2022 and 5 purchased on 05/05/2023

On 10/1/2025 By Jack Wallace, DMA Reserves

Manager has advised that there are 10 folding tables.

008.000.0026 Owners Club Painting — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	15	15	13	2038	1	LS	100.00%	1	$11,397.02	100.0%	$11,397.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$9,690.35	100.0%	1	LS	89-Paint

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2038	$16,444.97	2053	$23,784.70

On 5/13/2025 By Jack Wallace, DMA Reserves

Owners club interior and exterior painting and drywall repair on 03/22/2023

008.000.0027 Audio Visual System Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	12	12	10	2035	1	LS	100.00%	1	$2,998.00	100.0%	$2,998.00

Detail of components within the assembly:

1	Ceiling Projector, Clubhouse Interior	1	EA	100.00%	1	$647.03	100.0%	$647.00
2	Wiring and Microphones, Clubhouse Interior	1	LS	100.00%	1	$1,743.83	100.0%	$1,744.00
3	Mixer and Cables, Clubhouse Interior	1	LS	100.00%	1	$606.66	100.0%	$607.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2035	$4,011.15	2047	$5,403.51

On 6/23/2025 By Jack Wallace, DMA Reserves

Optima DLP projector ordered on 10/11/2023

On 6/23/2025 By Jack Wallace, DMA Reserves

New Microphone and installation of wire path on 07/02/2023

On 6/23/2025 By Jack Wallace, DMA Reserves

New mixer and various cables purchased on06/29-09/20/2023

008.000.0028 Access control, card type, computerized card key system for 1 door Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	EA	100.00%	1	$2,587.57	100.0%	$2,588.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$3,039.61	2045	$4,441.08

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0029 Folding chair, baked enamel, polypropylene seat & back Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	20	20	10	2035	50	EA	100.00%	1	$92.85	100.0%	$4,643.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2035	$6,115.18

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

008.000.0030 Owners Club Furnishings — Clubhouse Interior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2014	11	3	0	2025	1	LS	100.00%	1	$67,368.00	25.0%	$16,842.00

Detail of components within the assembly:

1	Sofa, upholstered, three seat, Clubhouse Interior	1	EA	100.00%	1	$8,621.09	100.0%	$8,621.00
2	Lounge chair, fully upholstered, Clubhouse Interior	4	EA	100.00%	1	$691.09	100.0%	$2,764.00
3	Wood bookcase, Clubhouse Interior	2	EA	100.00%	1	$502.96	100.0%	$1,006.00
4	Large Wood Cabinets, Clubhouse Interior	1	LF	100.00%	1	$1,158.93	100.0%	$1,159.00
5	Resin Wicker Arm Chair, Clubhouse Interior	2	EA	100.00%	1	$756.23	100.0%	$1,512.00
6	Wood tables, office furniture, tables, end table, Clubhouse Interior	3	EA	100.00%	1	$420.65	100.0%	$1,262.00
7	Coffee Table, Wood Round, Clubhouse Interior	1	EA	100.00%	1	$609.88	100.0%	$610.00
8	Casework, tall storage cabinets, open, 7ft high, Site Wide	2	LF	100.00%	1	$964.60	100.0%	$1,929.00
9	Area Rug - Small, Site Wide	3	EA	100.00%	1	$1,936.52	100.0%	$5,810.00
10	Fixed Table, cocktail ht., laminated plastic, round, 36 diameter, Site Wide	3	EA	100.00%	1	$1,429.98	100.0%	$4,290.00
11	Teak Round Dining Table, Site Wide	4	EA	100.00%	1	$905.38	100.0%	$3,622.00
12	Bar stools, upholstered seat & back, chrome tube cantilever frame, minimum, Site Wide	12	EA	100.00%	1	$622.74	100.0%	$7,473.00
13	Dining Chair, upholsered seat and back, armless, Site Wide	32	EA	100.00%	1	$294.52	100.0%	$9,425.00
14	T.V., home theater, widescreen, HD TV, 52 w/WiFi, Site Wide	1	EA	100.00%	1	$1,169.17	100.0%	$1,169.00
15	TV.,plasma, Site Wide	1	EA	100.00%	1	$529.56	100.0%	$530.00
16	Folding Chair, Fabric Padded, Site Wide	75	EA	100.00%	1	$134.18	100.0%	$10,064.00
17	Folding Table 72 Rectangular, Site Wide	7	EA	100.00%	1	$67.08	100.0%	$470.00
18	Metal tables, Site Wide	1	EA	100.00%	1	$1,981.31	100.0%	$1,981.00
19	Chair, Dining, Expanded Metal, Site Wide	6	EA	100.00%	1	$550.19	100.0%	$3,301.00

20	Blinds, vertical, 3 to 5 PVC or cloth strips, maximum, Site Wide	14	SF	100.00%	1	$26.40	100.0%	$370.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$16,842.00	2028	$18,692.57	2031	$20,318.95
2034	$21,966.79	2037	$23,699.70	2040	$25,544.40
2043	$27,513.89	2046	$29,620.78	2049	$31,879.67
2052	$34,300.79				

On 10/16/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

008.000.0031 Microwave ovens, residential appliances Clubhouse Kitchen

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	EA	100.00%	1	$2,374.69	100.0%	$2,375.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$2,748.89	2045	$4,013.56

Total for 008.000 Clubhouse **$335,855.00**

009.000 Administration Office and Fitness Center

009.000.0001 Water Fountain — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	30	30	30	2055	1	EA	100.00%	1	$4,296.00	100.0%	$4,296.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$4,296.00	100.0%	1	EA	Stemmle Plumbing Repair Ledger Item #60

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$4,296.00

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/29/2025 By Jack Wallace, DMA Reserves

Removed and replaced new water cooler with bottler filler on 04/2025

009.000.0002 Fitness room rubber flooring repl. ceramic tile — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2017	25	25	17	2042	196	SF	100.00%	1	$8.39	100.0%	$1,644.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2042	$2,620.22

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0003 Fitness room rubber flooring, 2015 — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	25	25	15	2040	750	SF	100.00%	1	$8.39	100.0%	$6,293.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2040	$9,544.63

On 1/3/2022 By David Herring, DMA Reserves

Installed in 2015, this main section of rubber flooring still appeared to be in good condition.

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0004 Hoist H4400 Multi-Gym — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	20	4	2029	1	EA	100.00%	1	$5,609.04	100.0%	$5,609.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2004	$2,500.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$6,408.34	2049	$10,617.10

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition.

009.000.0005 Octane Fitness Elliptical Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	12	10	2	2027	1	EA	100.00%	1	$6,162.08	100.0%	$6,162.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$4,000.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$6,626.36	2037	$8,671.03	2047	$11,106.15

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition with normal wear and tear consistent with age of item.

009.000.0006 Octane Fitness Elliptical Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	13	10	3	2028	1	EA	100.00%	1	$6,162.08	100.0%	$6,162.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$4,000.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$6,839.07	2038	$8,891.27	2048	$11,381.58

On 1/3/2022 By David Herring, DMA Reserves

New in 2015

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition with normal wear and tear consistent with age of item.

009.000.0007 Star Trac Deck Treadmill, Series 4 Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	3	8	0	2025	1	EA	100.00%	1	$6,300.00	100.0%	$6,300.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$6,300.00	100.0%	1	EA	Cost from client

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$6,300.00	2033	$8,008.77	2041	$9,795.10
2049	$11,925.06				

On 1/3/2022 By David Herring, DMA Reserves

New in 2015

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0008 Star Trac Deck Treadmill, Series 4 Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	2	8	0	2025	1	EA	100.00%	1	$6,300.00	100.0%	$6,300.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$6,300.00	100.0%	1	EA	Cost from client

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$6,300.00	2033	$8,008.77	2041	$9,795.10
2049	$11,925.06				

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0009 Star Trac Deck Treadmill, Series 4 Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2018	8	8	1	2026	1	EA	100.00%	1	$6,300.00	100.0%	$6,300.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$6,300.00	100.0%	1	EA	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2026	$6,513.57	2034	$8,217.00	2042	$10,040.96
2050	$12,219.61				

On 1/3/2022 By David Herring, DMA Reserves

Added after the previous study was completed; we have assigned a 2018 date to this treadmill, which can be adjusted in the working session.

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0010 True LC 900 Recumbent Bike Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	12	10	2	2027	1	EA	100.00%	1	$4,159.42	100.0%	$4,159.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,700.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$4,472.42	2037	$5,852.45	2047	$7,496.01

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0011 True LC 900 Upright Bike — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	13	10	3	2028	1	EA	100.00%	1	$3,389.15	100.0%	$3,389.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,200.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$3,761.39	2038	$4,890.07	2048	$6,259.72

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0012 Concept 2 PM 3 Rower — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	13	10	3	2028	1	EA	100.00%	1	$1,540.53	100.0%	$1,541.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$1,000.00	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$1,710.32	2038	$2,223.54	2048	$2,846.32

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition, with normal wear and tear consistent with units age. Assumed fully functional.

009.000.0013 Fitness Center TV — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	10	10	7	2032	1	LS	100.00%	1	$279.59	100.0%	$280.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$237.91	100.0%	1	LS	Amazon purchase Order # 113-5380494-8766613

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$341.56	2042	$439.36	2052	$562.10

On 5/13/2025 By Jack Wallace, DMA Reserves

New T.V. and HDMI cords for fitness center purchased on 09/15/2022

009.000.0014 Mirrors — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	15	15	12	2037	1	EA	100.00%	1	$293.80	100.0%	$294.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$250.00	100.0%	1	EA	Gym Mirror

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2037	$407.26	2052	$590.18

On 5/13/2025 By Jack Wallace, DMA Reserves

New mirror for gym purchased in Aug. 2022

009.000.0015 Small Gym Components — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2025	15	15	15	2040	1	LS	100.00%	1	$1,500.00	100.0%	$1,500.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2025	$1,500.00	100.0%	1	LS	Ledger item #64

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$1,500.00	2040	$2,239.61

On 5/14/2025 By Jack Wallace, DMA Reserves

Recurring expense

009.000.0016 Weight Rack and Dip Station — Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	20	20	18	2043	1	LS	100.00%	1	$4,728.15	100.0%	$4,728.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$4,020.12	100.0%	1	LS	Ledger Line #38

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2043	$7,723.90

On 5/29/2025 By Jack Wallace, DMA Reserves

TKO power rack and weight rack purchased in 11/2023

009.000.0017 Office Copier — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	10	10	6	2031	1	LS	100.00%	1	$2,517.25	100.0%	$2,517.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$1,900.00	100.0%	1	LS	Southern Copier

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$3,036.62	2041	$3,913.38	2051	$5,002.64

On 5/12/2025 By Jack Wallace, DMA Reserves

Purchased a Konica Minolta Bizhub C-227 on 03/31/2021

009.000.0018 Office Phones and Electronics — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	10	10	7	2032	1	LS	100.00%	1	$618.36	100.0%	$618.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$526.17	100.0%	1	LS	Amazon purchases Order #'s - 113-6485881-1974668 - 114-4117129-8669022 - 113-8069093-5973062

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$753.84	2042	$969.69	2052	$1,240.56

On 5/12/2025 By Jack Wallace, DMA Reserves

New phone system and computer monitor purchased from Amazon on 03/21-28/2022

009.000.0019 Routers — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	10	10	7	2032	1	LS	100.00%	1	$216.73	100.0%	$217.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$184.42	100.0%	1	LS	Amazon order #'s 113-4064969-6469868 113-7616656-2327427

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$264.70	2042	$340.48	2052	$435.60

On 5/13/2025 By Jack Wallace, DMA Reserves

New routers Amazon purchase on 03/21-04/08/2022

009.000.0020 Computer Stations — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	10	10	9	2034	1	LS	100.00%	1	$2,711.47	100.0%	$2,711.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$2,598.69	100.0%	1	LS	shi.com Order id. 25617720

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$3,535.93	2044	$4,539.13	2054	$5,797.45

On 5/13/2025 By Jack Wallace, DMA Reserves

Laptops, Monitors, Stands purchased on 09/27/2024

009.000.0021 Office Printer — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	10	10	9	2034	1	EA	100.00%	1	$221.29	100.0%	$221.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$212.00	100.0%	1	EA	Amazon Purchase Order #111-2973351-3680239

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2034	$283.79	2044	$364.37	2054	$465.93

On 5/14/2025 By Jack Wallace, DMA Reserves

New HP printer purchased on 06/14/2024

009.000.0022 Carpet — Office - Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	24	20	3	2028	162	SY	100.00%	1	$74.03	100.0%	$11,993.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2028	$13,310.77	2048	$22,151.80

On 1/3/2022 By David Herring, DMA Reserves

Good for age, assuming this is the original carpet. Useful life has been extended with future funds included in 2024 to replace it.

On 5/29/2025 By Jack Wallace, DMA Reserves

Good for its age. Extending useful life.

009.000.0023 Interior door, embossed 6-panel — Office - Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	45	45	24	2049	4	EA	100.00%	0.375	$1,384.43	100.0%	$2,077.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2049	$3,931.47

On 5/29/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0024 Interior Paint of Office and Gym — Office - Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	15	15	14	2039	1	LS	100.00%	1	$13,407.69	100.0%	$13,408.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$12,850.00	100.0%	1	LS	Brush Strokes Ledger line #41

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$19,836.17	2054	$28,672.68

On 5/14/2025 By Jack Wallace, DMA Reserves

Interior painting of offices, kitchen, yoga room, exercise room, conference room, restrooms, and card room on 01/17/2024

009.000.0025 Air Handlers — Office - Fitness Center Attic

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	23	20	2	2027	1	LS	100.00%	1	$4,532.00	100.0%	$4,532.00

Detail of components within the assembly:

1	Air Handler (Inside), Office - Fitness Center	1	EA	100.00%	1	$2,266.11	100.0%	$2,266.00
2	Air Handler (Inside), Office - Fitness Center	1	EA	100.00%	1	$2,266.11	100.0%	$2,266.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$4,873.52	2047	$8,168.28

On 1/3/2022 By David Herring, DMA Reserves

Interior air handlers located in the attic space are original components. Since both units are the same age, inflation-adjusted replacement funds included in 2024 based on a 20-year lifespan.

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

009.000.0026 Asphalt Shingle Roof — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	25	20	4	2029	45	SQ	100.00%	1	$796.75	100.0%	$35,854.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$40,963.51	2049	$67,866.89

On 1/3/2022 By David Herring, DMA Reserves

Good overall condition. Verify 20 year lifespan.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in fair to good condition.

009.000.0027 Gutters and Downspouts — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	16	30	6	2031	1	LS	100.00%	1	$3,081.02	100.0%	$3,081.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2015	$2,000.00	100.0%	1	LS	per e-mail from Building and Grounds Committee

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$3,717.06

On 1/3/2022 By David Herring, DMA Reserves

Good condition; assumed to be working properly.

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0028 Brick tuck-pointing — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	10	19	2044	675	SF	100.00%	1	$20.30	5.0%	$685.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$1,146.91	2054	$1,464.87

On 1/3/2022 By David Herring, DMA Reserves

Future funds for eventual brick tuck pointing for building base.

On 5/28/2025 By Jack Wallace, DMA Reserves

Budget Allowance – This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long-life components. The allowance amount and periods can be modified over time based on your actual experience.

009.000.0029 Exterior Doors — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	40	40	19	2044	1	LS	100.00%	1	$13,270.00	100.0%	$13,270.00

Detail of components within the assembly:

1	Aluminum entrance doors, pair with hardware, Site Wide	1	EA	100.00%	1	$4,344.60	100.0%	$4,345.00
2	Extr.Doors, steel, prehung, insulated, full-glass, Site Wide	7	EA	100.00%	1	$1,275.00	100.0%	$8,925.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2044	$22,218.29

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0030 Exterior Windows — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	35	35	14	2039	37	EA	100.00%	1	$900.32	100.0%	$33,312.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2039	$49,282.71

On 1/3/2022 By David Herring, DMA Reserves

Good condition

On 5/28/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0031 Heat pump - exterior, side of building — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2014	15	15	4	2029	1	EA	100.00%	1	$8,145.00	100.0%	$8,145.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2014	$5,183.00	100.0%	1	EA	per e-mail from manager

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2029	$9,305.75	2044	$13,637.41

On 1/3/2022 By David Herring, DMA Reserves

5 Ton York Competitor - YHJR60S41S6A - New in 2014 is assumed to be working properly.

009.000.0032 Heat pump - exterior, rear of building — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2004	23	15	2	2027	1	EA	100.00%	1.1	$12,241.78	100.0%	$12,242.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2004	$5,456.23	100.0%	1	EA	Cost from Client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**
Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2027	$13,164.55	2042	$19,511.33

On 1/3/2022 By David Herring, DMA Reserves

3 Ton Carrier model 25HBC336W300 - assumed to be operating properly.

On 5/28/2025 By Jack Wallace, DMA Reserves

Assumed to be operating properly. Effective life extended 5 years.

009.000.0033 Service Repairs — Various Areas

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	2	1	0	2025	1	LS	100.00%	1	$3,856.50	100.0%	$3,857.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$3,279.00	100.0%	1	LS	Roofing Innovations,LLC. Invoice #3085

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$3,857.00	2026	$3,987.75	2027	$4,147.66
2028	$4,280.80	2029	$4,406.66	2030	$4,530.05
2031	$4,653.27	2032	$4,777.51	2033	$4,903.16
2034	$5,030.64	2035	$5,160.43	2036	$5,292.54
2037	$5,427.50	2038	$5,565.36	2039	$5,706.16
2040	$5,849.96	2041	$5,996.79	2042	$6,147.31
2043	$6,300.99	2044	$6,457.88	2045	$6,618.68
2046	$6,783.49	2047	$6,951.72	2048	$7,124.12
2049	$7,300.80	2050	$7,481.13	2051	$7,665.91
2052	$7,855.26	2053	$8,049.28	2054	$8,248.10

On 5/13/2025 By Jack Wallace, DMA Reserves

Repairing of soffits, fascia and sealing on 04/26/2023

009.000.0034 Security Camera System — Various Areas

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	10	10	7	2032	1	LS	100.00%	1	$18,540.85	100.0%	$18,541.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$14,324.78	100.0%	1	LS	Protection Audio & Video By Design Proposal # 65671810

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$22,965.95	2042	$29,550.70	2052	$37,761.03

On 5/12/2025 By Jack Wallace, DMA Reserves

New security camera system purchased in 2022

009.000.0035 Microwave oven — Office - Fitness Center

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	15	15	13	2038	1	EA	100.00%	1	$119.06	100.0%	$119.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$105.55	100.0%	1	EA	Amazon Order #112-9644596-7956214

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2038	$169.03	2053	$244.82

On 5/13/2025 By Jack Wallace, DMA Reserves

New Microwave ordered on 10/05/2023

009.000.0036 Access control, card type, computerized card key system for 1 door Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	EA	100.00%	1	$2,587.57	100.0%	$2,588.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$3,039.61	2045	$4,441.08

On 10/16/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0037 Refrigerator, energy star qualified, 21.7 cu.ft., maximum Site Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	15	15	5	2030	1	EA	100.00%	1	$3,399.64	100.0%	$3,400.00

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2030	$3,935.26	2045	$5,745.75

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0038 Exterior Trim Repairs — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	8	8	6	2031	1	LS	100.00%	1	$4,704.48	100.0%	$4,704.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$4,000.00	100.0%	1	LS	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2031	$5,675.13	2039	$6,959.24	2047	$8,478.32

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0039 Exterior Paint — Office - Fitness Center Exterior

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	8	8	7	2032	1	LS	100.00%	1	$18,310.63	100.0%	$18,311.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$17,549.00	100.0%	1	LS	Cost from client

Yearly Expenditures for this component **Year(s) and expenditures are shown below for this component if occurring within the study period.**

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2032	$22,681.06	2040	$27,772.46	2048	$33,821.55

On 10/20/2025 By Jack Wallace, DMA Reserves

Observed in good condition.

009.000.0040 Office Furnishings — Managers Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2014	11	4	0	2025	1	LS	100.00%	1	$32,190.00	25.0%	$8,048.00

Detail of components within the assembly:

1	Dining Chair - Wood armless, Managers Office	2	Ea	100.00%	1	$181.08	100.0%	$362.00
2	Dining Table, Wood Rectangular, 4 Legs, Managers Office	1	EA	100.00%	1	$2,195.52	100.0%	$2,196.00
3	Kitchen wall cabinets, hardwood, Managers Office	5	LF	100.00%	1	$128.52	100.0%	$643.00
4	Kitchen Bases, hardwood, Managers Office	2	LF	100.00%	1	$514.05	100.0%	$1,028.00
5	Lateral filing cabinets, baked enamel, 4 drawer, 36 wide, Managers Office	4	EA	100.00%	1	$1,752.71	100.0%	$7,011.00
6	Lateral filing cabinets, baked enamel, 2 drawer, 36 wide, Managers Office	3	EA	100.00%	1	$891.60	100.0%	$2,675.00
7	Wood credenza, Managers Office	1	EA	100.00%	1	$4,839.00	100.0%	$4,839.00
8	Wood bookcase, Managers Office	1	EA	100.00%	1	$502.96	100.0%	$503.00
9	Large Wood Cabinets, Managers Office	1	LF	100.00%	1	$1,158.93	100.0%	$1,159.00
10	Wood office desk, secretarial, 30 x 60, Managers Office	3	EA	100.00%	1	$2,362.34	100.0%	$7,087.00
11	Office furniture, chairs, ergonomic, management, Managers Office	3	EA	100.00%	1	$1,005.89	100.0%	$3,018.00
12	Office furniture, chairs, side/guest, upholstered, sled base, wood, minimum, Managers Office	4	EA	100.00%	1	$399.31	100.0%	$1,597.00
13	Blinds, horizontal, solid color, stock, 1 aluminum slats, Managers Office	7	SF	100.00%	1	$10.33	100.0%	$72.00

Yearly Expenditures for this component

Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2025 include a compounded inflation factor (see last page of this report).

2025	$8,048.00	2029	$9,065.67	2033	$10,073.36
2037	$11,148.43	2041	$12,318.99	2045	$13,600.52
2049	$15,008.03	2053	$16,556.37		

On 10/13/2025 By Jack Wallace, DMA Reserves

Budget Allowance - This line item provides a funding source for partial replacement or repair work as needed on a periodic basis for long life

components. The allowance amount and periods can be modified over time based on your actual experience.

On 10/13/2025 By Jack Wallace, DMA Reserves

Assembly Component – there are two or more individual components under this heading that are likely to be replaced or updated as part of the same project. Should all or any individual components need to be addressed separately in the future, they can be removed from the assembly.

Total for 009.000 Administration Office and Fitness Center **$269,408.00**

End of Component Record Report

Brickshire Community Association

11010 Kentland Trail, Providence Forge, VA 23140

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Final Report Revised

FINAL PUBLICATION

5516 Falmouth St., Ste 300
Richmond, Virginia 23230

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Capital Reserve Study Level II

Final Report Revised

FINAL PUBLICATION

Date: 11/13/2025

DMA Project #2504023

Prepared for: Brickshire Community Association

Property Management
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Richmond, VA 23860

Prepared by: Jack Wallace

DMA Reserves, Inc.

Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

Thank you for retaining DMA Reserves Inc. to prepare this Capital Reserve Analysis and Report. This report and the accompanying supplemental reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, local and national cost data, an annually updated inflation analysis and client-specific information with the industry's most powerful data analysis tools. NAVIGATOR™ is a robust tool to evaluate your reserves today and in the future to steer your funding plan through the ever-changing real-life conditions that affect your community over time.

With this study, you have a ***free*** subscription service to our NAVIGATOR™ **PORTAL** where you can access your final reserve study reports, the complete photographic record of your property and all components, all information and documentation that you submitted for this study, as well as other resources available only to our clients.

Perform your own analysis in our Sandbox using your Client Review version of our latest study.

Perform your own "what if" scenarios - NAVIGATOR™ will keep a record of them for you.

When you replace a component or get a new estimate for replacement, you can update that component in our Component Record . These Documented Costs will create an accurate history of your community to better inform future projections.

You should review your reserve expenditures and funding plan at least annually as part of your annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to complete a Level III Financial Update of your study based on any actual capital component replacements that you have made or expect to make, including corresponding adjustments to the funding plan. We provide this service on an hourly fee basis. As part of these adjustments, DMA will update all component costs and useful life estimates, as well as the current inflation rate and your current rates of return on investments. Each Level III final report can be used to create a new updated Client Review study in the PORTAL.

DMA provides free Portal access for 5 years from the publication date of your last Level I or II reserve study. We recommend a Level II update every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new components, and delete any that have been removed. We will also update the unit costs, inflation, interest, and threshold factors and revise the funding model. You can request these updates in the NAVIGATOR™ **PORTAL.** Fees for these updates, also called Level II reserve studies, are determined when you request the update. DMA will provide a new proposal for this work.

Thank you again for the opportunity to provide you with this analysis.

Douglas L. Greene, RS, NCARB
President, DMA Reserves, Inc.

CONTENTS OF THIS REPORT

ADDITIONAL SEPARATE FILES PROVIDED

Component Record

– includes detail information about quantities, locations, lifecycle projections, client historical cost data, comments from DMA staff and estimated replacement costs for all components. All cost projections are in current values.

Annual Capital Reserve Expenditures

– includes budgeted expenditures per year in total and by component. All costs are in future values based on the inflation rate used in the study.

Photographic Record

– digital folder of all photographs taken on site (provided on the NAVIGATOR PORTAL).

Purpose of the Reserve Study

A Capital Reserve Study is an analysis of existing capital assets on a developed property, that will each require replacement over the life of the property due to age, wear and tear, failure, or obsolescence. Typical users of a Capital Reserve Study are common interest communities such as property or homeowner associations, condominiums and cooperatives, but can also include any property owner or business. In a common interest community, the governing board has a fiduciary duty to the members to maintain the property in good condition, including maintaining funding for future capital replacements in a dedicated account, called a reserve account, and / or adopting a financial plan for replacements which may include financing or other outside sources of funds. Each capital asset is referred to in this study as a component of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study will provide one or more recommended plans to adequately fund your reserves.

A reserve study is a general predictor for replacement of components, however it is not a required maintenance or replacement schedule. Specific decisions about replacement of each component should be made by Management and the Board based on this information and on a periodic assessment of the actual condition of each component.

Level I and Level II reserve studies include a walk-through visual inspection of the property and all reserve components. They are not an in-depth engineering assessment of the component's functional operation, defects, or design, and do not include testing, destructive inspection or inspection of concealed spaces or normally inaccessible locations. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all the components listed. However, in-depth assessments of specific components including testing and disassembly are outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation, or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

No reserve study can guarantee any specific result relative to the actual future performance of capital components nor guarantee actual replacement costs due to the large number of variants outside of the analyst's control. This reserve study is a tool to assist you in developing a logical funding plan for your property or facility, and DMA does not provide a warranty of any specific future costs or replacement occurrences for any components in this study, or that the recommended funding plan will match all future capital needs. DMA recommends updating this study when there are material changes to your components or your expenditure activity from what was projected. Updates will incorporate your actual present and recent experience into all current assessments and future projections.

Governing Statutes

Virginia Updated on: 9/12/2022

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. Section 55.1-1965.

Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. Section 55.1-1991.

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Introduction to Components in Account and Funding Plan

Final Report Revised

Published on: Thursday, November 13, 2025

This is a **Revised Final Report** of your Capital Reserve Study. This **Capital Reserve Study and Financial Analysis** includes a summary schedule of components, recommended cash flow funding plan, projected annual reserve expenditure lists and an assessment allocation model that puts the reserve account in context of your overall budget. An explanation of how the cash flow analysis works is also provided.

The Schedule of Components is based on the companion report - **Component Record and Physical Analysis.** This is the permanent record of all components developed from our on-site inspection of your community and our review of historical information and governing documents that you provided to us. Please review the companion report to see detailed component information and our observations and condition assessments.

An online working session was held with the Board and Manager on Wednesday, November 12th, 2025. During the discussion, we revised the asphalt trail paving project phasing and future replacement projections, and also added a component for replacement of the pool well after 45 years. We also corrected some smaller component in-service dates. On the financial side, we increased the 2026 reserve transfer to that already budgeted by the Manager, and looked at a more conservative funding plan by raising the funding threshold level from 5% to 7.5% of the value of the reserves. This report includes those changes.

Components in Account

The Schedule of Components in this report lists all reserve components identified and observed at this property for this Reserve Account by name and location. It lists the quantity and unit of measure for each component and the expected percentage of replacement per occurrence (100% or partial). It lists the estimated or actual date that the component was placed in service, its estimated useful life, remaining life, and the estimated next year of replacement. It provides an estimated or actual unit cost (cost per unit of measure) and the estimated current replacement cost. Additional information about each component and its history, as well as DMA observations or comments are provided in the companion Component Detail Report.

Funding Plan

Your funding plan is calculated using the Cash Flow method with a minimum threshold, also called the Threshold Method. The cash flow graphs show the projected annual expenditures from your reserve account using the red bars, the projected end-of-year reserve balance using the green bars, and the minimum reserves balance level to keep the account safely funded using the yellow line. The corresponding numbers for these graphics are in the tables above the graph, 10 years per page. Both the future expenditures and the minimum balance are indexed to inflation, which will show general increases as you go from left to right.

Your fiscal budget year runs from January 1st to December 31st and your current fiscal year is FY 2025. The current fiscal year is Year 1 of our study.

Your current budget for 2025 includes a transfer in the amount of $130,000.00 to the capital reserve account. The proposed budget for 2026 includes a reserve transfer of $147,990, which is included in this plan. For years 2027 - 2030 the plan recommends a 7.0% annual increase in the transfer to reserves. This drops to 4.0% in 2031 and continues at that rate of increase through the remainder of the study period. The Board elected to increase the threshold from 5% to 7.5% of the total current replacement value, which results in a slightly more aggressive funding plan.

Keep in mind that this only relates to the reserve account and not your total assessments. Review the Assessment Allocation Model included in this report to put your reserve account in context with your overall assessments.

Component Summary

Total Replacement Cost for Study Year

Section	Section Name	Number of Components	Replacement Cost	% of Replacement Cost
1	1 - General Site Infrastructure	23	$394,492	13.6%
2	2 - Stormwater and Pond Components	12	$352,857	12.2%
3	3 - Parking Lots and Walking Trails	4	$221,539	7.7%
4	4 - Wood Bridges	2	$259,821	9.0%
5	5 - Tennis and Pickleball Components	6	$157,163	5.4%
6	6 - Pool House and Swimming Pool	37	$627,803	21.7%
7	7 - Recreation Area Components	19	$276,524	9.6%
8	8 - Clubhouse	31	$335,855	11.6%
9	9 - Administration Office and Fitness Center	40	$269,408	9.3%
Totals		**174**	**$2,895,462**	**100.0%**

Replacement Cost is for ALL components in today's dollars.

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
001.000 - General Site Infrastructure											
001.000.0001	Monument Sign Logos Main Entrance Signs	2023	18	16	2041	1	LS	1	$3,435.44	100%	$3,435.00
001.000.0002	Brick Repoint and Repair Entrance Sign Walls	2004	40	19	2044	3194	SF	1	$20.30	10%	$6,484.00
001.000.0003	LED Lighting Entrance Signs	2013	15	3	2028	1	LS	1	$2,700.03	100%	$2,700.00
001.000.0004	LED Lighting Clubhouse Circle	2013	15	3	2028	1	LS	1	$1,607.17	100%	$1,607.00
001.000.0005 ASSEMBLY	Community Street Signs Site Wide	2021	18	14	2039	1	LS	1	$138,135.48	100%	$138,135.00
001.000.0006 ASSEMBLY	Neighborhood Signs Site Wide	2004	25	4	2029	1	LS	1	$28,456.00	10%	$2,846.00
001.000.0007	Brickshire Directional Signs Site Wide	2022	18	15	2040	1	LS	1	$38,001.25	100%	$38,001.00
001.000.0008	Street Light Fixtures and Pole Covers Site Wide	2022	15	12	2037	1	LS	1	$91,980.22	100%	$91,980.00
001.000.0009	Replace street light poles, periodic Site Wide	2022	5	2	2027	55	EA	1	$3,585.13	2%	$3,944.00
001.000.0010	8' Chain Link Fencing RV Lot	2006	40	21	2046	1	LS	1	$15,515.00	100%	$15,515.00
001.000.0011	8' Chain Link Swing Gates RV Lot	2006	20	1	2026	1	LS	1	$3,103.00	100%	$3,103.00
001.000.0012	Chain link fence Dog Park	2020	40	35	2060	360	LF	1	$30.90	100%	$11,124.00

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001.000.0013	Chain link gate Dog Park	2020	40	35	2060	3	EA	1	$453.79	100%	$1,361.00
001.000.0014	Clock Tower - Repair - replace clocks Brickshire Dr. at Royal Ln	2021	40	36	2061	1	EA	1	$15,642.70	100%	$15,643.00
001.000.0015	Clock Tower - replace entirely Brickshire Dr. at Royal Ln	2004	40	19	2044	1	EA	1	$26,549.00	100%	$26,549.00
001.000.0016	Clock Tower LED Lighting Brickshire Dr. at Royal Ln	2024	15	14	2039	1	LS	1	$1,020.24	100%	$1,020.00
001.000.0017	Concrete Sidewalk Repairs Clubhouse Area	2021	6	2	2027	1	LS	1	$13,248.67	100%	$13,249.00
001.000.0018	Concrete Parking Blocks Clubhouse Area	2004	25	4	2029	41	EA	1	$124.65	100%	$5,111.00
001.000.0019	Concrete Curb Allowance Clubhouse Area	2004	25	4	2029	534	LF	1	$66.98	5%	$1,788.00
001.000.0020	Park bench, steel support frame with plastic lumber rails Bel Green Pond	2003	30	8	2033	1	EA	1	$1,665.51	100%	$1,666.00
001.000.0021	Park bench, steel support frame with plastic lumber rails Clubhouse Pond, Dog Park	2020	30	25	2050	2	EA	1	$1,665.51	100%	$3,331.00
001.000.0022	Park bench, recycled plastic Kings Pond	2024	35	34	2059	1	EA	1	$2,050.02	100%	$2,050.00
001.000.0023	Dog Waste Station w/post & disposal Site Wide	2014	20	9	2034	11	EA	1	$350.00	100%	$3,850.00
Total for 001.000 - General Site Infrastructure											**$394,492.00**

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002.000 - Stormwater and Pond Components											
002.000.0001	Replace Metal Trash Rack Bel Green Pond	2004	25	4	2029	1	EA	1	$1,226.63	100%	$1,227.00
002.000.0002	Replace Concrete Riser Bel Green Pond	2004	50	29	2054	1	EA	1	$20,107.04	5%	$1,005.00
002.000.0003	Replace Concrete Outfall Pipe Bel Green Pond	2004	50	29	2054	120	LF	1	$223.41	100%	$26,809.00
002.000.0004	Replace Aerator, controls and wiring Bel Green Pond	2021	10	6	2031	1	LS	1	$6,624.34	100%	$6,624.00
002.000.0005	Replace Aerator, controls and wiring Kings Pond	2019	10	4	2029	1	LS	1	$4,828.73	100%	$4,829.00
002.000.0006	Concrete Sluice Kings Pond	2006	100	81	2106	90	LF	1	$2,662.33	100%	$239,610.00
002.000.0007	Replace Aerator, controls and wiring Kings Pond	2023	10	8	2033	1	EA	1	$8,820.90	100%	$8,821.00
002.000.0008	Stormwater Pond Maintenance Site Wide	2023	10	8	2033	1	LS	1	$26,827.31	100%	$26,827.00
002.000.0009	Drainage Easement Repair Royal Lane	2022	40	37	2062	1	LS	1	$13,706.86	100%	$13,707.00
002.000.0010	Drainage Easement Repair Brickshire Terrace	2024	40	39	2064	1	LS	1	$12,807.74	100%	$12,808.00
002.000.0011	Drainage Easement Repair Aristocrat Dr.	2025	15	15	2040	1	LS	1	$10,590.00	100%	$10,590.00
002.000.0012	48 Trash Rack, corrugated metal pipe, w/ bar grate Site Wide	2003	25	3	2028	0	EA	1	$1,226.63	100%	$0.00

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Total for 002.000 - Stormwater and Pond Components											**$352,857.00**
003.000 - Parking Lots and Walking Trails											
003.000.0001 ASSEMBLY	Asphalt Milling and Resurface Clubhouse and Pool Parking Lots	2024	20	19	2044	1	LS	1	$84,295.24	100%	$84,295.00
003.000.0002	Sealcoating Parking Lots Clubhouse and Pool Parking Lots	2024	10	9	2034	1	LS	1	$8,896.16	100%	$8,896.00
003.000.0003	Asphalt patching-repair allowance Clubhouse and Pool Parking Lots	2024	10	9	2034	3650	SY	1	$50.12	3%	$5,488.00
003.000.0004	Asphalt Path - Replace Site Wide	2025	1	1	2026	1	LS	1	$122,860.00	100%	$122,860.00
Total for 003.000 - Parking Lots and Walking Trails											**$221,539.00**
004.000 - Wood Bridges											
004.000.0001 ASSEMBLY	Decking and Handrail Replacement All Bridges	2024	20	19	2044	1	LS	1	$146,130.26	100%	$146,130.00
004.000.0002 ASSEMBLY	Wood Bridge Structure All Bridges	2004	40	19	2044	1	LS	1	$113,691.00	100%	$113,691.00
Total for 004.000 - Wood Bridges											**$259,821.00**
005.000 - Tennis and Pickleball Components											
005.000.0001	Surface Treatment Tennis and Pickleball Courts	2024	3	2	2027	1600	SY	1	$15.42	100%	$24,672.00
005.000.0002	Rebuild Asphalt Base Tennis and Pickleball Courts	2024	40	39	2064	1600	SY	1	$53.93	100%	$86,288.00

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005.000.0003	Tennis Net Posts Tennis and Pickleball Courts	2024	30	29	2054	2	PR	1	$1,308.20	100%	$2,616.00
005.000.0004	Practice Backboard Tennis and Pickleball Courts	2004	45	24	2049	20	LF	1	$614.22	100%	$12,284.00
005.000.0005	Replace 10ft Chain Link Fence Tennis and Pickleball Courts	2024	40	39	2064	480	LF	1	$62.44	100%	$29,971.00
005.000.0006	Vinyl Bench Tennis and Pickleball Courts	2024	20	19	2044	2	EA	1	$665.97	100%	$1,332.00
Total for 005.000 - Tennis and Pickleball Components											**$157,163.00**
006.000 - Pool House and Swimming Pool											
006.000.0001	Steel handrails at steps Pool - Tennis Courts	2016	30	21	2046	1	LS	1	$3,017.98	100%	$3,018.00
006.000.0002	Park Bench - PVC Coated Steel - no back Pool - Tennis Courts	2024	25	24	2049	2	EA	1	$2,474.85	100%	$4,950.00
006.000.0003	Dimensional Shingle Roof Pool House	2004	25	4	2029	7	SQ	1	$447.40	100%	$3,132.00
006.000.0004	Gutters and Downspouts Pool House	2015	34	24	2049	1	LS	1	$1,694.57	100%	$1,695.00
006.000.0005	Wood Siding and Trim Pool House	2004	45	24	2049	780	SF	1	$19.05	100%	$14,859.00
006.000.0006 ASSEMBLY	Changing Room Doors Pool House	2004	30	9	2034	1	LS	1	$5,464.00	100%	$5,464.00
006.000.0007 ASSEMBLY	Pair Metal Door with Louvers, incl. hardware Pool House	2025	20	20	2045	1	PR	1	$4,825.00	100%	$4,825.00

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006.000.0008	Drinking Fountain Pool House	2004	30	9	2034	1	EA	1	$1,921.17	100%	$1,921.00
006.000.0009	Pool House Paint Project Pool House	2025	20	20	2045	1	LS	1	$11,722.53	100%	$11,723.00
006.000.0010	Floor Mounted Tank Toilets Pool House Restrooms	2004	30	9	2034	3	EA	1	$919.91	100%	$2,760.00
006.000.0011	Wall Mounted Urinal Pool House Restrooms	2004	30	9	2034	1	EA	1	$1,124.93	100%	$1,125.00
006.000.0012 ASSEMBLY	Restroom Countertops and Sinks Pool House Restrooms	2004	30	9	2034	1	LS	1	$6,507.00	100%	$6,507.00
006.000.0013 ASSEMBLY	Restroom Showers Pool House Restrooms	2004	30	9	2034	1	LS	1	$7,058.00	100%	$7,058.00
006.000.0014 ASSEMBLY	Restroom Toilet Partitions Pool House Restrooms	2004	25	4	2029	1	LS	1	$5,550.00	100%	$5,550.00
006.000.0015	Sand filters Pump Room	2004	25	4	2029	2	EA	1	$4,873.85	100%	$9,748.00
006.000.0016	Circulation Pump - replace motor (new) Pump Room	2015	15	5	2030	1	LS	1	$7,548.55	100%	$7,549.00
006.000.0017	Circulation Pump - rebuild motor (spare) Pump Room	2019	10	4	2029	1	LS	1	$3,851.30	100%	$3,851.00
006.000.0018	Chlorination system Pump Room	2004	25	4	2029	1	LS	1.5	$4,353.12	100%	$6,530.00
006.000.0019	Load centers, 200 amp, 16 circuits, w/plug-in breakers Pump Room	2025	50	50	2075	1	EA	1	$2,500.00	100%	$2,500.00

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006.000.0020	Concrete Deck - new Splash Park	2013	40	28	2053	1350	SF	1	$13.39	5%	$904.00
006.000.0021	Rubber safety surface, applied over concrete Splash Park	2021	11	7	2032	1	LS	1	$2,318.52	100%	$2,319.00
006.000.0022	Pump and Filter Package Unit Splash Park	2016	15	6	2031	1	LS	1	$3,851.30	100%	$3,851.00
006.000.0023	Pool Area Fence - new Splash Park	2015	50	40	2065	102	LF	1	$38.55	100%	$3,932.00
006.000.0024	Mtl.. tube picket gate - 4'h Splash Park	2004	30	9	2034	1	EA	1	$794.93	100%	$795.00
006.000.0025	Pool Furniture/Umbrellas Swimming Pool	2023	8	6	2031	1	LS	1	$2,000.00	100%	$2,000.00
006.000.0026	Lifeguard Chair, Recycled Plastic Swimming Pool	2024	16	15	2040	1	EA	1	$1,220.20	100%	$1,220.00
006.000.0027	Swimming pool - resurface walls and bottom Swimming Pool	2019	10	4	2029	3250	SF	1	$7.39	100%	$24,018.00
006.000.0028	Mesh pool cover Swimming Pool	2025	21	21	2046	1	LS	1	$8,395.00	100%	$8,395.00
006.000.0029	Concrete deck - original area - patching Swimming Pool	2018	10	3	2028	1	LS	1	$34,152.41	100%	$34,152.00
006.000.0030	Coping Tiles Swimming Pool	2004	25	4	2029	220	LF	1	$87.80	100%	$19,316.00
006.000.0031	Pool Deck Joint Swimming Pool	2014	15	4	2029	220	LF	1	$5.21	100%	$1,146.00

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006.000.0032	Grab Rails - Handrails Swimming Pool	2004	40	19	2044	6	EA	1	$346.22	100%	$2,077.00
006.000.0033	Pool Area Fence - original Swimming Pool	2004	50	29	2054	380	LF	1	$38.55	100%	$14,649.00
006.000.0034	Mtl.. tube picket gate - 4'h Swimming Pool	2004	30	9	2034	2	EA	1	$794.93	100%	$1,590.00
006.000.0035 ASSEMBLY	Pool Furniture Swimming Pool	2023	2	0	2025	1	LS	1	$7,498.95	100%	$7,499.00
006.000.0036	Access control, card type, computerized card key system for 1 door Site Wide	2020	15	10	2035	2	EA	1	$2,587.57	100%	$5,175.00
006.000.0037	Replace Concrete Pool Structure, new surface and tile w/ Demo Site Wide	2003	45	23	2048	3250	SSF	1	$120.00	100%	$390,000.00
Total for 006.000 - Pool House and Swimming Pool											**$627,803.00**
007.000 - Recreation Area Components											
007.000.0001	Play structure and spring riders Recreation Area Playground - New	2019	21	15	2040	1	LS	1	$83,657.30	100%	$83,657.00
007.000.0002	Swing Set Recreation Area Playground, Original	2022	20	17	2042	1	LS	0.5	$14,998.58	100%	$14,999.00
007.000.0003	Fort - Sliding Boards Recreation Area Playground, Original	2007	25	7	2032	1	EA	1	$13,048.26	100%	$13,048.00
007.000.0004	Pipe Climber Recreation Area Playground, Original	2007	25	7	2032	1	EA	1	$7,152.35	100%	$7,152.00

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007.000.0005	Ladder Climber Recreation Area Playground, Original	2007	25	7	2032	1	EA	1	$5,760.55	100%	$5,761.00
007.000.0006	Benches Recreation Area Playground, Original	2007	35	17	2042	3	EA	1	$1,665.51	100%	$4,997.00
007.000.0007	Basketball Goal Recreation Area	2023	25	23	2048	1	EA	1	$5,282.48	100%	$5,282.00
007.000.0008	Basketball Goal Recreation Area	2019	25	19	2044	1	EA	1	$5,282.48	100%	$5,282.00
007.000.0009	Picnic Pavilion Roof Recreation Area	2007	22	4	2029	6	SQ	1	$447.40	100%	$2,684.00
007.000.0010	Picnic Pavilion Structure Recreation Area	2007	50	32	2057	400	SF	1	$50.19	100%	$20,076.00
007.000.0011	Storage Building Roof Recreation Area	2012	20	7	2032	2	SQ	1	$447.40	100%	$671.00
007.000.0012	Storage Building Replace Recreation Area	2012	40	27	2052	120	SF	1	$46.19	100%	$5,543.00
007.000.0013	Park bench, recycled plastic Recreation Area Playground - New	2022	35	32	2057	2	EA	1	$1,592.38	100%	$3,185.00
007.000.0014	Basketball Courts Paving Recreation Area Playground	2023	30	28	2053	1	LS	1	$56,571.40	100%	$56,571.00
007.000.0015	Pavement Striping for Basketball Recreation Area Playground	2023	5	3	2028	1	LS	1	$1,764.18	100%	$1,764.00
007.000.0016	Basketball Court Fencing Recreation Area Playground	2023	30	28	2053	1	LS	1	$26,760.86	100%	$26,761.00
007.000.0017	Playground Repairs and Ramp Recreation Area Playground	2025	20	20	2045	1	LS	1	$9,560.00	100%	$9,560.00

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007.000.0018	Ornamental Light pole - cast aluminum Recreation Area	2022	60	57	2082	2	EA	1	$3,585.13	100%	$7,170.00
007.000.0019	DecoraAcorn Style Luminaire, LED Recreation Area	2022	15	12	2037	2	EA	1	$1,180.66	100%	$2,361.00
Total for 007.000 - Recreation Area Components											**$276,524.00**
008.000 - Clubhouse											
008.000.0001	Asphalt Shingle Roof Clubhouse Exterior	2004	26	5	2030	25	SQ	1	$796.75	100%	$19,919.00
008.000.0002	Refrigerator Clubhouse	2024	15	14	2039	1	EA	1	$1,252.08	100%	$1,252.00
008.000.0003	Oven - Convection Oven Clubhouse	2015	15	5	2030	1	EA	1	$5,391.81	100%	$5,392.00
008.000.0004	Metal Standing Seam Roof Clubhouse Exterior	2004	30	9	2034	1000	SF	1	$14.10	100%	$14,100.00
008.000.0005	Gutters and Downspouts Clubhouse Exterior	2015	30	20	2045	1	LS	1	$4,313.47	100%	$4,313.00
008.000.0006	Undercounter Reach-in Refrigerator Clubhouse	2015	10	0	2025	1	EA	1	$1,016.73	100%	$1,017.00
008.000.0007	Undercounter Reach-in Refrigerator Clubhouse	2015	11	1	2026	1	EA	1	$1,016.73	100%	$1,017.00
008.000.0008	Exterior Paint Clubhouse Exterior	2024	10	9	2034	1	LS	1	$35,110.41	100%	$35,110.00
008.000.0009	Wood Siding and Trim Replace Clubhouse Exterior	2024	40	39	2064	1	LS	1	$4,173.60	100%	$4,174.00

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008.000.0010	Dishwasher Clubhouse	2025	15	15	2040	1	EA	1	$800.00	100%	$800.00
008.000.0011	Exterior Windows Clubhouse Exterior	2004	35	14	2039	18	EA	1	$900.32	100%	$16,206.00
008.000.0012 ASSEMBLY	Exterior Doors Clubhouse Exterior	2004	40	19	2044	1	LS	1	$8,013.00	100%	$8,013.00
008.000.0013 ASSEMBLY	Outside Deck Boards and Railings Clubhouse Exterior	2004	25	4	2029	1	LS	1	$14,515.45	100%	$14,515.00
008.000.0014	Masonry Chimney Metal Cap Clubhouse Exterior	2020	30	25	2050	40	SF	1	$39.27	100%	$1,571.00
008.000.0015	Outside Light Fixtures Clubhouse Exterior	2004	26	5	2030	10	EA	1	$300.00	100%	$3,000.00
008.000.0016	Flagpoles, aluminum, 30 ft. Site Wide	2004	50	29	2054	1	EA	1	$4,291.74	100%	$4,292.00
008.000.0017 ASSEMBLY	Outdoor Furniture Allowance Clubhouse Exterior	2015	11	1	2026	1	LS	1	$5,522.00	100%	$5,522.00
008.000.0018 ASSEMBLY	Interior Light Fixtures Clubhouse Interior	2004	37	16	2041	1	LS	1	$7,223.18	100%	$7,223.00
008.000.0019	Prefinished Hardwood Flooring Clubhouse Interior	2015	15	5	2030	1450	SF	1	$14.57	100%	$21,127.00
008.000.0020 ASSEMBLY	Interior Furniture Allowance Clubhouse Interior	2015	12	2	2027	1	LS	1	$42,201.00	100%	$42,201.00
008.000.0021 ASSEMBLY	Refurbish Restrooms Clubhouse Interior	2015	20	10	2035	1	LS	1	$18,844.00	100%	$18,844.00
008.000.0022 ASSEMBLY	HVAC System Clubhouse Interior	2018	20	13	2038	1	LS	1	$7,873.00	100%	$7,873.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
008.000.0023	Kitchen Cabinets and Countertops	2015	30	20	2045	1	LS	1	$37,988.00	100%	$37,988.00
ASSEMBLY	Clubhouse Interior										
008.000.0024	Chairs and Stools	2022	15	12	2037	1	LS	1	$18,093.61	100%	$18,094.00
	Clubhouse Interior										
008.000.0025	Folding Tables	2022	10	7	2032	1	LS	1	$1,449.00	100%	$1,449.00
	Clubhouse Interior										
008.000.0026	Owners Club Painting	2023	15	13	2038	1	LS	1	$11,397.02	100%	$11,397.00
	Clubhouse Interior										
008.000.0027	Audio Visual System	2023	12	10	2035	1	LS	1	$2,998.00	100%	$2,998.00
ASSEMBLY	Site Wide										
008.000.0028	Access control, card type, computerized card key system for 1 door	2015	15	5	2030	1	EA	1	$2,587.57	100%	$2,588.00
	Site Wide										
008.000.0029	Folding chair, baked enamel, polypropylene seat & back	2015	20	10	2035	50	EA	1	$92.85	100%	$4,643.00
	Site Wide										
008.000.0030	Owners Club Furnishings	2014	11	0	2025	1	LS	1	$67,368.00	25%	$16,842.00
ASSEMBLY	Clubhouse Interior										
008.000.0031	Microwave ovens, residential appliances	2015	15	5	2030	1	EA	1	$2,374.69	100%	$2,375.00
	Clubhouse Kitchen										
Total for 008.000 - Clubhouse											**$335,855.00**
009.000 - Administration Office and Fitness Center											
009.000.0001	Water Fountain	2025	30	30	2055	1	EA	1	$4,296.00	100%	$4,296.00
	Fitness Center										

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
009.000.0002	Fitness room rubber flooring repl. ceramic tile Fitness Center	2017	25	17	2042	196	SF	1	$8.39	100%	$1,644.00
009.000.0003	Fitness room rubber flooring, 2015 Fitness Center	2015	25	15	2040	750	SF	1	$8.39	100%	$6,293.00
009.000.0004	Hoist H4400 Multi-Gym Fitness Center	2004	25	4	2029	1	EA	1	$5,609.04	100%	$5,609.00
009.000.0005	Octane Fitness Elliptical Fitness Center	2015	12	2	2027	1	EA	1	$6,162.08	100%	$6,162.00
009.000.0006	Octane Fitness Elliptical Fitness Center	2015	13	3	2028	1	EA	1	$6,162.08	100%	$6,162.00
009.000.0007	Star Trac Deck Treadmill, Series 4 Fitness Center	2022	3	0	2025	1	EA	1	$6,300.00	100%	$6,300.00
009.000.0008	Star Trac Deck Treadmill, Series 4 Fitness Center	2023	2	0	2025	1	EA	1	$6,300.00	100%	$6,300.00
009.000.0009	Star Trac Deck Treadmill, Series 4 Fitness Center	2018	8	1	2026	1	EA	1	$6,300.00	100%	$6,300.00
009.000.0010	True LC 900 Recumbent Bike Fitness Center	2015	12	2	2027	1	EA	1	$4,159.42	100%	$4,159.00
009.000.0011	True LC 900 Upright Bike Fitness Center	2015	13	3	2028	1	EA	1	$3,389.15	100%	$3,389.00
009.000.0012	Concept 2 PM 3 Rower Fitness Center	2015	13	3	2028	1	EA	1	$1,540.53	100%	$1,541.00
009.000.0013	Fitness Center TV Fitness Center	2022	10	7	2032	1	LS	1	$279.59	100%	$280.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
009.000.0014	Mirrors Fitness Center	2022	15	12	2037	1	EA	1	$293.80	100%	$294.00
009.000.0015	Small Gym Components Fitness Center	2025	15	15	2040	1	LS	1	$1,500.00	100%	$1,500.00
009.000.0016	Weight Rack and Dip Station Fitness Center	2023	20	18	2043	1	LS	1	$4,728.15	100%	$4,728.00
009.000.0017	Office Copier Managers Office	2021	10	6	2031	1	LS	1	$2,517.25	100%	$2,517.00
009.000.0018	Office Phones and Electronics Managers Office	2022	10	7	2032	1	LS	1	$618.36	100%	$618.00
009.000.0019	Routers Managers Office	2022	10	7	2032	1	LS	1	$216.73	100%	$217.00
009.000.0020	Computer Stations Managers Office	2024	10	9	2034	1	LS	1	$2,711.47	100%	$2,711.00
009.000.0021	Office Printer Managers Office	2024	10	9	2034	1	EA	1	$221.29	100%	$221.00
009.000.0022	Carpet Office - Fitness Center	2004	24	3	2028	162	SY	1	$74.03	100%	$11,993.00
009.000.0023	Interior door, embossed 6-panel Office - Fitness Center	2004	45	24	2049	4	EA	0.375	$1,384.43	100%	$2,077.00
009.000.0024	Interior Paint of Office and Gym Office - Fitness Center	2024	15	14	2039	1	LS	1	$13,407.69	100%	$13,408.00
009.000.0025 ASSEMBLY	Air Handlers Office - Fitness Center Attic	2004	23	2	2027	1	LS	1	$4,532.00	100%	$4,532.00
009.000.0026	Asphalt Shingle Roof Office - Fitness Center Exterior	2004	25	4	2029	45	SQ	1	$796.75	100%	$35,854.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
009.000.0027	Gutters and Downspouts Office - Fitness Center Exterior	2015	16	6	2031	1	LS	1	$3,081.02	100%	$3,081.00
009.000.0028	Brick tuck-pointing Office - Fitness Center Exterior	2004	40	19	2044	675	SF	1	$20.30	5%	$685.00
009.000.0029 ASSEMBLY	Exterior Doors Office - Fitness Center Exterior	2004	40	19	2044	1	LS	1	$13,270.00	100%	$13,270.00
009.000.0030	Exterior Windows Office - Fitness Center Exterior	2004	35	14	2039	37	EA	1	$900.32	100%	$33,312.00
009.000.0031	Heat pump - exterior, side of building Office - Fitness Center Exterior	2014	15	4	2029	1	EA	1	$8,145.00	100%	$8,145.00
009.000.0032	Heat pump - exterior, rear of building Office - Fitness Center Exterior	2004	23	2	2027	1	EA	1.1	$12,241.78	100%	$12,242.00
009.000.0033	Service Repairs Various Areas	2023	2	0	2025	1	LS	1	$3,856.50	100%	$3,857.00
009.000.0034	Security Camera System Various Areas	2022	10	7	2032	1	LS	1	$18,540.85	100%	$18,541.00
009.000.0035	Microwave oven Office - Fitness Center	2023	15	13	2038	1	EA	1	$119.06	100%	$119.00
009.000.0036	Access control, card type, computerized card key system for 1 door Site Wide	2015	15	5	2030	1	EA	1	$2,587.57	100%	$2,588.00
009.000.0037	Refrigerator, energy star qualified, 21.7 cu.ft., maximum Site Wide	2015	15	5	2030	1	EA	1	$3,399.64	100%	$3,400.00
009.000.0038	Exterior Trim Repairs Office - Fitness Center Exterior	2023	8	6	2031	1	LS	1	$4,704.48	100%	$4,704.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
009.000.0039	Exterior Paint Office - Fitness Center Exterior	2024	8	7	2032	1	LS	1	$18,310.63	100%	$18,311.00
009.000.0040 ASSEMBLY	Office Furnishings Managers Office	2014	11	0	2025	1	LS	1	$32,190.00	25%	$8,048.00
Total for 009.000 - Administration Office and Fitness Center											**$269,408.00**

Component Replacement Cost Summary Total for Brickshire Community Association Final Report Revised

Total Replacement Cost for Study Year	**$2,895,462.00**

Financial Summary

Study Year 2025

Fiscal Year 1/1/2025 to 12/31/2025

Budgeted Total Assessment for current fiscal year	$1,165,264
Budgeted Replacement Reserve Transfer (Assessment) for current fiscal year	$130,000
Balance of the Replacement Reserve Account as of 1/1/2025	$525,135
Source of current financial information	
Financial information sourced from 12/31/2024 balance sheet and 2025 budget provided by client.	
Total current replacement value of all components	$2,895,462
Minimum Threshold Reserve Balance in Study Year	$217,160

Threshold calculated as 8% of total current replacement value of all components.

Recommended Reserve Transfers (first 5 years)

Year	Reserve Transfer Amount	% Increase
2025	$130,000	0.00%
2026	$147,990	13.83%
2027	$158,349	7.00%
2028	$169,433	7.00%
2029	$181,293	7.00%

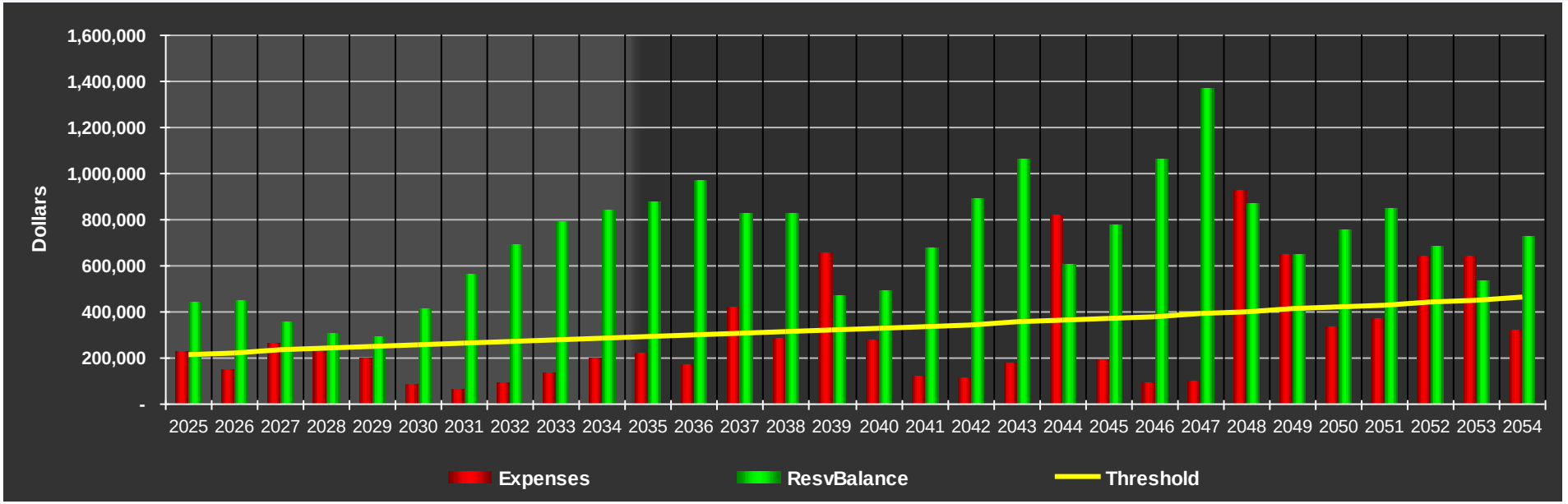
Cash Flow Study Period is 30 Years

Please see the recommended funding plan for the entire study period on the following pages.

This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method "Full Funding" analysis, which can be provided upon request as a separate report

Navigator Cash Flow Funding Plan

NAVIGATOR™

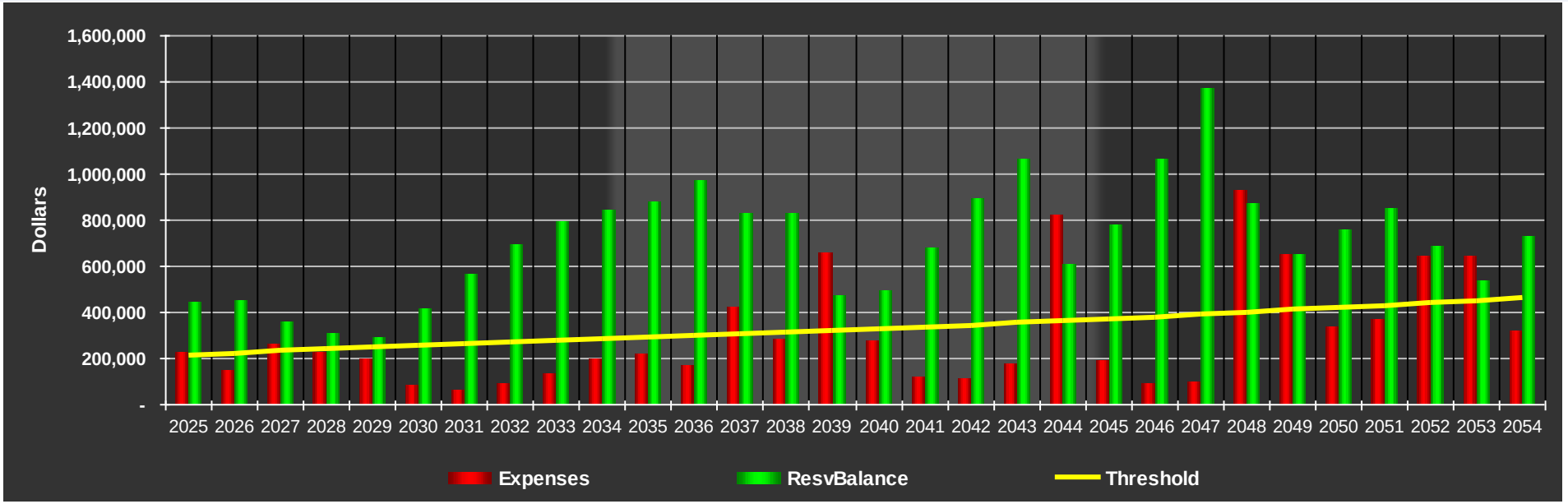


Cash Flow Summary

Years:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	**$525,135**	**$441,351**	**$452,880**	**$358,683**	**$307,486**	**$296,310**	**$413,477**	**$564,094**	**$693,711**	**$795,673**
Transfer to Reserves	$130,000	$147,990	$158,349	$169,433	$181,293	$193,984	$201,743	$209,813	$218,206	$226,934
Investment Interest	$13,128	$11,034	$11,322	$8,967	$7,687	$7,408	$10,337	$14,102	$17,343	$19,892
Yearly Expenditures	-$226,912	-$147,495	-$263,868	-$229,599	-$200,159	-$84,226	-$61,462	-$94,299	-$133,586	-$200,612
Ending Balance	**$441,351**	**$452,880**	**$358,683**	**$307,486**	**$296,310**	**$413,477**	**$564,094**	**$693,711**	**$795,673**	**$841,889**
Threshold	$217,160	$224,521	$233,525	$241,021	$248,107	$255,054	$261,991	$268,986	$276,061	$283,238
Transfer Change +/-	*0.00%*	*13.83%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*
Investment Ave Rate	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*

Final Report Revised

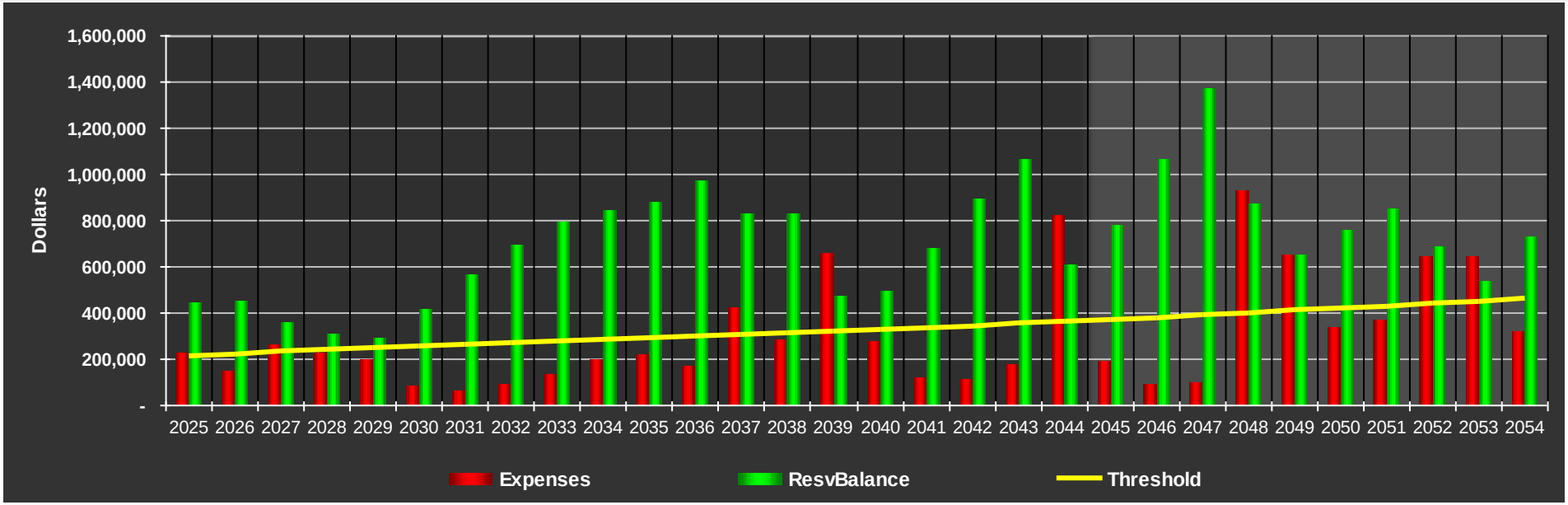
NAVIGATOR™



Cash Flow Summary

Years:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	**$841,889**	**$877,112**	**$970,611**	**$825,827**	**$825,340**	**$468,220**	**$490,959**	**$681,573**	**$895,564**	**$1,063,214**
Transfer to Reserves	$236,011	$245,451	$255,269	$265,480	$276,099	$287,143	$298,629	$310,574	$322,997	$335,917
Investment Interest	$21,047	$21,928	$24,265	$20,646	$20,634	$11,706	$12,274	$17,039	$22,389	$26,580
Yearly Expenditures	-$221,834	-$173,880	-$424,317	-$286,613	-$653,852	-$276,110	-$120,288	-$113,621	-$177,736	-$821,111
Ending Balance	**$877,112**	**$970,611**	**$825,827**	**$825,340**	**$468,220**	**$490,959**	**$681,573**	**$895,564**	**$1,063,214**	**$604,599**
Threshold	$290,546	$297,984	$305,582	$313,344	$321,272	$329,368	$337,635	$346,110	$354,762	$363,596
Transfer Change +/-	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*
Investment Ave Rate	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*

NAVIGATOR™



Cash Flow Summary

Years:	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	**$604,599**	**$777,741**	**$1,064,742**	**$1,369,384**	**$870,989**	**$650,256**	**$758,935**	**$851,150**	**$689,010**	**$538,522**
Transfer to Reserves	$349,354	$363,328	$377,861	$392,975	$408,694	$425,042	$442,044	$459,726	$478,115	$497,240
Investment Interest	$15,115	$19,444	$26,619	$34,235	$21,775	$16,256	$18,973	$21,279	$17,225	$13,463
Yearly Expenditures	-$191,328	-$95,771	-$99,840	-$925,606	-$651,201	-$332,619	-$368,803	-$643,146	-$645,829	-$318,113
Ending Balance	**$777,741**	**$1,064,742**	**$1,369,384**	**$870,989**	**$650,256**	**$758,935**	**$851,150**	**$689,010**	**$538,522**	**$731,113**
Threshold	$372,650	$381,929	$391,400	$401,107	$411,055	$421,208	$431,611	$442,272	$453,196	$464,390
Transfer Change +/-	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*
Investment Ave Rate	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*	*2.50%*

DMA Reserves INTERACTIVE RESERVE MANAGEMENT

Navigator Assessment Allocation Model: Annual Change

Year	Operating Assessment *	% of Budget	% Ann Increase	Reserve Transfer	% of Budget	% Ann Increase	Total Budget Assessments	% Ann Increase	Special Assessments	Total ALL Assessments	% Ann Increase
2025	$1,035,264	88.8%	0.0%	$130,000	11.2%	0.0%	**$1,165,264**	0.0%	$0	**$1,165,264**	0.0%
2026	$1,060,835	87.8%	2.5%	$147,990	12.3%	13.8%	**$1,208,825**	3.7%	$0	**$1,208,825**	3.7%
2027	$1,100,086	87.4%	3.7%	$158,349	12.6%	7.0%	**$1,258,435**	4.1%	$0	**$1,258,435**	4.1%
2028	$1,133,859	87.0%	3.1%	$169,433	13.0%	7.0%	**$1,303,292**	3.6%	$0	**$1,303,292**	3.6%
2029	$1,166,174	86.5%	2.9%	$181,293	13.5%	7.0%	**$1,347,467**	3.4%	$0	**$1,347,467**	3.4%
2030	$1,198,243	86.1%	2.7%	$193,984	13.9%	7.0%	**$1,392,227**	3.3%	$0	**$1,392,227**	3.3%
2031	$1,230,356	85.9%	2.7%	$201,743	14.1%	4.0%	**$1,432,099**	2.9%	$0	**$1,432,099**	2.9%
2032	$1,262,838	85.8%	2.6%	$209,813	14.3%	4.0%	**$1,472,651**	2.8%	$0	**$1,472,651**	2.8%
2033	$1,295,798	85.6%	2.6%	$218,206	14.4%	4.0%	**$1,514,004**	2.8%	$0	**$1,514,004**	2.8%
2034	$1,329,359	85.4%	2.6%	$226,934	14.6%	4.0%	**$1,556,293**	2.8%	$0	**$1,556,293**	2.8%

* In the model above, the annual reserve transfer amounts are as recommended in this analysis. The operating assessment budget amount is increased annually at a rate based on client input and may not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget.

Navigator Assessment Allocation Model: Annual Assessment Per Unit

Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Single Family Homes Comm	**1085**	**Units**	100.0%	**2025**	$954.16	$119.82	$0.00	**$1,073.98**
	1085	**Units**	100.0%	**2026**	$977.73	$136.40	$0.00	**$1,114.13**
	1085	**Units**	100.0%	**2027**	$1,013.90	$145.94	$0.00	**$1,159.84**
	1085	**Units**	100.0%	**2028**	$1,045.03	$156.16	$0.00	**$1,201.19**
	1085	**Units**	100.0%	**2029**	$1,074.81	$167.09	$0.00	**$1,241.90**
	1085	**Units**	100.0%	**2030**	$1,104.37	$178.79	$0.00	**$1,283.16**
	1085	**Units**	100.0%	**2031**	$1,133.97	$185.94	$0.00	**$1,319.91**
	1085	**Units**	100.0%	**2032**	$1,163.91	$193.38	$0.00	**$1,357.29**
	1085	**Units**	100.0%	**2033**	$1,194.28	$201.11	$0.00	**$1,395.39**
	1085	**Units**	100.0%	**2034**	$1,225.22	$209.16	$0.00	**$1,434.38**

DMA Assessment Allocation Model: Average Bi-Annual Assessment per Unit

					BiAnnually			
Unit Type			**Alloc %**	**Year**	**Operating ***	**Reserve**	**Special**	**TOTAL**
Single Family Homes Comm	**1085**	**Units**	100.0%	**2025**	$477.08	$59.91	$0.00	**$536.99**
	1085	**Units**	100.0%	**2026**	$488.86	$68.20	$0.00	**$557.06**
	1085	**Units**	100.0%	**2027**	$506.95	$72.97	$0.00	**$579.92**
	1085	**Units**	100.0%	**2028**	$522.52	$78.08	$0.00	**$600.60**
	1085	**Units**	100.0%	**2029**	$537.41	$83.55	$0.00	**$620.96**
	1085	**Units**	100.0%	**2030**	$552.19	$89.39	$0.00	**$641.58**
	1085	**Units**	100.0%	**2031**	$566.98	$92.97	$0.00	**$659.95**
	1085	**Units**	100.0%	**2032**	$581.95	$96.69	$0.00	**$678.64**
	1085	**Units**	100.0%	**2033**	$597.14	$100.56	$0.00	**$697.70**
	1085	**Units**	100.0%	**2034**	$612.61	$104.58	$0.00	**$717.19**

The Financial Analysis

Parameters:

- Fiscal Year: Your budget year, identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- Study Year: Your current fiscal year, unless otherwise noted in the study. When a fiscal year is not the calendar year, it may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- Reserve Account Starting Balance: This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be $0.00.
- Average Earnings Rate: This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- Budgeted Contribution: This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.

CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT

To assess your current funding level DMA calculates the percent funded for each component in the study at a point in time – generally at the beginning of the fiscal year corresponding with Year 1 of the study (study year). We use an inflation-adjusted method for calculating the relative replacement value of each component (the amount of money that should be available to replace the component if it were fully funded) and compare the total value for all components to the actual total balance of the reserve account. This is called the percent funded.

Note: the term "fully funded" does not mean that the total replacement cost of every component is always available at any time. It means that the funding level is sufficient such that the total replacement cost will be funded at the time that the component is projected to be replaced.The funding deficit (or surplus) is the difference between the combined inflation-adjusted replacement values of all components and the actual reserve account balance.

Some states require that reserve studies provide this information, and the Community Associations Institute requires that reserve studies provide a statement on the relative health of the reserve account. This information should meet both requirements, but we do not use this to project a long-term funding solution for your reserve account.

DMA'S INTERACTIVE CASH FLOW FUNDING PLAN

- Baseline Funding Model – The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected reserve balance drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- Threshold Funding Model – This model sets a minimum cash reserve balance at a predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. There are two ways to set this threshold in NAVIGATOR™. The first way is simply to choose a specific dollar amount. The second way is to set a minimum dollar value based on a percentage of the total one-time replacement values of all components in the study. Different thresholds can be evaluated in the *working session*.
- Full Funding Model – (Also called the Component Method.) NAVIGATOR™ can also provide this funding model, upon request, in a separate report. This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a $10,000 replacement cost, it should have $3,000 set aside for its replacement after three years. In this case, $3,000 equals full funding. This method is only good for year-to-year projections and does not include inflation. DMA does not recommend this funding model, however some clients use it and some jurisdictions may require it.

NAVIGATOR™ uses a Cash Flow Funding Model to calculate your recommended reserve funding plan. This model includes our Reserve Navigator graph which shows the entire study period, which typically is 30 years. DMA can revise this study period to a minimum of 20 years or up to 50 years. Different study periods can be looked at in the live working session. This model includes two additional options:

The Reserve Navigator graph shows the projected total reserve expenditures in each year (red bars), the end-or-year reserve account balance (green bars) and the minimum threshold balance (yellow line) over the entire reserve study period. The table below the graph shows the beginning and end reserve balances in each year, the contribution or transfer to reserves in each year, the interest income in each year (if any) and the total expenditures in each year. Expenditures are adjusted for inflation. Ten year periods are shown on each page, and the graph is repeated on each subsequent page with the tabular period highlighted.

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while ensuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance to zero dollars ($0.00), and convert this to a baseline funding model but we strongly recommend against using that model for your funding plan. We set the minimum account balance, or "threshold", at a level above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We generate that number from a percentage of the total estimated one-time replacement costs of all components in current dollars. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. We then index this amount to the projected rate of inflation so that it increases every year in proportion to the relative value of the dollar. Note: The threshold amount is an arbitrary number. It is not set by any law or any accounting standard. We can look at different threshold amounts in the working session and evaluate what would be most appropriate for your association and the expenditure projections. Ultimately, you the client can establish the threshold amount.

Reserve Account Transfer Change Rate

As inflation decreases the value of the dollar over time, it is logical to introduce a transfer change rate to the reserve contribution so that it grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The change rate provides parity for present and future owners.

In communities that are underfunded, it may be necessary to use a change rate that is greater than the inflation rate in order to gradually increase your contributions to an acceptable level. The Reserve Account Transfer Change Rate is expressed as a percentage (%). We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

Specific Project Funding, Special Assessments and Commercial Loans

In some instances, it will be necessary for an association to fund a specific single project or one or more years of total reserve expenses with additional funds. This may be due to a history of underfunding the reserves, or it may be due to an unexpected significant expense in a given year. This additional funding can come from two sources – a special assessment and a commercial loan. DMA studies can include either or both options as appropriate to the needs and resources of the community and its members. We can evaluate both options, and also a combination option, in the working session. A funding solution that includes one or more of these options can become part of the published reserve funding plan.

Assessment Allocation Model

This reserve analysis also includes an Assessment Allocation Model. It is important to keep the reserve account funding in perspective with your overall assessment needs. Usually, the reserve budget is smaller than your operating budget and this model puts your reserve account in context of your overall budget. Keep in mind that this is only an example model. DMA does not have any responsibility for your overall budget or your operating budget, and this model makes a specific assumption about the growth of your operating budget over the next few years which may vary from your actual budget. This model shows percentage of your overall budget allotted to reserves and shows how the recommended reserve funding plan in this study might affect your overall budget in the next several years.

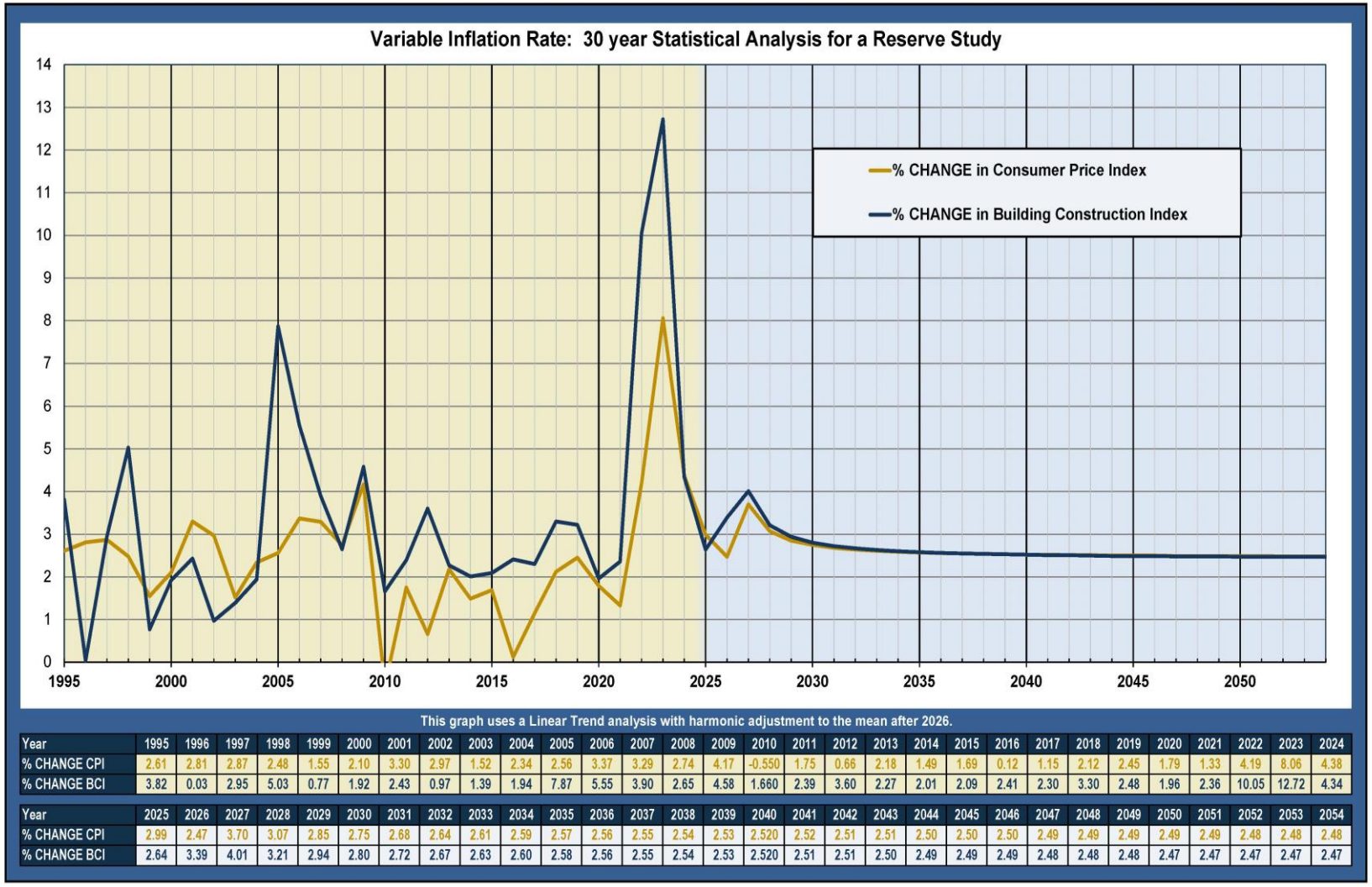
Inflation

This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now: At an inflation rate of just 3.00% a project that costs $10,000 in the current year will cost over $18,000 in 20 years.

For non-building related components (such as a television), we use the Consumer Price Index (CPI), published by the U.S. Department of Labor, and is a yearly index of price changes for general consumer goods. For building related components (such as flooring), DMA uses a focused building construction inflation (BCI) index provided by R.S. Means. The BCI is an historical record of actual yearly changes to construction costs and is focused on residential or non-residential construction as opposed to the CPI. Each year our rates are updated to include the most recently published rates.

DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project inflation for all years in the study. The Variable Rate uses a rate that changes each year using the Holt-Winters algorithm of regression analysis. If your study uses the Variable Rate method, please refer to the following graph for the yearly rate.

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT



This graph uses a Linear Trend analysis with harmonic adjustment to the mean after 2026.

Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
% CHANGE CPI	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06	4.38
% CHANGE BCI	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	2.48	1.96	2.36	10.05	12.72	4.34

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
% CHANGE CPI	2.99	2.47	3.70	3.07	2.85	2.75	2.68	2.64	2.61	2.59	2.57	2.56	2.55	2.54	2.53	2.520	2.52	2.51	2.51	2.50	2.50	2.50	2.49	2.49	2.49	2.49	2.49	2.48	2.48	2.48
% CHANGE BCI	2.64	3.39	4.01	3.21	2.94	2.80	2.72	2.67	2.63	2.60	2.58	2.56	2.55	2.54	2.53	2.520	2.51	2.51	2.50	2.49	2.49	2.49	2.48	2.48	2.48	2.47	2.47	2.47	2.47	2.47

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Historical Comparison

Previous Study		This Analysis	
Study Year:	2021	Study Year:	2025
Prepared by:	DMA Reserves	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	141	Total Number of Components Included:	174
Est. Single Replacement Value of All Components:	$1,468,812	Est. Single Replacement Value of All Components:	$2,895,462
Study Date Balance of Reserve Account:	$664,312	Study Date Balance of Reserve Account:	$525,135
Study Period (Years):	35	Study Period (Years):	30
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If “yes,” what inflation factor was used?	3.08%	If “yes,” what inflation factor was used?	Variable Rate: See Chart
Is Investment Income from Reserves put back into the Account?	No	Is Investment Income from Reserves put back into the Account?	Yes
Recommended transfer to Reserves – Second Year:	$85,000	Recommended transfer to Reserves – Second Year:	$147,990
Initial Transfer Change Rate (+/-)	0.70%	Initial Transfer Change Rate (+/-)	7.00%

Comments

Reserve Expenditure 30 year Summary

Total Replacement Expenses by Section for Entire Study Period

Section	Section Name	Replacement Expenses	% of Replacement Exp
1	General Site Infrastructure	$880,521	9.6%
2	Stormwater and Pond Components	$321,363	3.5%
3	Parking Lots and Walking Trails	$2,868,170	31.2%
4	Wood Bridges	$435,025	4.7%
5	Tennis and Pickleball Components	$173,683	1.9%
6	Pool House and Swimming Pool	$1,746,231	19.0%
7	Recreation Area Components	$508,463	5.5%
8	Clubhouse	$1,141,218	12.4%
9	Administration Office and Fitness Center	$1,109,153	12.1%
Totals		**$9,183,828**	**100.0%**

Replacement Expenses are the projected inflation adjusted expense of ALL components within the timeframe of this analysis.

Year 2025

Line #	Component	Location	Replacement Cost *
002.000.0011	Drainage Easement Repair	Aristocrat Dr.	$10,590.00
003.000.0004	Asphalt Path - Replace	Site Wide	$122,860.00
006.000.0007	Pair Metal Door with Louvers, incl. hardware	Pool House	$4,825.00
006.000.0009	Pool House Paint Project	Pool House	$11,723.00
006.000.0019	Load centers, 200 amp, 16 circuits, w/plug-in breakers	Pump Room	$2,500.00
006.000.0028	Mesh pool cover	Swimming Pool	$8,395.00
006.000.0035	Pool Furniture	Swimming Pool	$7,499.00
007.000.0017	Playground Repairs and Ramp	Recreation Area Playground	$9,560.00
008.000.0006	Undercounter Reach-in Refrigerator	Clubhouse	$1,017.00
008.000.0010	Dishwasher	Clubhouse	$800.00
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$16,842.00
009.000.0001	Water Fountain	Fitness Center	$4,296.00
009.000.0007	Star Trac Deck Treadmill, Series 4	Fitness Center	$6,300.00
009.000.0008	Star Trac Deck Treadmill, Series 4	Fitness Center	$6,300.00
009.000.0015	Small Gym Components	Fitness Center	$1,500.00
009.000.0033	Service Repairs	Various Areas	$3,857.00
009.000.0040	Office Furnishings	Managers Office	$8,048.00
Total Expenditures for Year 2025			**$226,912.00**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2026

Line #	Component	Location	Replacement Cost *
001.000.0011	8' Chain Link Swing Gates	RV Lot	$3,208.19
003.000.0004	Asphalt Path - Replace	Site Wide	$127,024.95
008.000.0007	Undercounter Reach-in Refrigerator	Clubhouse	$1,051.48
008.000.0017	Outdoor Furniture Allowance	Clubhouse Exterior	$5,709.20
009.000.0009	Star Trac Deck Treadmill, Series 4	Fitness Center	$6,513.57
009.000.0033	Service Repairs	Various Areas	$3,987.75
Total Expenditures for Year 2026			**$147,495.14**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2027

Line #	Component	Location	Replacement Cost *
001.000.0009	Replace street light poles, periodic	Site Wide	$4,241.22
001.000.0017	Concrete Sidewalk Repairs	Clubhouse Area	$14,247.44
003.000.0004	Asphalt Path - Replace	Site Wide	$132,118.65
005.000.0001	Surface Treatment	Tennis and Pickleball Courts	$26,531.27
006.000.0035	Pool Furniture	Swimming Pool	$8,064.12
008.000.0020	Interior Furniture Allowance	Clubhouse Interior	$45,381.24
009.000.0005	Octane Fitness Elliptical	Fitness Center	$6,626.36
009.000.0010	True LC 900 Recumbent Bike	Fitness Center	$4,472.42
009.000.0025	Air Handlers	Office - Fitness Center Attic	$4,873.52
009.000.0032	Heat pump - exterior, rear of building	Office - Fitness Center Exterior	$13,164.55
009.000.0033	Service Repairs	Various Areas	$4,147.66
Total Expenditures for Year 2027			**$263,868.45**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2028

Line #	Component	Location	Replacement Cost *
001.000.0003	LED Lighting	Entrance Signs	$2,996.67
001.000.0004	LED Lighting	Clubhouse Circle	$1,783.58
002.000.0012	48 Trash Rack, corrugated metal pipe, w/ bar grate	Site Wide	$0.00
003.000.0004	Asphalt Path - Replace	Site Wide	$136,359.66
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$37,904.56
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$1,957.82
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$18,692.57
009.000.0006	Octane Fitness Elliptical	Fitness Center	$6,839.07
009.000.0011	True LC 900 Upright Bike	Fitness Center	$3,761.39
009.000.0012	Concept 2 PM 3 Rower	Fitness Center	$1,710.32
009.000.0022	Carpet	Office - Fitness Center	$13,310.77
009.000.0033	Service Repairs	Various Areas	$4,280.80
Total Expenditures for Year 2028			**$229,597.21**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2029

Line #	Component	Location	Replacement Cost *
001.000.0006	Neighborhood Signs	Site Wide	$3,251.58
001.000.0018	Concrete Parking Blocks	Clubhouse Area	$5,839.36
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$2,042.80
002.000.0001	Replace Metal Trash Rack	Bel Green Pond	$1,401.86
002.000.0005	Replace Aerator, controls and wiring	Kings Pond	$5,517.17
006.000.0003	Dimensional Shingle Roof	Pool House	$3,578.33
006.000.0014	Restroom Toilet Partitions	Pool House Restrooms	$6,340.93
006.000.0015	Sand filters	Pump Room	$11,137.18
006.000.0017	Circulation Pump - rebuild motor (spare)	Pump Room	$4,399.80
006.000.0018	Chlorination system	Pump Room	$7,460.59
006.000.0027	Swimming pool - resurface walls and bottom	Swimming Pool	$27,440.78
006.000.0030	Coping Tiles	Swimming Pool	$22,068.70
006.000.0031	Pool Deck Joint	Swimming Pool	$1,309.31
006.000.0035	Pool Furniture	Swimming Pool	$8,567.68
007.000.0009	Picnic Pavilion Roof	Recreation Area	$3,066.50
008.000.0013	Outside Deck Boards and Railings	Clubhouse Exterior	$16,583.51
009.000.0004	Hoist H4400 Multi-Gym	Fitness Center	$6,408.34
009.000.0026	Asphalt Shingle Roof	Office - Fitness Center Exterior	$40,963.51
009.000.0031	Heat pump - exterior, side of building	Office - Fitness Center Exterior	$9,305.75
009.000.0033	Service Repairs	Various Areas	$4,406.66
009.000.0040	Office Furnishings	Managers Office	$9,065.67
Total Expenditures for Year 2029			**$200,156.01**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2030

Line #	Component	Location	Replacement Cost *
006.000.0016	Circulation Pump - replace motor (new)	Pump Room	$8,866.29
008.000.0001	Asphalt Shingle Roof	Clubhouse Exterior	$23,394.84
008.000.0003	Oven - Convection Oven	Clubhouse	$6,332.90
008.000.0015	Outside Light Fixtures	Clubhouse Exterior	$3,523.50
008.000.0019	Prefinished Hardwood Flooring	Clubhouse Interior	$24,813.64
008.000.0028	Access control, card type, computerized card key system	Site Wide	$3,039.61
008.000.0031	Microwave ovens, residential appliances	Clubhouse Kitchen	$2,748.89
009.000.0033	Service Repairs	Various Areas	$4,530.05
009.000.0036	Access control, card type, computerized card key system	Site Wide	$3,039.61
009.000.0037	Refrigerator, energy star qualified, 21.7 cu.ft., maximum	Site Wide	$3,935.26
Total Expenditures for Year 2030			**$84,224.59**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2031

Line #	Component	Location	Replacement Cost *
002.000.0004	Replace Aerator, controls and wiring	Bel Green Pond	$7,991.48
006.000.0022	Pump and Filter Package Unit	Splash Park	$4,646.02
006.000.0025	Pool Furniture/Umbrellas	Swimming Pool	$2,376.89
006.000.0035	Pool Furniture	Swimming Pool	$9,047.15
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$20,318.95
009.000.0017	Office Copier	Managers Office	$3,036.62
009.000.0027	Gutters and Downspouts	Office - Fitness Center Exterior	$3,717.06
009.000.0033	Service Repairs	Various Areas	$4,653.27
009.000.0038	Exterior Trim Repairs	Office - Fitness Center Exterior	$5,675.13
Total Expenditures for Year 2031			**$61,462.57**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2032

Line #	Component	Location	Replacement Cost *
001.000.0009	Replace street light poles, periodic	Site Wide	$4,885.26
006.000.0021	Rubber safety surface, applied over concrete	Splash Park	$2,872.44
007.000.0003	Fort - Sliding Boards	Recreation Area Playground, Original	$16,162.00
007.000.0004	Pipe Climber	Recreation Area Playground, Original	$8,858.87
007.000.0005	Ladder Climber	Recreation Area Playground, Original	$7,135.90
007.000.0011	Storage Building Roof	Recreation Area	$831.15
008.000.0025	Folding Tables	Clubhouse Interior	$1,767.53
009.000.0013	Fitness Center TV	Fitness Center	$341.56
009.000.0018	Office Phones and Electronics	Managers Office	$753.84
009.000.0019	Routers	Managers Office	$264.70
009.000.0033	Service Repairs	Various Areas	$4,777.51
009.000.0034	Security Camera System	Various Areas	$22,965.95
009.000.0039	Exterior Paint	Office - Fitness Center Exterior	$22,681.06
Total Expenditures for Year 2032			**$94,297.77**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2033

Line #	Component	Location	Replacement Cost *
001.000.0020	Park bench, steel support frame with plastic lumber rails	Bel Green Pond	$2,085.26
002.000.0007	Replace Aerator, controls and wiring	Kings Pond	$11,213.55
002.000.0008	Stormwater Pond Maintenance	Site Wide	$34,103.41
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$43,415.18
006.000.0035	Pool Furniture	Swimming Pool	$9,533.00
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$2,242.44
009.000.0007	Star Trac Deck Treadmill, Series 4	Fitness Center	$8,008.77
009.000.0008	Star Trac Deck Treadmill, Series 4	Fitness Center	$8,008.77
009.000.0033	Service Repairs	Various Areas	$4,903.16
009.000.0040	Office Furnishings	Managers Office	$10,073.36
Total Expenditures for Year 2033			**$133,586.90**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2034

Line #	Component	Location	Replacement Cost *
001.000.0006	Neighborhood Signs	Site Wide	$3,712.00
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$2,332.07
001.000.0023	Dog Waste Station w/post & disposal	Site Wide	$4,943.70
003.000.0002	Sealcoating Parking Lots	Clubhouse and Pool Parking Lots	$11,602.92
003.000.0003	Asphalt patching-repair allowance	Clubhouse and Pool Parking Lots	$7,157.92
005.000.0001	Surface Treatment	Tennis and Pickleball Courts	$32,179.35
006.000.0006	Changing Room Doors	Pool House	$7,126.61
006.000.0008	Drinking Fountain	Pool House	$2,466.71
006.000.0010	Floor Mounted Tank Toilets	Pool House Restrooms	$3,599.82
006.000.0011	Wall Mounted Urinal	Pool House Restrooms	$1,467.32
006.000.0012	Restroom Countertops and Sinks	Pool House Restrooms	$8,487.01
006.000.0013	Restroom Showers	Pool House Restrooms	$9,205.67
006.000.0024	Mtl.. tube picket gate - 4'h	Splash Park	$1,036.91
006.000.0034	Mtl.. tube picket gate - 4'h	Swimming Pool	$2,073.81
008.000.0004	Metal Standing Seam Roof	Clubhouse Exterior	$18,390.43
008.000.0008	Exterior Paint	Clubhouse Exterior	$45,793.50
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$21,966.79
009.000.0009	Star Trac Deck Treadmill, Series 4	Fitness Center	$8,217.00
009.000.0020	Computer Stations	Managers Office	$3,535.93
009.000.0021	Office Printer	Managers Office	$283.79
009.000.0033	Service Repairs	Various Areas	$5,030.64
Total Expenditures for Year 2034			**$200,609.90**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2035

Line #	Component	Location	Replacement Cost *
003.000.0004	Asphalt Path - Replace	Site Wide	$164,378.92
006.000.0035	Pool Furniture	Swimming Pool	$10,033.21
006.000.0036	Access control, card type, computerized card key system	Site Wide	$6,923.81
008.000.0021	Refurbish Restrooms	Clubhouse Interior	$25,212.08
008.000.0027	Audio Visual System	Site Wide	$4,011.15
008.000.0029	Folding chair, baked enamel, polypropylene seat & back	Site Wide	$6,115.18
009.000.0033	Service Repairs	Various Areas	$5,160.43
Total Expenditures for Year 2035			**$221,834.78**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2036

Line #	Component	Location	Replacement Cost *
003.000.0004	Asphalt Path - Replace	Site Wide	$168,587.02
009.000.0033	Service Repairs	Various Areas	$5,292.54
Total Expenditures for Year 2036			**$173,879.56**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2037

Line #	Component	Location	Replacement Cost *
001.000.0008	Street Light Fixtures and Pole Covers	Site Wide	$129,432.30
001.000.0009	Replace street light poles, periodic	Site Wide	$5,549.91
001.000.0017	Concrete Sidewalk Repairs	Clubhouse Area	$18,643.72
003.000.0004	Asphalt Path - Replace	Site Wide	$172,885.99
006.000.0021	Rubber safety surface, applied over concrete	Splash Park	$3,263.25
006.000.0035	Pool Furniture	Swimming Pool	$10,552.46
007.000.0019	DecoraAcorn Style Luminaire, LED	Recreation Area	$3,322.36
008.000.0024	Chairs and Stools	Clubhouse Interior	$25,461.50
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$23,699.70
009.000.0005	Octane Fitness Elliptical	Fitness Center	$8,671.03
009.000.0010	True LC 900 Recumbent Bike	Fitness Center	$5,852.45
009.000.0014	Mirrors	Fitness Center	$407.26
009.000.0033	Service Repairs	Various Areas	$5,427.50
009.000.0040	Office Furnishings	Managers Office	$11,148.43
Total Expenditures for Year 2037			**$424,317.86**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2038

Line #	Component	Location	Replacement Cost *
003.000.0004	Asphalt Path - Replace	Site Wide	$177,277.29
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$49,278.63
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$2,545.29
008.000.0017	Outdoor Furniture Allowance	Clubhouse Exterior	$7,967.83
008.000.0022	HVAC System	Clubhouse Interior	$11,360.12
008.000.0026	Owners Club Painting	Clubhouse Interior	$16,444.97
009.000.0006	Octane Fitness Elliptical	Fitness Center	$8,891.27
009.000.0011	True LC 900 Upright Bike	Fitness Center	$4,890.07
009.000.0012	Concept 2 PM 3 Rower	Fitness Center	$2,223.54
009.000.0033	Service Repairs	Various Areas	$5,565.36
009.000.0035	Microwave oven	Office - Fitness Center	$169.03
Total Expenditures for Year 2038			**$286,613.40**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2039

Line #	Component	Location	Replacement Cost *
001.000.0005	Community Street Signs	Site Wide	$204,360.66
001.000.0006	Neighborhood Signs	Site Wide	$4,210.45
001.000.0016	Clock Tower LED Lighting	Brickshire Dr. at Royal Ln	$1,509.03
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$2,645.22
002.000.0005	Replace Aerator, controls and wiring	Kings Pond	$7,144.15
003.000.0002	Sealcoating Parking Lots	Clubhouse and Pool Parking Lots	$13,160.98
003.000.0003	Asphalt patching-repair allowance	Clubhouse and Pool Parking Lots	$8,119.08
003.000.0004	Asphalt Path - Replace	Site Wide	$181,762.41
006.000.0018	Chlorination system	Pump Room	$9,660.68
006.000.0025	Pool Furniture/Umbrellas	Swimming Pool	$2,912.71
006.000.0027	Swimming pool - resurface walls and bottom	Swimming Pool	$35,532.90
006.000.0031	Pool Deck Joint	Swimming Pool	$1,695.41
006.000.0035	Pool Furniture	Swimming Pool	$11,094.25
008.000.0002	Refrigerator	Clubhouse	$1,852.25
008.000.0011	Exterior Windows	Clubhouse Exterior	$23,975.58
008.000.0020	Interior Furniture Allowance	Clubhouse Interior	$62,433.31
009.000.0024	Interior Paint of Office and Gym	Office - Fitness Center	$19,836.17
009.000.0030	Exterior Windows	Office - Fitness Center Exterior	$49,282.71
009.000.0033	Service Repairs	Various Areas	$5,706.16
009.000.0038	Exterior Trim Repairs	Office - Fitness Center Exterior	$6,959.24
Total Expenditures for Year 2039			**$653,853.35**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2040

Line #	Component	Location	Replacement Cost *
001.000.0007	Brickshire Directional Signs	Site Wide	$57,636.45
002.000.0011	Drainage Easement Repair	Aristocrat Dr.	$16,061.95
006.000.0026	Lifeguard Chair, Recycled Plastic	Swimming Pool	$1,821.51
007.000.0001	Play structure and spring riders	Recreation Area Playground - New	$126,883.32
008.000.0006	Undercounter Reach-in Refrigerator	Clubhouse	$1,542.50
008.000.0010	Dishwasher	Clubhouse	$1,213.35
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$25,544.40
009.000.0003	Fitness room rubber flooring, 2015	Fitness Center	$9,544.63
009.000.0015	Small Gym Components	Fitness Center	$2,239.61
009.000.0033	Service Repairs	Various Areas	$5,849.96
009.000.0039	Exterior Paint	Office - Fitness Center Exterior	$27,772.46
Total Expenditures for Year 2040			**$276,110.14**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2041

Line #	Component	Location	Replacement Cost *
001.000.0001	Monument Sign Logos	Main Entrance Signs	$5,340.66
002.000.0004	Replace Aerator, controls and wiring	Bel Green Pond	$10,298.83
005.000.0001	Surface Treatment	Tennis and Pickleball Courts	$38,359.49
006.000.0035	Pool Furniture	Swimming Pool	$11,659.31
008.000.0007	Undercounter Reach-in Refrigerator	Clubhouse	$1,581.22
008.000.0018	Interior Light Fixtures	Clubhouse Interior	$11,230.19
009.000.0007	Star Trac Deck Treadmill, Series 4	Fitness Center	$9,795.10
009.000.0008	Star Trac Deck Treadmill, Series 4	Fitness Center	$9,795.10
009.000.0017	Office Copier	Managers Office	$3,913.38
009.000.0033	Service Repairs	Various Areas	$5,996.79
009.000.0040	Office Furnishings	Managers Office	$12,318.99
Total Expenditures for Year 2041			**$120,289.06**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2042

Line #	Component	Location	Replacement Cost *
001.000.0009	Replace street light poles, periodic	Site Wide	$6,285.96
006.000.0021	Rubber safety surface, applied over concrete	Splash Park	$3,696.04
007.000.0002	Swing Set	Recreation Area Playground, Original	$23,905.46
007.000.0006	Benches	Recreation Area Playground, Original	$7,840.82
008.000.0025	Folding Tables	Clubhouse Interior	$2,273.64
009.000.0002	Fitness room rubber flooring repl. ceramic tile	Fitness Center	$2,620.22
009.000.0009	Star Trac Deck Treadmill, Series 4	Fitness Center	$10,040.96
009.000.0013	Fitness Center TV	Fitness Center	$439.36
009.000.0018	Office Phones and Electronics	Managers Office	$969.69
009.000.0019	Routers	Managers Office	$340.48
009.000.0032	Heat pump - exterior, rear of building	Office - Fitness Center Exterior	$19,511.33
009.000.0033	Service Repairs	Various Areas	$6,147.31
009.000.0034	Security Camera System	Various Areas	$29,550.70
Total Expenditures for Year 2042			**$113,621.97**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2043

Line #	Component	Location	Replacement Cost *
001.000.0003	LED Lighting	Entrance Signs	$4,410.86
001.000.0004	LED Lighting	Clubhouse Circle	$2,625.30
002.000.0007	Replace Aerator, controls and wiring	Kings Pond	$14,410.39
002.000.0008	Stormwater Pond Maintenance	Site Wide	$43,825.88
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$55,792.34
006.000.0035	Pool Furniture	Swimming Pool	$12,250.76
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$2,881.73
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$27,513.89
009.000.0016	Weight Rack and Dip Station	Fitness Center	$7,723.90
009.000.0033	Service Repairs	Various Areas	$6,300.99
Total Expenditures for Year 2043			**$177,736.04**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2044

Line #	Component	Location	Replacement Cost *
001.000.0002	Brick Repoint and Repair	Entrance Sign Walls	$10,856.31
001.000.0006	Neighborhood Signs	Site Wide	$4,765.13
001.000.0015	Clock Tower - replace entirely	Brickshire Dr. at Royal Ln	$44,451.70
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$2,993.70
003.000.0001	Asphalt Milling and Resurface	Clubhouse and Pool Parking Lots	$141,137.32
003.000.0002	Sealcoating Parking Lots	Clubhouse and Pool Parking Lots	$14,894.81
003.000.0003	Asphalt patching-repair allowance	Clubhouse and Pool Parking Lots	$9,188.68
004.000.0001	Decking and Handrail Replacement	All Bridges	$244,669.23
004.000.0002	Wood Bridge Structure	All Bridges	$190,355.80
005.000.0006	Vinyl Bench	Tennis and Pickleball Courts	$2,196.08
006.000.0015	Sand filters	Pump Room	$16,321.34
006.000.0017	Circulation Pump - rebuild motor (spare)	Pump Room	$6,447.80
006.000.0032	Grab Rails - Handrails	Swimming Pool	$3,424.37
007.000.0008	Basketball Goal	Recreation Area	$8,843.76
008.000.0008	Exterior Paint	Clubhouse Exterior	$58,785.60
008.000.0012	Exterior Doors	Clubhouse Exterior	$13,416.39
009.000.0020	Computer Stations	Managers Office	$4,539.13
009.000.0021	Office Printer	Managers Office	$364.37
009.000.0028	Brick tuck-pointing	Office - Fitness Center Exterior	$1,146.91
009.000.0029	Exterior Doors	Office - Fitness Center Exterior	$22,218.29
009.000.0031	Heat pump - exterior, side of building	Office - Fitness Center Exterior	$13,637.41
009.000.0033	Service Repairs	Various Areas	$6,457.88
Total Expenditures for Year 2044			**$821,112.01**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2045

Line #	Component	Location	Replacement Cost *
006.000.0007	Pair Metal Door with Louvers, incl. hardware	Pool House	$8,279.75
006.000.0009	Pool House Paint Project	Pool House	$20,116.89
006.000.0016	Circulation Pump - replace motor (new)	Pump Room	$12,954.21
006.000.0035	Pool Furniture	Swimming Pool	$12,868.44
007.000.0017	Playground Repairs and Ramp	Recreation Area Playground	$16,405.12
008.000.0003	Oven - Convection Oven	Clubhouse	$9,252.74
008.000.0005	Gutters and Downspouts	Clubhouse Exterior	$7,401.12
008.000.0023	Kitchen Cabinets and Countertops	Clubhouse Interior	$65,188.03
008.000.0028	Access control, card type, computerized card key system	Site Wide	$4,441.08
008.000.0031	Microwave ovens, residential appliances	Clubhouse Kitchen	$4,013.56
009.000.0033	Service Repairs	Various Areas	$6,618.68
009.000.0036	Access control, card type, computerized card key system	Site Wide	$4,441.08
009.000.0037	Refrigerator, energy star qualified, 21.7 cu.ft., maximum	Site Wide	$5,745.75
009.000.0040	Office Furnishings	Managers Office	$13,600.52
Total Expenditures for Year 2045			**$191,326.97**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2046

Line #	Component	Location	Replacement Cost *
001.000.0010	8' Chain Link Fencing	RV Lot	$27,286.94
001.000.0011	8' Chain Link Swing Gates	RV Lot	$5,457.39
006.000.0001	Steel handrails at steps	Pool - Tennis Courts	$5,307.90
006.000.0022	Pump and Filter Package Unit	Splash Park	$6,772.90
006.000.0028	Mesh pool cover	Swimming Pool	$14,541.57
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$29,620.78
009.000.0033	Service Repairs	Various Areas	$6,783.49
Total Expenditures for Year 2046			**$95,770.97**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2047

Line #	Component	Location	Replacement Cost *
001.000.0009	Replace street light poles, periodic	Site Wide	$7,108.51
001.000.0017	Concrete Sidewalk Repairs	Clubhouse Area	$23,879.50
006.000.0021	Rubber safety surface, applied over concrete	Splash Park	$4,179.69
006.000.0025	Pool Furniture/Umbrellas	Swimming Pool	$3,550.58
006.000.0035	Pool Furniture	Swimming Pool	$13,515.94
008.000.0027	Audio Visual System	Site Wide	$5,403.51
009.000.0005	Octane Fitness Elliptical	Fitness Center	$11,106.15
009.000.0010	True LC 900 Recumbent Bike	Fitness Center	$7,496.01
009.000.0025	Air Handlers	Office - Fitness Center Attic	$8,168.28
009.000.0033	Service Repairs	Various Areas	$6,951.72
009.000.0038	Exterior Trim Repairs	Office - Fitness Center Exterior	$8,478.32
Total Expenditures for Year 2047			**$99,838.21**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2048

Line #	Component	Location	Replacement Cost *
005.000.0001	Surface Treatment	Tennis and Pickleball Courts	$45,570.69
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$63,080.81
006.000.0037	Replace Concrete Pool Structure, new surface and tile w/	Site Wide	$720,353.79
007.000.0007	Basketball Goal	Recreation Area	$9,756.14
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$3,258.19
009.000.0006	Octane Fitness Elliptical	Fitness Center	$11,381.58
009.000.0011	True LC 900 Upright Bike	Fitness Center	$6,259.72
009.000.0012	Concept 2 PM 3 Rower	Fitness Center	$2,846.32
009.000.0022	Carpet	Office - Fitness Center	$22,151.80
009.000.0033	Service Repairs	Various Areas	$7,124.12
009.000.0039	Exterior Paint	Office - Fitness Center Exterior	$33,821.55
Total Expenditures for Year 2048			**$925,604.71**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2049

Line #	Component	Location	Replacement Cost *
001.000.0006	Neighborhood Signs	Site Wide	$5,387.10
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$3,384.45
002.000.0005	Replace Aerator, controls and wiring	Kings Pond	$9,140.65
003.000.0002	Sealcoating Parking Lots	Clubhouse and Pool Parking Lots	$16,838.97
003.000.0003	Asphalt patching-repair allowance	Clubhouse and Pool Parking Lots	$10,388.05
003.000.0004	Asphalt Path - Replace	Site Wide	$232,557.75
005.000.0004	Practice Backboard	Tennis and Pickleball Courts	$23,251.99
006.000.0002	Park Bench - PVC Coated Steel - no back	Pool - Tennis Courts	$9,230.81
006.000.0003	Dimensional Shingle Roof	Pool House	$5,928.45
006.000.0004	Gutters and Downspouts	Pool House	$3,208.42
006.000.0005	Wood Siding and Trim	Pool House	$28,126.14
006.000.0018	Chlorination system	Pump Room	$12,360.45
006.000.0027	Swimming pool - resurface walls and bottom	Swimming Pool	$45,462.93
006.000.0030	Coping Tiles	Swimming Pool	$36,562.64
006.000.0031	Pool Deck Joint	Swimming Pool	$2,169.20
006.000.0035	Pool Furniture	Swimming Pool	$14,194.65
007.000.0009	Picnic Pavilion Roof	Recreation Area	$5,080.46
008.000.0013	Outside Deck Boards and Railings	Clubhouse Exterior	$27,474.98
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$31,879.67
009.000.0004	Hoist H4400 Multi-Gym	Fitness Center	$10,617.10
009.000.0007	Star Trac Deck Treadmill, Series 4	Fitness Center	$11,925.06
009.000.0008	Star Trac Deck Treadmill, Series 4	Fitness Center	$11,925.06
009.000.0023	Interior door, embossed 6-panel	Office - Fitness Center	$3,931.47
009.000.0026	Asphalt Shingle Roof	Office - Fitness Center Exterior	$67,866.89
009.000.0033	Service Repairs	Various Areas	$7,300.80

Year 2049

Line #	Component	Location	Replacement Cost *
009.000.0040	Office Furnishings	Managers Office	$15,008.03
Total Expenditures for Year 2049			**$651,202.17**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2050

Line #	Component	Location	Replacement Cost *
001.000.0021	Park bench, steel support frame with plastic lumber rails	Clubhouse Pond, Dog Park	$6,366.37
003.000.0004	Asphalt Path - Replace	Site Wide	$238,301.93
006.000.0036	Access control, card type, computerized card key system	Site Wide	$10,037.54
008.000.0001	Asphalt Shingle Roof	Clubhouse Exterior	$38,635.29
008.000.0014	Masonry Chimney Metal Cap	Clubhouse Exterior	$3,047.18
008.000.0015	Outside Light Fixtures	Clubhouse Exterior	$5,818.87
008.000.0017	Outdoor Furniture Allowance	Clubhouse Exterior	$10,710.64
009.000.0009	Star Trac Deck Treadmill, Series 4	Fitness Center	$12,219.61
009.000.0033	Service Repairs	Various Areas	$7,481.13
Total Expenditures for Year 2050			**$332,618.56**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2051

Line #	Component	Location	Replacement Cost *
002.000.0004	Replace Aerator, controls and wiring	Bel Green Pond	$13,165.39
003.000.0004	Asphalt Path - Replace	Site Wide	$244,187.99
006.000.0035	Pool Furniture	Swimming Pool	$14,904.53
008.000.0020	Interior Furniture Allowance	Clubhouse Interior	$83,875.80
009.000.0017	Office Copier	Managers Office	$5,002.64
009.000.0033	Service Repairs	Various Areas	$7,665.91
Total Expenditures for Year 2051			**$368,802.26**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2052

Line #	Component	Location	Replacement Cost *
001.000.0008	Street Light Fixtures and Pole Covers	Site Wide	$187,328.53
001.000.0009	Replace street light poles, periodic	Site Wide	$8,032.43
003.000.0004	Asphalt Path - Replace	Site Wide	$250,219.43
006.000.0021	Rubber safety surface, applied over concrete	Splash Park	$4,722.94
007.000.0003	Fort - Sliding Boards	Recreation Area Playground, Original	$26,573.84
007.000.0004	Pipe Climber	Recreation Area Playground, Original	$14,565.91
007.000.0005	Ladder Climber	Recreation Area Playground, Original	$11,732.96
007.000.0011	Storage Building Roof	Recreation Area	$1,366.62
007.000.0012	Storage Building Replace	Recreation Area	$11,289.01
007.000.0019	DecoraAcorn Style Luminaire, LED	Recreation Area	$4,808.47
008.000.0024	Chairs and Stools	Clubhouse Interior	$36,850.66
008.000.0025	Folding Tables	Clubhouse Interior	$2,908.75
008.000.0030	Owners Club Furnishings	Clubhouse Interior	$34,300.79
009.000.0013	Fitness Center TV	Fitness Center	$562.10
009.000.0014	Mirrors	Fitness Center	$590.18
009.000.0018	Office Phones and Electronics	Managers Office	$1,240.56
009.000.0019	Routers	Managers Office	$435.60
009.000.0033	Service Repairs	Various Areas	$7,855.26
009.000.0034	Security Camera System	Various Areas	$37,761.03
Total Expenditures for Year 2052			**$643,145.07**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2053

Line #	Component	Location	Replacement Cost *
002.000.0007	Replace Aerator, controls and wiring	Kings Pond	$18,408.75
002.000.0008	Stormwater Pond Maintenance	Site Wide	$55,986.01
002.000.0012	48 Trash Rack, corrugated metal pipe, w/ bar grate	Site Wide	$0.00
003.000.0004	Asphalt Path - Replace	Site Wide	$256,399.85
006.000.0020	Concrete Deck - new	Splash Park	$1,886.60
006.000.0029	Concrete deck - original area - patching	Swimming Pool	$71,272.72
006.000.0035	Pool Furniture	Swimming Pool	$15,649.90
007.000.0014	Basketball Courts Paving	Recreation Area Playground	$118,059.57
007.000.0015	Pavement Striping for Basketball Courts	Recreation Area Playground	$3,681.31
007.000.0016	Basketball Court Fencing	Recreation Area Playground	$55,848.23
008.000.0026	Owners Club Painting	Clubhouse Interior	$23,784.70
009.000.0033	Service Repairs	Various Areas	$8,049.28
009.000.0035	Microwave oven	Office - Fitness Center	$244.82
009.000.0040	Office Furnishings	Managers Office	$16,556.37
Total Expenditures for Year 2053			**$645,828.11**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2054

Line #	Component	Location	Replacement Cost *
001.000.0002	Brick Repoint and Repair	Entrance Sign Walls	$13,865.82
001.000.0006	Neighborhood Signs	Site Wide	$6,086.10
001.000.0016	Clock Tower LED Lighting	Brickshire Dr. at Royal Ln	$2,181.25
001.000.0018	Concrete Parking Blocks	Clubhouse Area	$10,929.76
001.000.0019	Concrete Curb Allowance	Clubhouse Area	$3,823.60
001.000.0023	Dog Waste Station w/post & disposal	Site Wide	$8,116.65
002.000.0001	Replace Metal Trash Rack	Bel Green Pond	$2,623.88
002.000.0002	Replace Concrete Riser	Bel Green Pond	$2,149.18
002.000.0003	Replace Concrete Outfall Pipe	Bel Green Pond	$57,330.37
003.000.0002	Sealcoating Parking Lots	Clubhouse and Pool Parking Lots	$19,023.88
003.000.0003	Asphalt patching-repair allowance	Clubhouse and Pool Parking Lots	$11,735.93
005.000.0003	Tennis Net Posts	Tennis and Pickleball Courts	$5,594.24
006.000.0014	Restroom Toilet Partitions	Pool House Restrooms	$11,868.54
006.000.0033	Pool Area Fence - original	Swimming Pool	$31,326.52
008.000.0002	Refrigerator	Clubhouse	$2,677.39
008.000.0008	Exterior Paint	Clubhouse Exterior	$75,081.85
008.000.0016	Flagpoles, aluminum, 30 ft.	Site Wide	$9,048.46
009.000.0020	Computer Stations	Managers Office	$5,797.45
009.000.0021	Office Printer	Managers Office	$465.93
009.000.0024	Interior Paint of Office and Gym	Office - Fitness Center	$28,672.68
009.000.0028	Brick tuck-pointing	Office - Fitness Center Exterior	$1,464.87
009.000.0033	Service Repairs	Various Areas	$8,248.10
Total Expenditures for Year 2054			**$318,112.45**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Personnel and Project Information

PROPERTY INFORMATION

Community Size (Number of Units):	1085	**Year(s) constructed:**	2003
Unit Types:	Single Family Homes Community	**Year converted:**	

This study was prepared by Douglas Greene, AIA, RS, a Reserve Specialist. Mr. Greene holds a Bachelor of Architecture degree from Kent State University.

The field survey, inventory, and condition assessment was conducted by Jack Wallace, , a Reserve Analyst. Mr. Wallace holds Bachelor of Arts (Sociology) from Mars Hill University and an Associates Degree in Architecture from Durham Technical Community College.

DMA was awarded the contract on 4/24/2025

DMA conducted site visits at the property on 5/16/2025

The Working Session was held on 7/14/2025

Photographs were taken at the site and a digital folder can be provided upon request at the completion of the project.

In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

- 1.31.25 Balance Sheet and Income Expense Statement
- 2021 Reserve Expenses
- 2022 Reserve Expenses
- 2023 Reserve Expenses
- 2024 Reserve Expenses
- 2025 Adopted Budget
- 2025 Adopted Budget
- 2025 Reserve Expenses YTD
- Balance Sheet and Income Statement
- January 2025 Balance Sheet
- List of Reserve Expenses Since Last Study
- List of Reserve Expenses Since Last Study

Standards, Limitations, Conditions, Disclosure and Restrictions

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled “National Standards” which is included in the Appendix.

The data and analysis information that forms a part of this report contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis have been made available in Adobe's Portable Document Format and included as part of this report. Upon request, component information can also be provided in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1. No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
2. All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
3. The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
4. Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
5. An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
6. Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.
7. Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.
8. Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
9. Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.

11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.

12 DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community or facility, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of it's preparation that if purposefully omitted would cause a distortion of the Client's situation regarding it's capital reserve plan.

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