Brickshire Community Association

Providence Forge, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Executive Summary

Revised Final Report

2021

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

Executive Summary

Revised Final Report

Date: 9/8/2021

DMA Project #2009003

Prepared for: Brickshire Community Association

Managed by: Dodson Property Management

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DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

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 data reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, national cost data, continually updated inflation indices 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.

To give you the maximum value of this tool, DMA conducts live *working sessions* with management and community leaders in an online format, included in our project fee, or in an in-person format for a small additional cost stated in our proposal. During these sessions all aspects of the analysis are open to discussion, correction, and modification in real time along with real-time alternate funding scenarios. This tool will give you greater power, knowledge and control over your community's capital budgets.

You should review your reserve expenditures and funding plan at least annually as part of the 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 adjust the study based on any actual capital component replacements that you have made or expect to make, and to make corresponding adjustments to the funding contribution (additional fee). As part of these adjustments, DMA will update all of our component cost and useful life estimates, as well as the current inflation rate and your current interest or income rates.

DMA recommends that this analysis be updated 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 observed 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.

It is important that you keep a record of each reserve expenditure made by the community. We recommend that you keep copies of all purchase orders, invoices, work contracts, specifications, warranty information, etc. that can provide accurate information on your replacement history, costs and future replacement expectations for each component. Periodic updating of this report with recorded reserve expenditures and dates will create an actual history of your community's reserve activity, which is the best predictor of future needs.

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

Section	Page
Purpose of the Reserve Study	1
Governing Statutes	2
Personnel and Project Information	3
Reserve Study Updates	4
Community Synopsis	6
Reserve Study History	7
DMA Cash Flow Funding Plan	8
DMA Assessment Allocation Model	12
The Physical Analysis	13
The Financial Analysis	19
Standards, Limitations, Conditions, Disclosure and Restrictions	23
Reserve Expenditures by Year (First 5 years)	25
Summary Schedule of Components	30

ADDITIONAL SEPARATE FILES PROVIDED

Detailed Schedule of Components

– 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.

Expenditures by Year for Entire Study Period

– 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 with the Final Report).

Purpose of the Reserve Study

Your community contains infrastructure and amenities (capital assets) that are owned in common by all property or unit owners. Your owners' association is responsible for replacing these assets when they wear out or become unusable. A capital reserve account is a savings account designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Funds in this dedicated account can be accumulated over a period of many years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot, for example, be returned to the operating account without the Association paying a penalty. 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 looks at various ways to adequately fund your reserves.

A reserve study is a funding plan - not a maintenance schedule. This 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.

A reserve study is also not an engineering study. A reserve study is geared toward evaluating when a component needs to be replaced and how much it will cost to replace. It is not an in-depth engineering assessment of the component's functional operation, defects or design. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all of the components listed, however in-depth assessments of specific components is 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.

Governing Statutes

Virginia Updated on: 7/31/2021

Below are the relevant paragraphs from the Virginia Property Associations Act and the Virginia Condominium Act that affect reserve studies and reserve funding. The requirements are similar for both Acts. Virginia Property Associations Act § 55.1-1826. Annual budget; reserves for capital components A. Except to the extent provided in the declaration, the board of directors shall, prior to the commencement of the fiscal year, make available to lot owners either (i) the annual budget of the association or (ii) a summary of such annual budget. B. Except to the extent otherwise provided in the declaration and unless the declaration imposes more stringent requirements, the board of directors shall: 1. Conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1800; 2. Review the results of that study at least annually to determine if reserves are sufficient; and 3. Make any adjustments the board of directors deems necessary to maintain reserves, as appropriate. C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the association budget shall include: 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1800; 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore capital components and the amount of the expected contribution to the reserve fund for that year; 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves. Virginia Condominium Act § 55.1-1965. Annual budget; reserves for capital components A. Except to the extent provided in the condominium instruments, the executive board shall, prior to the commencement of the fiscal year, make available to unit owners either (i) the annual budget of the unit owners' association or (ii) a summary of such annual budget. B. Except to the extent otherwise provided in the condominium instruments, the executive board shall: 1. Conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1900; 2. Review the results of that study at least annually to determine if reserves are sufficient; and 3. Make any adjustments the executive board deems necessary to maintain reserves, as appropriate. C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the unit owners' association budget shall include: 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1900; 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore the capital components and the amount of the expected contribution to the reserve fund for that fiscal year; 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves.

Personnel and Project Information

This study was prepared under the direct supervision of David Herring, RS, a Reserve Specialist certified by the Community Association Institute, a residential construction manager, and Licensed Realtor in the State of Virginia. Mr. Herring holds a Bachelor of Arts in Interior Design from Virginia Commonwealth University

The field survey, inventory, and condition assessment was conducted by David Herring, RS, a Reserve Specialist certified by the Community Association Institute, a residential construction manager, and Licensed Realtor in the State of Virginia. Mr. Herring holds a Bachelor of Arts in Interior Design from Virginia Commonwealth University.

DMA was awarded the contract on 9/2/2020

DMA conducted site visits at the property on 3/10/2021.

Photographs were taken at the site and a digital folder will be provided with the Final Report 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:

2021 HOA Budget - Final Published Version.pdf

BRCK Financials 2020-12-31.pdf

Brickshire HOA-8957- Brickshire Street Sign replacement Option A signs with sign frames-invoice.pdf

CLOCKTOWER REPLACEMENT PROJECT.pdf

Invoice 2019-074 Brickshire Playground - Final.docx

Lamp Post Bulb Replacement Review.pdf

NONE

Re Brickshire Golf Club Request for Additional Information.msg

Reserve Study Changes Brickshire HOA from Capital Expenditures by Year 2021.pdf

Reserve Study Updates

Draft Analysis

Published on: Tuesday, March 23, 2021

This is the first draft of your reserve study. It shows the current health of your reserve account compared to the expected cash needs for the components identified in the Schedule of Components. We then use the Cash Flow funding method to project your likely funding needs going forward to adequately fund this account in view of our Schedule of Components including the projected lifecycle and estimated replacement costs for all components. This is a preliminary funding plan for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. See “The Physical Analysis” and “The Financial Analysis” discussions to understand all of the workings of this study.

The assumptions and decisions that we have preliminarily made need to be discussed, and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

Final Report After Requested Changes

Published on: Monday, August 30, 2021

This is the final reserve study report. The initial draft was sent on 3/23/2021. Following this initial draft, DMA received several pages of changes on 7/21/2021. These changes have been incorporated into this report.

With the requested changes, the community would be able to consider a reduction to their reserve account contribution from the currently budgeted contribution of $120,000 in 2021 to $85,000 in 2022, while increasing this contribution by 0.08% annually for the remaining years of the 35-year study period. This funding scenario will ensure that the common components - as revised - will be adequately funded.

Reserve Study Updates

Revised Final Report

Published on: Wednesday, September 8, 2021

This is the final reserve study report. The initial draft was sent on 3/23/2021. Following this initial draft, DMA received several pages of changes on 7/21/2021 and 9/1/2021. These changes have been incorporated into this report.

With the requested changes, the community would be able to consider a reduction to their reserve account contribution from the currently budgeted contribution of $120,000 in 2021 to $85,000 in 2022, while increasing this contribution by 0.07% annually for the remaining years of the 35-year study period. This funding scenario will ensure that the common components - as revised - will be adequately funded.

Community Synopsis

Association Name:	Brickshire Community Association
Community Location / Address:	11010 Kentland Trail Providence Forge, VA 23140
Community Size (Number of Units):	1082
Unit Types:	Single Family Homes
Year(s) constructed:	2003
Year converted:	N/A
Management:	Dodson Property Management
Represented by:	Brooke Arcia
Telephone:	
E-mail:	brookea@dodsonpropertymanagement.com
Study Level:	Capital Reserve Study, Level II

Financial Summary

Fiscal Year: 1/1/2021 to 12/31/2021 Current Fiscal Year Name: 2021 All Values are for Study Year: 2021 Study Period: 35 Years

	Reserve Account Starting Balance	Avg Earnings Rate	Budgeted Contribution
Brickshire Community Association	**$664,312**	**0.00%**	**$120,000**

Financial Information Source: Balance Sheet as of 12/31/2020 and 2021 Budget as recommended by the Finance Committee.

Reserve Study History

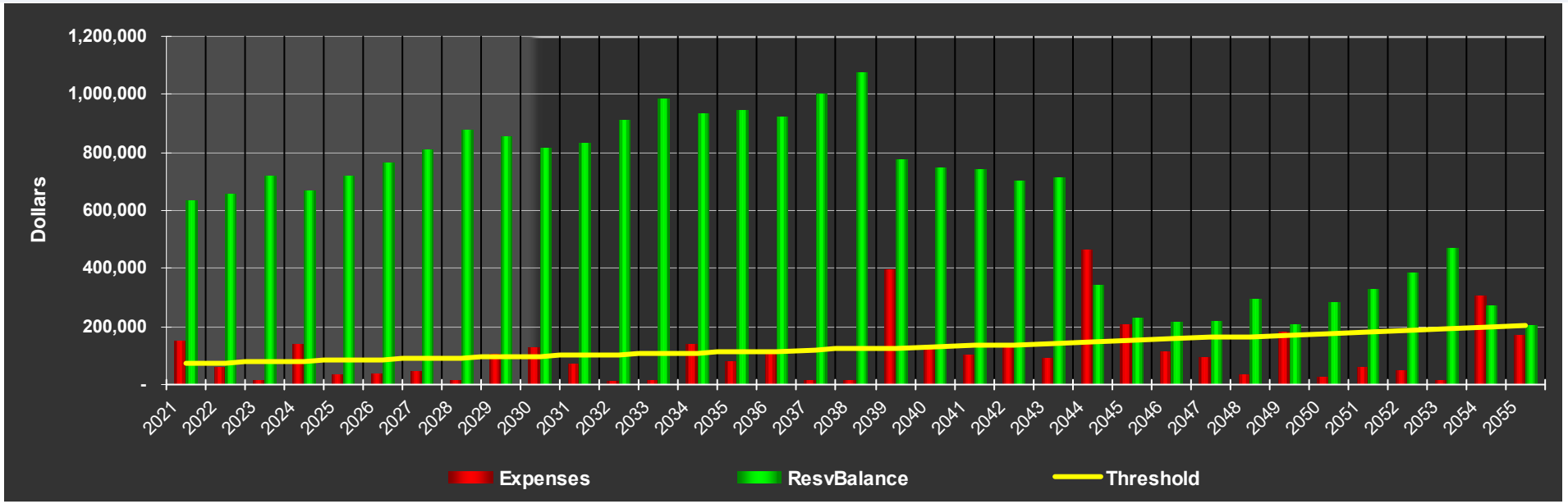
Previous Study		This Analysis	
Study Date:	8/10/2016	Study Date:	9/8/2021
Prepared by:	DMA Reserves, Inc.	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	218	Total Number of Components Included:	141
Est. Single Replacement Value of All Components:	$1,755,626	Est. Single Replacement Value of All Components:	$1,466,438
Study Date Balance of Reserve Account:	$389,685	Study Date Balance of Reserve Account:	$664,312
Study Period (Years):	30	Study Period (Years):	35
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If “yes,” what inflation factor was used?	2.41%	If “yes,” what inflation factor was used?	3.08%
Is Investment Income from Reserves put back into the Account?	Yes	Is Investment Income from Reserves put back into the Account?	Yes
Recommended transfer to Reserves – Second Year:	$67,254	Recommended transfer to Reserves – Second Year:	$85,000
Initial Transfer Change Rate (+/-)	2.40%	Initial Transfer Change Rate (+/-)	0.70%

Comments

Brickshire Community Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

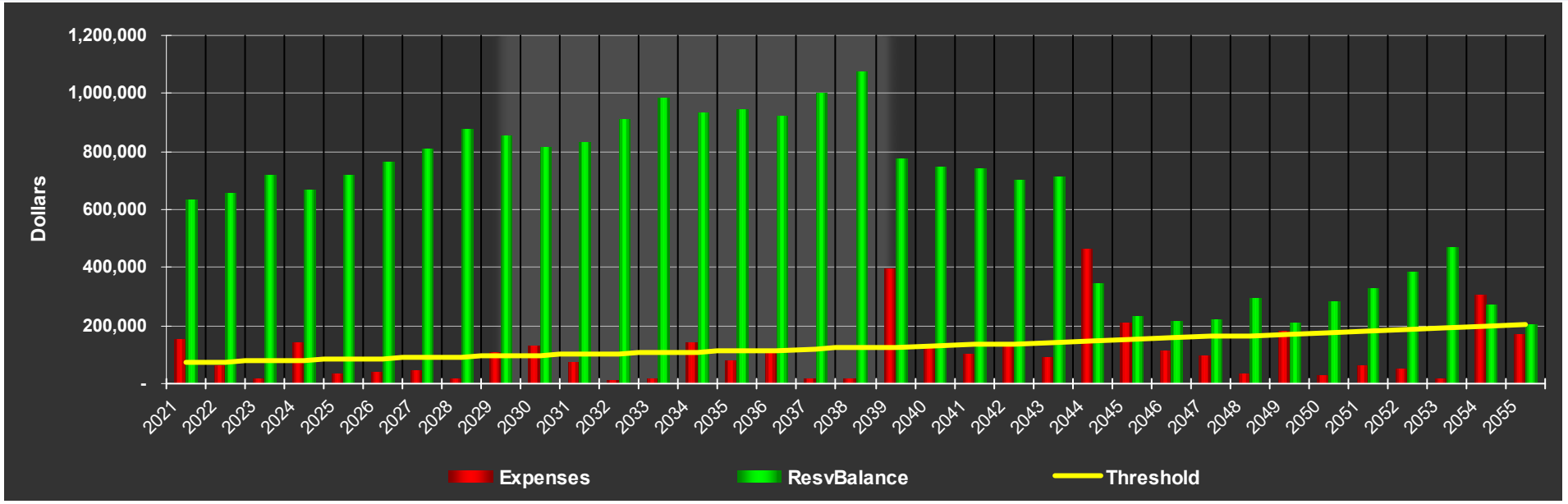
Years:	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	$664,312	$632,603	$654,828	$721,668	$668,258	$718,740	$766,750	$807,416	$877,031	$856,952
Transfer To Reserve	$120,000	$85,000	$85,595	$86,194	$86,797	$87,405	$88,017	$88,633	$89,253	$89,878
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$151,709	-$62,775	-$18,755	-$139,604	-$36,315	-$39,395	-$47,351	-$19,018	-$109,332	-$129,319
EOY Reserve Balance	$632,603	$654,828	$721,668	$668,258	$718,740	$766,750	$807,416	$877,031	$856,952	$817,511
Threshold	$73,322	$75,580	$77,908	$80,308	$82,781	$85,331	$87,959	$90,668	$93,461	$96,339
Transfer Change +/- (%)	*0.00%*	*-29.17%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

Brickshire Community Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

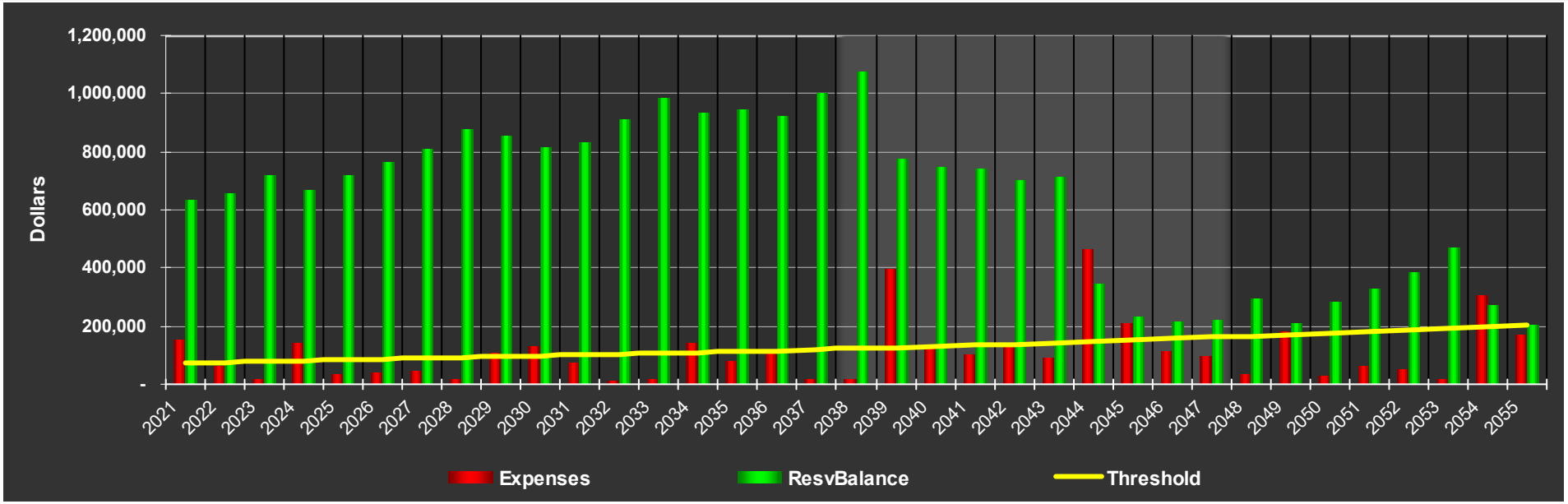
Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	$817,511	$831,645	$908,874	$982,704	$932,365	$948,019	$925,304	$1,000,373	$1,077,183	$774,751
Transfer To Reserve	$90,507	$91,141	$91,779	$92,421	$93,068	$93,719	$94,375	$95,036	$95,701	$96,371
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$76,373	-$13,912	-$17,949	-$142,760	-$77,414	-$116,434	-$19,306	-$18,226	-$398,133	-$123,905
EOY Reserve Balance	$831,645	$908,874	$982,704	$932,365	$948,019	$925,304	$1,000,373	$1,077,183	$774,751	$747,217
Threshold	$99,307	$102,365	$105,518	$108,768	$112,118	$115,571	$119,131	$122,800	$126,582	$130,481
Transfer Change +/- (%)	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

Brickshire Community Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

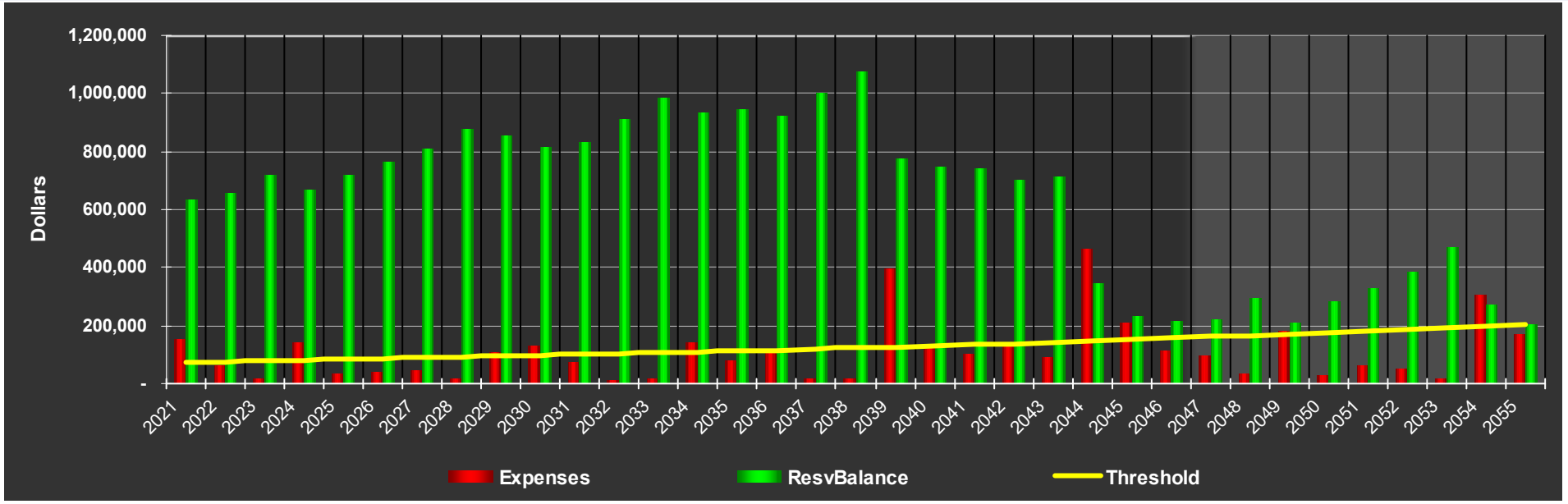
Years:	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	$747,217	$740,700	$704,061	$711,596	$343,732	$231,537	$216,278	$222,377	$292,876	$211,806
Transfer To Reserve	$97,046	$97,725	$98,409	$99,098	$99,792	$100,491	$101,194	$101,902	$102,615	$103,333
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$103,563	-$134,364	-$90,874	-$466,962	-$211,987	-$115,750	-$95,095	-$31,403	-$183,685	-$29,913
EOY Reserve Balance	$740,700	$704,061	$711,596	$343,732	$231,537	$216,278	$222,377	$292,876	$211,806	$285,226
Threshold	$134,500	$138,642	$142,913	$147,314	$151,852	$156,529	$161,350	$166,319	$171,442	$176,722
Transfer Change +/- (%)	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

Brickshire Community Association

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

Years:	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060
Beginning Balance	$285,226	$328,495	$384,114	$471,735	$270,459					
Transfer To Reserve	$104,056	$104,784	$105,517	$106,256	$107,000					
Investment Income	$0	$0	$0	$0	$0					
Projected Expenditures	-$60,787	-$49,165	-$17,896	-$307,532	-$172,501					
EOY Reserve Balance	$328,495	$384,114	$471,735	$270,459	$204,958					
Threshold	$182,165	$187,776	$193,560	$199,521	$205,667					
Transfer Change +/- (%)	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*					
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*					

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

DMA Assessment Allocation Model

Yearly Change	Year	Operating *	Reserve	Special	TOTAL	Reserves as a % of Total	Annual Increase
	2021	$987,968	$120,000	$0	**$1,107,968**	10.83%	0.00%
	2022	$1,004,566	$85,000	$0	**$1,089,566**	7.80%	-1.66%
	2023	$1,021,443	$85,595	$0	**$1,107,038**	7.73%	1.60%
	2024	$1,038,603	$86,194	$0	**$1,124,797**	7.66%	1.60%
	2025	$1,056,051	$86,797	$0	**$1,142,848**	7.59%	1.60%

* In the model above, the annual reserve budget numbers are as recommended in this analysis. The operating budget number is increased annually at the consumer price index and does 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. The current consumer price index used in this model is 1.68%.

Average Annual Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
1082	**Single Family Homes**	**Units**	100.0%	**2021**	$913	$111	$0	**$1,024**
				2022	$928	$79	$0	**$1,007**
				2023	$944	$79	$0	**$1,023**
				2024	$960	$80	$0	**$1,040**
				2025	$976	$80	$0	**$1,056**

Average Monthly Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
1082	**Single Family Homes**	**Units**	100.0%	**2021**	$76	$9	$0	**$85**
				2022	$77	$7	$0	**$84**
				2023	$79	$7	$0	**$85**
				2024	$80	$7	$0	**$87**
				2025	$81	$7	$0	**$88**

The Physical Analysis

RESERVE COMPONENTS DEFINED

In this study a Reserve Component is defined as a specific project to replace, refurbish or significantly repair a specific capital asset in a specific location in the community, property or facility. 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:

- 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.

The Physical Analysis

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.

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 Associations filing Form 1120 or 1120H. It is incumbent upon the Association to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts. The Association 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.

You may request that any of these components be removed from the reserve account, in which case they will be funded from your operating account or a separate non-tax-exempt account.

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.

The Physical Analysis

- 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:

The Physical Analysis

- 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.

The Physical Analysis

- 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:

The Physical Analysis

- 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.

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.

The Financial Analysis

This reserve study provides (1) a financial assessment of your current reserve fund vs. the estimated funding need, and (2) a recommended funding plan to adequately fund the reserve account going forward. To accomplish this analysis, we first have to identify six parameters:

Parameters:

- Fiscal Year: To determine the beginning point of the study, we first have to identify the fiscal year that the association is using. The fiscal year is 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: This study identifies the first year of calculations, which includes the current value of the reserve components. It is normally the calendar year that includes the starting date of the association's fiscal year. However, a fiscal year which is not the calendar year 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.
- Inflation Rate: 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. DMA uses a focused construction inflation index provided by R.S. Means – the same company that provides us with construction cost data. This is an historical record of actual construction costs and can be focused on residential or non-residential construction as opposed to the more general consumer or producer price indices generated by the U. S. Government. We use the most current index available and we use that projection for all years in the study. As the inflation rate changes over time, we can update with one click, which will update all of the information in the analysis immediately.

The Financial Analysis

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

There are four funding models used to create funding plans for reserve accounts including:

- Full Funding Model – (Also called the Component Method.) 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.
- Baseline Funding Model – (Also called a Minimum Funded 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 – (Also called the Cash Flow Method.) This model is based on the Baseline Funding concept. However, in this model a minimum cash reserve balance is established at some predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. Associations should take into consideration that depending on the mix of common area major components this model may be more or less conservative than the fully funded model.
- Statutory Funding Model – This model is based on local statutes. To use it, associations set aside a specific minimum dollar amount of reserves as required by statutes.

The Financial Analysis

DMA's NAVIGATOR™ uses the Threshold 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. Note that 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.

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.

The Financial Analysis

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.

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.

Standards, Limitations, Conditions, Disclosure and Restrictions

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.

LEGAL RESTRICTIONS ON USE OF THIS INFORMATION

Ownership of Reports, Electronic Files, Data, Media, Software Programs and Other Related Materials: Reports, electronic files, media, and software programs are instruments of professional service and the intellectual property of DMA Reserves Inc., and where appropriate, shall be protected and copyrighted under the laws of the United States with all rights reserved. The Client and their authorized representative or agent are entitled to use these documents in connection with this project. This use may include distribution of DMA reports including electronic files to membership, including publication on private member access portions of client's website. Client may also share DMA reports with Client's accountants, auditors, and bankers, and may include DMA reports in required disclosures to buyers or prospective members in accordance with governing statutes. DMA reports, electronic files, data, media, software programs, written and electronic communications relative to this project, may NOT be shared with or distributed to ANY THIRD PARTIES not defined above without the express written consent of DMA Reserves Inc.

Use of Electronic Files, Media, Software and Programs: DMA may transmit these documents as electronic files. DMA shall not be responsible for any viruses that may be transmitted with the electronic files, media, software or programs furnished to the Client. DMA shall not be responsible for any data erosion, erasure, alteration or failure of electronic files, media, software or programs that may occur at the time of transmission or over time. DMA makes no warranty as to the compatibility of the electronic files, media, software or programs with any operating system or programs.

Reserve Expenditures by Year (First 5 years)

Year 2021

Line #	Component	Location	Replacement Cost *
1.00.06	LED light fixture, new to replace old HID, same style	Site-Wide	$64,603.00
1.00.07	Replace street light poles, periodic	Site-Wide	$2,962.00
1.00.12	Clock Tower - Repair - replace clocks	Brickshire Dr. at Royal Ln	$11,807.00
1.00.15	Concrete Sidewalk Repairs	Clubhouse Area	$10,000.00
2.00.07	Replace Aerator, controls and wiring	Bel Green Pond	$5,000.00
3.00.05	Asphalt Path Repairs	All Trails	$55,000.00
6.00.16	Rubber safety surface, applied over concrete	Splash Park	$2,337.00
Total Expenditures for Year 2021			**$151,709.00**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2022

Line #	Component	Location	Replacement Cost *
1.00.01	Entrance Sign Graphics	Site-Wide	$2,689.36
1.00.17	Concrete Curb Allowance	Clubhouse Area	$1,384.36
3.00.01	Asphalt Milling and Resurface	Clubhouse Parking Lot	$25,887.51
8.00.14	Interior Furniture Allowance	Clubhouse Interior	$30,317.89
9.00.07	Heat pump - exterior, rear of building	Office - Fitness Center Exterior	$2,495.57
Total Expenditures for Year 2022			**$62,774.69**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2023

Line #	Component	Location	Replacement Cost *
3.00.03	Sealcoating Parking Lots	Three Parking Lots - Office, Clubhouse, Pool	$7,203.02
9.00.17	True LC 1100 Treadmill	Fitness Center	$6,583.55
9.00.18	Matrix Ultimate Deck Treadmill (TX3)	Fitness Center	$4,968.48
Total Expenditures for Year 2023			**$18,755.05**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2024

Line #	Component	Location	Replacement Cost *
1.00.07	Replace street light poles, periodic	Site-Wide	$3,244.00
6.00.01	Dimensional Shingle Roof	Pool House	$2,576.09
6.00.13	Mesh pool cover	Swimming Pool	$13,134.54
6.00.17	Coping Tiles	Swimming Pool	$15,889.16
6.00.18	Pool Deck Joint	Swimming Pool	$941.94
6.00.19	Sand filters	Swimming Pool	$8,018.51
6.00.23	Chlorination system	Swimming Pool	$5,371.23
8.00.01	Asphalt Shingle Roof	Clubhouse Exterior	$17,212.25
8.00.08	Outside Deck Boards and Railings	Clubhouse Exterior	$11,999.83
8.00.16	HVAC System	Clubhouse Interior	$11,582.53
9.00.01	Asphalt Shingle Roof	Office - Fitness Center Exterior	$30,982.05
9.00.08	Air Handlers	Office - Fitness Center Attic	$5,822.48
9.00.09	Carpet	Office - Fitness Center	$5,734.86
9.00.14	Hoist H4400 Multi-Gym	Fitness Center	$4,433.67
9.00.23	Hampton Free Weights, Stand, bench	Fitness Center	$2,660.42
Total Expenditures for Year 2024			**$139,603.56**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2025

Line #	Component	Location	Replacement Cost *
6.00.29	Pool Furniture	Swimming Pool	$15,000.02
8.00.17	Electrical Components	Clubhouse Interior	$2,969.30
9.00.15	Octane Fitness Elliptical	Fitness Center	$5,279.25
9.00.16	Octane Fitness Elliptical	Fitness Center	$5,279.25
9.00.20	True LC 900 Recumbent Bike	Fitness Center	$3,563.15
9.00.21	True LC 900 Upright Bike	Fitness Center	$2,903.81
9.00.22	Concept 2 PM 3 Rower	Fitness Center	$1,319.81
Total Expenditures for Year 2025			**$36,314.59**

* Cost after first year includes an inflation factor of 3.08%

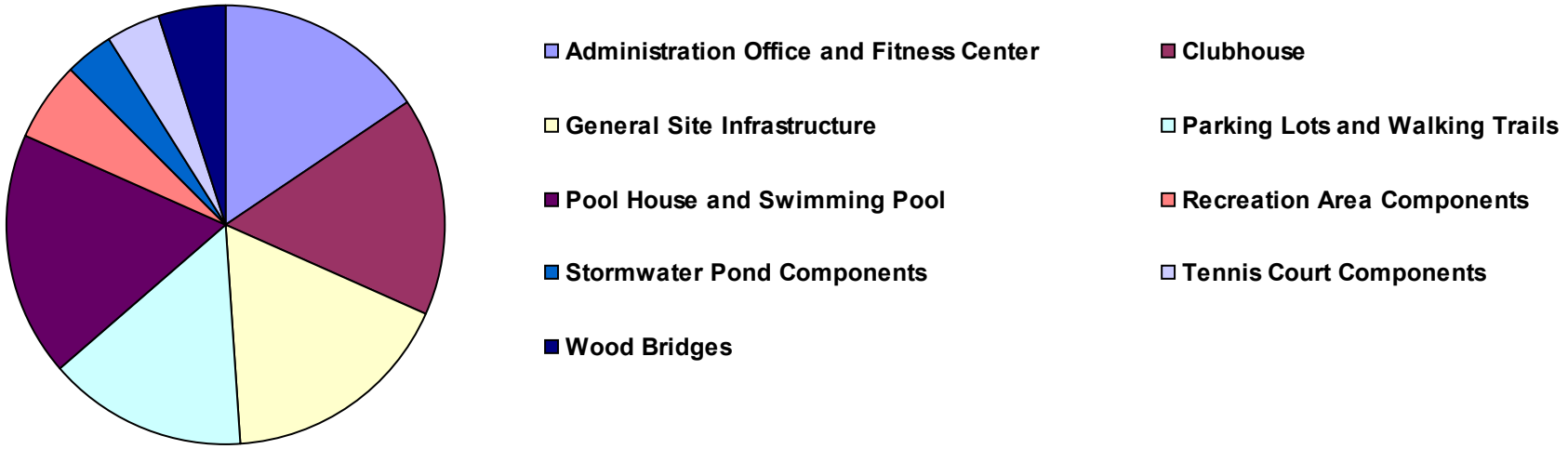
Summary Schedule of Components

Total Replacement Cost by Section

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1.00	General Site Infrastructure	19	$663,561	17.33%
2.00	Stormwater Pond Components	7	$132,939	3.47%
3.00	Parking Lots and Walking Trails	6	$561,656	14.67%
4.00	Wood Bridges	17	$186,904	4.88%
5.00	Tennis Court Components	6	$157,868	4.12%
6.00	Pool House and Swimming Pool	31	$688,925	17.99%
7.00	Recreation Area Components	12	$227,208	5.93%
8.00	Clubhouse	19	$616,281	16.09%
9.00	Administration Office and Fitness Center	24	$594,121	15.51%
Totals		**141**	**$3,829,463**	

Replacement Costs are the projected inflation adjusted costs of ALL components within the timeframe of this analysis.

Replacement Costs Proportions



Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - General Site Infrastructure										
1.00.01	Entrance Sign Graphics Site-Wide	1	LS	10%	2004	18	1	2022	$26,090.00	$2,609.00
1.00.02	Brick Repoint and Repair Entrance Sign Walls	3194	SF	10%	2004	40	23	2044	$15.25	$4,871.00
1.00.03	LED Lighting Entrance Signs	1	LS	100%	2013	15	7	2028	$2,053.31	$2,053.00
1.00.04	LED Lighting Clubhouse Circle	1	LS	100%	2013	15	7	2028	$1,222.20	$1,222.00
1.00.05	Community Street Signs Site-Wide	1	LS	100%	2021	18	18	2039	$104,263.70	$104,264.00
1.00.06	LED light fixture, new to replace old HID, same style Site-Wide	55	EA	100%	2021	15	15	2036	$64,603.00	$64,603.00
1.00.07	Replace street light poles, periodic Site-Wide	55	EA	2%	2018	3	0	2021	$2,692.47	$2,962.00
1.00.08	8' Chain Link Fencing RV Lot	516	LF	100%	2006	40	25	2046	$11,710.62	$11,711.00
1.00.09	8' Chain Link Swing Gates RV Lot	30	LF	100%	2006	20	5	2026	$2,342.12	$2,342.00
1.00.10	Chain link fence Dog Park	360	LF	100%	2020	40	39	2060	$23.21	$8,356.00
1.00.11	Chain link gate Dog Park	3	EA	100%	2020	40	39	2060	$340.80	$1,022.00

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1 - General Site Infrastructure										
1.00.12	Clock Tower - Repair - replace clocks Brickshire Dr. at Royal Ln	1	EA	100%	2021	20	20	2041	$11,807.00	$11,807.00
1.00.13	Clock Tower - replace entirely Brickshire Dr. at Royal Ln	1	EA	100%	2004	37	20	2041	$20,039.00	$20,039.00
1.00.14	Clock Tower LED Lighting Brickshire Dr. at Royal Ln	1	LS	100%	2013	15	7	2028	$1,222.20	$1,222.00
1.00.15	Concrete Sidewalk Repairs Clubhouse Area	10978	SF	2%	2021	10	10	2031	$10,000.00	$10,000.00
1.00.16	Concrete Parking Blocks Clubhouse Area	41	EA	100%	2004	25	8	2029	$93.62	$3,838.00
1.00.17	Concrete Curb Allowance Clubhouse Area	534	LF	5%	2004	18	1	2022	$50.30	$1,343.00
1.00.18	Park bench, steel support frame with plastic lumber rails Clubhouse Pond, Kings Pond	2	EA	100%	2003	30	12	2033	$1,365.47	$2,731.00
1.00.19	Park bench, steel support frame with plastic lumber rails Clubhouse Pond, Dog Park	2	EA	100%	2020	30	29	2050	$1,365.47	$2,731.00
2 - Stormwater Pond Components										
2.00.01	Replace Metal Trash Rack Clubhouse Pond	1	EA	100%	2004	25	8	2029	$921.21	$921.00
2.00.02	Replace Concrete Riser Clubhouse Pond	1	EA	5%	2004	50	33	2054	$15,100.60	$755.00

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2 - Stormwater Pond Components										
2.00.03	Replace Concrete Outfall Pipe Clubhouse Pond	120	LF	100%	2004	50	33	2054	$167.78	$20,134.00
2.00.04	Replace Aerator, controls and wiring Clubhouse Pond	1	EA	100%	2019	10	8	2029	$3,656.72	$3,657.00
2.00.05	Concrete Sluice Kings Pond	90	LF	100%	2006	100	85	2106	$1,999.44	$179,950.00
2.00.06	Replace Aerator, controls and wiring Kings Pond	1	EA	100%	2019	10	8	2029	$3,656.72	$3,657.00
2.00.07	Replace Aerator, controls and wiring Bel Green Pond	1	EA	100%	2021	10	10	2031	$5,000.00	$5,000.00
3 - Parking Lots and Walking Trails										
3.00.01	Asphalt Milling and Resurface Clubhouse Parking Lot	1870	SY	100%	2003	19	1	2022	$13.43	$25,114.00
3.00.02	Asphalt Milling and Resurface Pool Parking Lot	1780	SY	100%	2003	19	1	2022	$13.43	$23,905.00
3.00.03	Sealcoating Parking Lots Three Parking Lots - Office, Clubhouse, Pool	4890	SY	100%	2014	9	2	2023	$6,778.55	$6,779.00
3.00.04	Asphalt patching-repair allowance Clubhouse and Pool Parking Lots	3650	SY	3%	2019	8	6	2027	$50.31	$5,509.00
3.00.05	Asphalt Path Repairs All Trails	5294	SY	100%	2021	10	10	2031	$55,000.00	$55,000.00
3.00.06	Asphalt Path Patching All Trails	5294	SY	100%	2004	25	8	2029	$31,380.85	$31,381.00

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4 - Wood Bridges										
4.00.01	Wood Bridge Restoration All Bridges	3216	SF	100%	2020	10	9	2030	$1.31	$4,213.00
4.00.02	Replace Decking and Handrails - Bel Green Bel Green at Pond	1	LS	100%	2004	26	9	2030	$4,142.00	$4,142.00
4.00.03	Wood Bridge Structure Bel Green at Pond	210	SF	100%	2004	39	22	2043	$10.21	$2,144.00
4.00.04	Replace Decking and Handrails - Augusta Kentland Trail - Augusta	1	LS	100%	2004	26	9	2030	$5,917.00	$5,917.00
4.00.05	Wood Bridge Structure Kentland Trail - Augusta	300	SF	100%	2004	39	22	2043	$10.21	$3,063.00
4.00.06	Replace Decking and Handrails - Pinehurst Kentland Trail - Pinehurst	1	LS	100%	2004	26	9	2030	$7,219.00	$7,219.00
4.00.07	Wood Bridge Structure Kentland Trail - Pinehurst	366	SF	100%	2004	39	22	2043	$10.21	$3,737.00
4.00.08	Replace Decking and Handrails - Kings Pond Kentland Trail - Kings Pond	1	LS	100%	2004	26	9	2030	$4,852.00	$4,852.00
4.00.09	Wood Bridge Structure Kentland Trail - Kings Pond	246	SF	100%	2004	39	22	2043	$10.21	$2,512.00
4.00.10	Replace Decking and Handrails - Kings Pond Estates Kentland Trail - Kings Pond Estates	1	LS	100%	2004	26	9	2030	$4,852.00	$4,852.00
4.00.11	Wood Bridge Structure Kentland Trail - Kings Pond Estates	246	SF	100%	2004	39	22	2043	$10.21	$2,512.00

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4 - Wood Bridges										
4.00.12	Replace Decking and Handrails - Kings Pond Sluice Kings Pond Sluice	1	LS	100%	2004	26	9	2030	$3,314.00	$3,314.00
4.00.13	Wood Bridge Structure Kings Pond Sluice	168	SF	100%	2004	39	22	2043	$10.21	$1,715.00
4.00.14	Replace Decking and Handrails - Kings Pond Boardwalk Kings Pond Boardwalk	1	LS	100%	2004	26	9	2030	$31,694.00	$31,694.00
4.00.15	Wood Bridge Structure Kings Pond Boardwalk	1410	SF	100%	2004	39	22	2043	$10.21	$14,396.00
4.00.16	Replace Decking and Handrails - Kings Pond Trail Kings Pond Trail	1	LS	100%	2004	26	9	2030	$10,177.00	$10,177.00
4.00.17	Wood Bridge Structure Kings Pond Trail	516	SF	100%	2004	39	22	2043	$10.21	$5,268.00
5 - Tennis Court Components										
5.00.01	Surface Treatment Tennis Courts	1600	SY	100%	2019	10	8	2029	$10,983.30	$10,983.00
5.00.02	Rebuild Asphalt Base Tennis Courts	1600	SY	100%	2004	50	33	2054	$9,187.50	$9,188.00
5.00.03	Tennis Net Posts Tennis Courts	2	PR	100%	2004	30	13	2034	$982.47	$1,965.00
5.00.04	Practice Backboard Tennis Courts	20	LF	100%	2004	45	28	2049	$461.29	$9,226.00

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5 - Tennis Court Components										
5.00.05	Replace 10' Chain Link Fence Tennis Courts	480	LF	100%	2004	40	23	2044	$50.23	$24,110.00
5.00.06	Park bench, outdoor, teak Tennis Courts	2	EA	100%	2004	35	18	2039	$375.50	$751.00
6 - Pool House and Swimming Pool										
6.00.01	Dimensional Shingle Roof Pool House	7	SQ	100%	2004	20	3	2024	$336.00	$2,352.00
6.00.02	Gutters and Downspouts Pool House	106	LF	100%	2015	34	28	2049	$1,285.91	$1,286.00
6.00.03	Wood Siding and Trim Pool House	780	SF	100%	2004	45	28	2049	$13.01	$10,148.00
6.00.04	Changing Room Doors Pool House	1	LS	100%	2004	30	13	2034	$4,115.00	$4,115.00
6.00.05	Pair Metal Door with Louvers, incl. hardware Pool House	1	PR	100%	2019	20	18	2039	$3,584.00	$3,584.00
6.00.06	Floor Mounted Tank Toilets Pool House Restrooms	3	EA	100%	2004	30	13	2034	$690.87	$2,073.00
6.00.07	Wall Mounted Urinal Pool House Restrooms	1	EA	100%	2004	30	13	2034	$1,168.11	$1,168.00
6.00.08	Restroom Countertops and Sinks Pool House Restrooms	1	LS	100%	2004	30	13	2034	$4,886.00	$4,886.00
6.00.09	Restroom Showers Pool House Restrooms	1	LS	100%	2004	30	13	2034	$5,300.00	$5,300.00

Summary Schedule of Components

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6 - Pool House and Swimming Pool										
6.00.10	Restroom Toilet Partitions Pool House Restrooms	1	LS	100%	2004	25	8	2029	$4,169.00	$4,169.00
6.00.11	Drinking Fountain Pool House	1	EA	100%	2004	30	13	2034	$1,575.06	$1,575.00
6.00.12	Swimming pool - resurface walls and bottom Swimming Pool	3250	SF	100%	2019	10	8	2029	$5.55	$18,038.00
6.00.13	Mesh pool cover Swimming Pool	2530	SF	100%	2004	20	3	2024	$4.74	$11,992.00
6.00.14	Concrete deck - original area - patching Swimming Pool	5260	SF	100%	2018	8	5	2026	$25,778.00	$25,778.00
6.00.15	Concrete Deck - new Splash Park	1350	SF	5%	2004	40	23	2044	$10.06	$679.00
6.00.16	Rubber safety surface, applied over concrete Splash Park	265	SF	100%	2015	6	0	2021	$8.82	$2,337.00
6.00.17	Coping Tiles Swimming Pool	220	LF	100%	2004	20	3	2024	$65.94	$14,507.00
6.00.18	Pool Deck Joint Swimming Pool	220	LF	100%	2014	10	3	2024	$3.91	$860.00
6.00.19	Sand filters Swimming Pool	2	EA	100%	2004	20	3	2024	$3,660.31	$7,321.00
6.00.20	Circulation Pump - replace motor (new) Swimming Pool	1	EA	100%	2015	15	9	2030	$5,728.13	$5,728.00

Summary Schedule of Components

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6 - Pool House and Swimming Pool										
6.00.21	Circulation Pump - rebuild motor (spare) Swimming Pool	1	EA	50%	2019	10	8	2029	$2,922.51	$2,923.00
6.00.22	Pump and Filter Package Unit Splash Park	1	LS	100%	2015	15	9	2030	$2,922.51	$2,923.00
6.00.23	Chlorination system Swimming Pool	1	LS	100%	2004	20	3	2024	$4,903.86	$4,904.00
6.00.24	Grab Rails - Handrails Swimming Pool	6	EA	100%	2004	40	23	2044	$283.85	$1,703.00
6.00.25	Pool Area Fence - original Swimming Pool	380	LF	100%	2004	50	33	2054	$56.66	$21,531.00
6.00.26	Mtl.. tube picket gate - 4'h Swimming Pool	2	EA	100%	2004	30	13	2034	$597.00	$1,194.00
6.00.27	Pool Area Fence - new Splash Park	102	LF	100%	2015	50	44	2065	$56.66	$5,779.00
6.00.28	Mtl.. tube picket gate - 4'h Splash Park	1	EA	100%	2004	30	13	2034	$597.00	$597.00
6.00.29	Pool Furniture Swimming Pool	1	LS	100%	2004	21	4	2025	$13,285.98	$13,286.00
6.00.30	Steel handrails at steps Pool - Tennis Courts	24	LF	100%	2016	30	25	2046	$2,285.45	$2,285.00
6.00.31	Metal Benches Pool - Tennis Courts	2	EA	100%	2004	40	23	2044	$2,300.67	$4,601.00
7 - Recreation Area Components										

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
7 - Recreation Area Components										
7.00.01	Play structure and spring riders Recreation Area Playground - New	1	EA	100%	2019	21	19	2040	$63,083.03	$63,083.00
7.00.02	Swing Set Recreation Area Playground, Original	1	EA	100%	2007	20	6	2027	$1,550.64	$1,551.00
7.00.03	Fort - Sliding Boards Recreation Area Playground, Original	1	EA	100%	2007	20	6	2027	$9,707.24	$9,707.00
7.00.04	Pipe Climber Recreation Area Playground, Original	1	EA	100%	2007	20	6	2027	$5,321.01	$5,321.00
7.00.05	Ladder Climber Recreation Area Playground, Original	1	EA	100%	2007	20	6	2027	$4,285.55	$4,286.00
7.00.06	Benches Recreation Area Playground, Original	3	EA	100%	2007	35	21	2042	$1,365.47	$4,096.00
7.00.07	Basketball Goal Recreation Area	1	EA	100%	2011	25	15	2036	$3,967.20	$3,967.00
7.00.08	Basketball Goal Recreation Area	1	EA	100%	2019	25	23	2044	$3,967.20	$3,967.00
7.00.09	Picnic Pavilion Roof Recreation Area	6	SQ	100%	2007	20	6	2027	$336.00	$2,016.00
7.00.10	Picnic Pavilion Structure Recreation Area	400	SF	100%	2007	50	36	2057	$37.70	$15,080.00
7.00.11	Storage Building Roof Recreation Area	2	SQ	100%	2012	20	11	2032	$336.00	$504.00

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7 - Recreation Area Components										
7.00.12	Storage Building Replace Recreation Area	120	SF	100%	2012	40	31	2052	$56.77	$6,812.00
8 - Clubhouse										
8.00.01	Asphalt Shingle Roof Clubhouse Exterior	25	SQ	100%	2004	20	3	2024	$628.59	$15,715.00
8.00.02	Metal Standing Seam Roof Clubhouse Exterior	1000	SF	100%	2004	30	13	2034	$10.59	$10,590.00
8.00.03	Gutters and Downspouts Clubhouse Exterior	1	LS	100%	2015	30	24	2045	$3,273.22	$3,273.00
8.00.04	Exterior Paint Clubhouse Exterior	2630	SF	100%	2018	10	7	2028	$1.56	$4,103.00
8.00.05	Wood Siding and Trim Replace Clubhouse Exterior	1850	SF	100%	2004	40	23	2044	$13.01	$24,068.00
8.00.06	Exterior Windows Clubhouse Exterior	18	EA	100%	2004	35	18	2039	$676.14	$12,171.00
8.00.07	Exterior Doors Clubhouse Exterior	1	LS	100%	2004	40	23	2044	$8,431.00	$8,431.00
8.00.08	Outside Deck Boards and Railings Clubhouse Exterior	1	LS	100%	2004	20	3	2024	$10,956.15	$10,956.00
8.00.09	Masonry Chimney Metal Cap Clubhouse Exterior	40	SF	100%	2020	30	29	2050	$29.49	$1,180.00
8.00.10	Outside Light Fixtures Clubhouse Exterior	10	EA	100%	2004	22	5	2026	$144.86	$1,449.00

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8 - Clubhouse										
8.00.11	Outdoor Furniture Allowance Clubhouse Exterior	1	LS	100%	2015	12	6	2027	$4,167.96	$4,168.00
8.00.12	Interior Light Fixtures Clubhouse Interior	1	LS	100%	2004	37	20	2041	$5,452.00	$5,452.00
8.00.13	Prefinished Hardwood Flooring Clubhouse Interior	1450	SF	100%	2015	30	24	2045	$10.94	$15,863.00
8.00.14	Interior Furniture Allowance Clubhouse Interior	1	LS	100%	2015	7	1	2022	$29,412.00	$29,412.00
8.00.15	Refurbish Restrooms Clubhouse Interior	1	LS	100%	2015	20	14	2035	$14,153.00	$14,153.00
8.00.16	HVAC System Clubhouse Interior	1	LS	100%	2004	20	3	2024	$10,575.00	$10,575.00
8.00.17	Electrical Components Clubhouse Interior	1	LS	100%	2015	10	4	2025	$2,630.26	$2,630.00
8.00.18	Kitchen Cabinets and Countertops Clubhouse Interior	1	LS	100%	2015	30	24	2045	$29,015.00	$29,015.00
8.00.19	Clubhouse Appliances Clubhouse Interior	1	LS	100%	2015	15	9	2030	$10,429.00	$10,429.00
9 - Administration Office and Fitness Center										
9.00.01	Asphalt Shingle Roof Office - Fitness Center Exterior	45	SQ	100%	2004	20	3	2024	$628.59	$28,287.00
9.00.02	Gutters and Downspouts Office - Fitness Center Exterior	1	LS	100%	2015	16	10	2031	$2,338.01	$2,338.00

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9 - Administration Office and Fitness Center										
9.00.03	Brick tuck-pointing Office - Fitness Center Exterior	675	SF	5%	2004	40	23	2044	$15.25	$515.00
9.00.04	Exterior Doors Office - Fitness Center Exterior	1	LS	100%	2004	40	23	2044	$13,257.00	$13,257.00
9.00.05	Exterior Windows Office - Fitness Center Exterior	37	EA	100%	2004	35	18	2039	$676.14	$25,017.00
9.00.06	Heat pump - exterior, side of building Office - Fitness Center Exterior	1	EA	100%	2014	15	8	2029	$6,206.19	$6,206.00
9.00.07	Heat pump - exterior, rear of building Office - Fitness Center Exterior	1	EA	100%	2004	18	1	2022	$2,420.88	$2,421.00
9.00.08	Air Handlers Office - Fitness Center Attic	1	LS	100%	2004	20	3	2024	$5,316.00	$5,316.00
9.00.09	Carpet Office - Fitness Center	162	SY	100%	2004	20	3	2024	$32.32	$5,236.00
9.00.10	Interior door, embossed 6-panel Office - Fitness Center	4	EA	100%	2004	45	28	2049	$409.59	$1,638.00
9.00.11	Water Fountain Fitness Center	1	EA	100%	2004	30	13	2034	$1,685.28	$1,685.00
9.00.12	Fitness room rubber flooring repl. ceramic tile Fitness Center	196	SF	100%	2017	25	21	2042	$6.30	$1,235.00
9.00.13	Fitness room rubber flooring, 2015 Fitness Center	750	SF	100%	2015	25	19	2040	$6.30	$4,725.00

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Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
9 - Administration Office and Fitness Center										
9.00.14	Hoist H4400 Multi-Gym Fitness Center	1	EA	100%	2004	20	3	2024	$4,047.68	$4,048.00
9.00.15	Octane Fitness Elliptical Fitness Center	1	EA	100%	2015	10	4	2025	$4,676.04	$4,676.00
9.00.16	Octane Fitness Elliptical Fitness Center	1	EA	100%	2015	10	4	2025	$4,676.04	$4,676.00
9.00.17	True LC 1100 Treadmill Fitness Center	1	EA	100%	2015	8	2	2023	$6,195.73	$6,196.00
9.00.18	Matrix Ultimate Deck Treadmill (TX3) Fitness Center	1	EA	100%	2015	8	2	2023	$4,676.04	$4,676.00
9.00.19	Star Trac Deck Treadmill, Series 4 Fitness Center	1	EA	100%	2018	8	5	2026	$4,287.25	$4,287.00
9.00.20	True LC 900 Recumbent Bike Fitness Center	1	EA	100%	2015	10	4	2025	$3,156.32	$3,156.00
9.00.21	True LC 900 Upright Bike Fitness Center	1	EA	100%	2015	10	4	2025	$2,571.80	$2,572.00
9.00.22	Concept 2 PM 3 Rower Fitness Center	1	EA	100%	2015	10	4	2025	$1,169.01	$1,169.00
9.00.23	Hampton Free Weights, Stand, bench Fitness Center	1	EA	100%	2004	20	3	2024	$2,428.62	$2,429.00
9.00.24	Refurbish Office - Fitness Center	1	EA	100%	2015	20	14	2035	$17,593.55	$17,594.00

Brickshire Golf Club

Providence Forge, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Executive Summary

Final Report

2022

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

Executive Summary

Final Report

Date: 11/14/2021

DMA Project #2009004

Prepared for: Brickshire Community Association

Managed by: Dodson Property Management

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DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

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 data reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, national cost data, continually updated inflation indices 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.

To give you the maximum value of this tool, DMA conducts live *working sessions* with management and community leaders in an online format, included in our project fee, or in an in-person format for a small additional cost stated in our proposal. During these sessions all aspects of the analysis are open to discussion, correction, and modification in real time along with real-time alternate funding scenarios. This tool will give you greater power, knowledge and control over your community's capital budgets.

You should review your reserve expenditures and funding plan at least annually as part of the 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 adjust the study based on any actual capital component replacements that you have made or expect to make, and to make corresponding adjustments to the funding contribution (additional fee). As part of these adjustments, DMA will update all of our component cost and useful life estimates, as well as the current inflation rate and your current interest or income rates.

DMA recommends that this analysis be updated 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 observed 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.

It is important that you keep a record of each reserve expenditure made by the community. We recommend that you keep copies of all purchase orders, invoices, work contracts, specifications, warranty information, etc. that can provide accurate information on your replacement history, costs and future replacement expectations for each component. Periodic updating of this report with recorded reserve expenditures and dates will create an actual history of your community's reserve activity, which is the best predictor of future needs.

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

Section	Page
Purpose of the Reserve Study	1
Governing Statutes	2
Personnel and Project Information	3
Reserve Study Updates	4
Community Synopsis	5
DMA Cash Flow Funding Plan	6
DMA Assessment Allocation Model	9
The Physical Analysis	10
The Financial Analysis	16
Standards, Limitations, Conditions, Disclosure and Restrictions	20
Reserve Expenditures by Year (First 5 years)	22
Summary Schedule of Components	27

ADDITIONAL SEPARATE FILES PROVIDED

Detailed Schedule of Components

– 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.

Expenditures by Year for Entire Study Period

– 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 with the Final Report).

Purpose of the Reserve Study

Your community contains infrastructure and amenities (capital assets) that are owned in common by all property or unit owners. Your owners' association is responsible for replacing these assets when they wear out or become unusable. A capital reserve account is a savings account designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Funds in this dedicated account can be accumulated over a period of many years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot, for example, be returned to the operating account without the Association paying a penalty. 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 looks at various ways to adequately fund your reserves.

A reserve study is a funding plan - not a maintenance schedule. This 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.

A reserve study is also not an engineering study. A reserve study is geared toward evaluating when a component needs to be replaced and how much it will cost to replace. It is not an in-depth engineering assessment of the component's functional operation, defects or design. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all of the components listed, however in-depth assessments of specific components is 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.

Governing Statutes

Virginia Updated on: 7/31/2021

Below are the relevant paragraphs from the Virginia Property Associations Act and the Virginia Condominium Act that affect reserve studies and reserve funding. The requirements are similar for both Acts. Virginia Property Associations Act § 55.1-1826. Annual budget; reserves for capital components A. Except to the extent provided in the declaration, the board of directors shall, prior to the commencement of the fiscal year, make available to lot owners either (i) the annual budget of the association or (ii) a summary of such annual budget. B. Except to the extent otherwise provided in the declaration and unless the declaration imposes more stringent requirements, the board of directors shall: 1. Conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1800; 2. Review the results of that study at least annually to determine if reserves are sufficient; and 3. Make any adjustments the board of directors deems necessary to maintain reserves, as appropriate. C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the association budget shall include: 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1800; 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore capital components and the amount of the expected contribution to the reserve fund for that year; 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves. Virginia Condominium Act § 55.1-1965. Annual budget; reserves for capital components A. Except to the extent provided in the condominium instruments, the executive board shall, prior to the commencement of the fiscal year, make available to unit owners either (i) the annual budget of the unit owners' association or (ii) a summary of such annual budget. B. Except to the extent otherwise provided in the condominium instruments, the executive board shall: 1. Conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1900; 2. Review the results of that study at least annually to determine if reserves are sufficient; and 3. Make any adjustments the executive board deems necessary to maintain reserves, as appropriate. C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the unit owners' association budget shall include: 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1900; 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore the capital components and the amount of the expected contribution to the reserve fund for that fiscal year; 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves.

Personnel and Project Information

This study was prepared under the direct supervision of Douglas Greene, NCARB, RS, a Reserve Specialist certified by the Community Association Institute, a registered Architect in the states of Virginia, Maryland and North Carolina and a member of the National Council of Architectural Registration Boards (NCARB). Mr. Greene holds a Bachelor of Architecture degree from Kent State University

The field survey, inventory, and condition assessment was conducted by Douglas Greene, NCARB, RS, a Reserve Specialist certified by the Community Association Institute, a registered Architect in the states of Virginia, Maryland and North Carolina and a member of the National Council of Architectural Registration Boards (NCARB). Mr. Greene holds a Bachelor of Architecture degree from Kent State University.

DMA was awarded the contract on 9/2/2020

DMA conducted site visits at the property on 1/22/2021, 1/27/2021 and 2/5/2021.

Photographs were taken at the site and a digital folder will be provided with the Final Report 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:

2020 Balance Sheet.xlsx

2020 Equipment List.xls

Brickshire Golf Clubhouse Drawings.pdf

Brickshire Golf Clubhouse Elevations F-R.pdf

Brickshire Golf Clubhouse Elevations Sides.pdf

Brickshire Golf Clubhouse First Floor.pdf

Brickshire Golf Clubhouse Roof.pdf

Brickshire Golf Clubhouse Roof.pdf.TRX

Carpeting Invoice_CG003044.pdf

Ceramic Tile Invoice_003044A.pdf

Golf refurbish expenditues (version 1).xlsx

Hydro Solutions 2nd Irrigation pump.pdf

RE_ Brickshire Golf Club_ Request for Additional Information.msg

Solitude Lake Mgmt. Pond Aerator (Golfcourse).pdf

Reserve Study Updates

Draft Analysis

Published on: Friday, February 26, 2021

This is the first draft of your reserve study. It shows the current health of your reserve account compared to the expected cash needs for the components identified in the Schedule of Components. We then use the Cash Flow funding method to project your likely funding needs going forward to adequately fund this account in view of our Schedule of Components including the projected lifecycle and estimated replacement costs for all components. This is a preliminary funding plan for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. See "The Physical Analysis" and "The Financial Analysis" discussions to understand all of the workings of this study.

Presently there is no capital reserve account and no budgeted contribution to such an account. The initial funding analysis contains a recommended starting fund level, a recommended annual escalation to that funding level, and also includes a commercial loan to fund a project to rebuild the bunkers on the course in 2022.

The assumptions and decisions that we have preliminarily made need to be discussed, and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this facility. The next step is to conduct the working session with you, as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored, in order to develop the plan that works for you. Contact DMA to set up this session.

Final Report

Published on: Sunday, November 14, 2021

DMA conducted in informal online working session with Jerry Assessor and Leo Vozel on Tuesday, October 5th, 2021. At this session the members directed DMA to create an annual allowance for restorative work on the bunkers, greens and tees, rather than create funding for major course-wide renovation projects. Of these assets, the bunkers need the most work at this time. The greens and tees appear to be in generally good condition. A four phase project was created for replacement of the course irrigation system. This may or may not be a feasilble course of action and should be discussed with a golf course irrigation contractor.

DMA views this as a short-term strategy that will need to be revisited in the coming years.

The current cash flow funding plan includes a contribution to reserves of $100,000 in 2022, increasing to $200,000 in 2023 and then increasing annually by 3.3% (close to the inflation rate) in the following years. The Association may want to review this plan in 2022 after DMA updates the projected inflation and interest earnings rates following the volatility of the current market.

Community Synopsis

Association Name:	Brickshire Community Association
Community Location / Address:	5520 Virginia Park Drive Providence Forge, VA 23140
Community Size (Number of Units):	1
Unit Types:	Golf/Country Club
Year(s) constructed:	2002
Year converted:	N/A
Management:	Dodson Property Management
Represented by:	Foster Haynes, CMCA AMS
Telephone:	(804) 658-7622
E-mail:	fosterh@dodsonpropertymanagement.com
Study Level:	Capital Reserve Study, Level I

Financial Summary

Fiscal Year: 1/1/2022 to 12/31/2022 Current Fiscal Year Name: 2022 All Values are for Study Year: 2022 Study Period: 30 Years

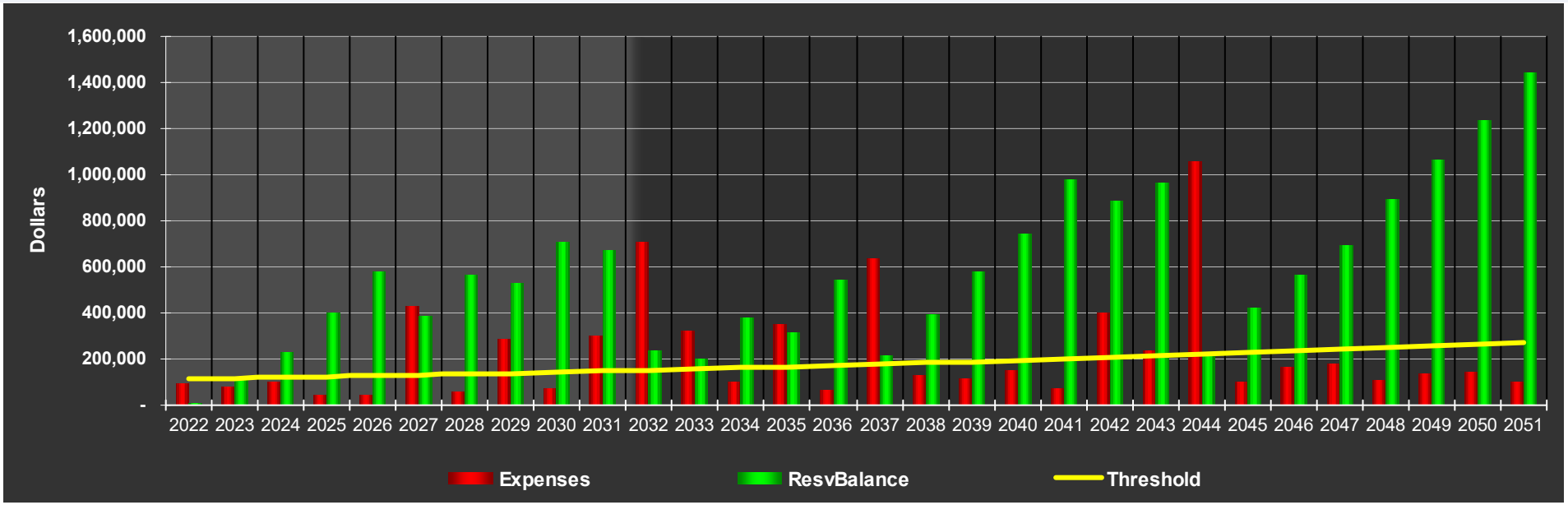
	Reserve Account Starting Balance	Avg Earnings Rate	Budgeted Contribution
Brickshire Golf Club	**$0**	**0.50%**	**$100,000**

Financial Information Source: Brickshire Golf Club Balance Sheet 12-31-20. There is no reserve account and no budgeted reserve fund transfer as of the study date.

Brickshire Golf Club

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

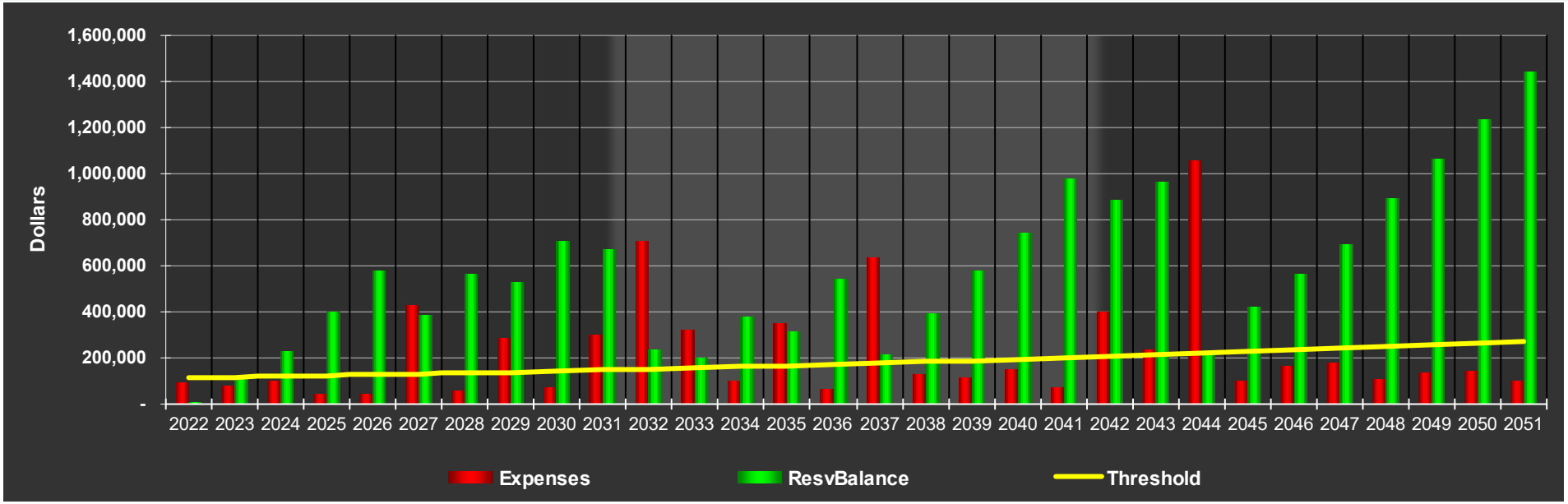
Years:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	$0	$4,192	$123,772	$231,635	$401,942	$579,695	$384,468	$567,004	$526,877	$708,439
Transfer To Reserve	$100,000	$200,000	$206,600	$213,418	$220,461	$227,736	$235,251	$243,014	$251,033	$259,317
Investment Income	$0	$21	$619	$1,158	$2,010	$2,898	$1,922	$2,835	$2,634	$3,542
Projected Expenditures	-$95,808	-$80,441	-$99,356	-$44,269	-$44,718	-$425,861	-$54,637	-$285,976	-$72,105	-$298,431
EOY Reserve Balance	$4,192	$123,772	$231,635	$401,942	$579,695	$384,468	$567,004	$526,877	$708,439	$672,867
Threshold	$112,136	$115,589	$119,150	$122,819	$126,602	$130,502	$134,521	$138,664	$142,935	$147,338
Transfer Change +/- (%)	*0.00%*	*100.00%*	*3.30%*	*3.30%*	*3.30%*	*3.30%*	*3.30%*	*3.30%*	*3.30%*	*3.30%*
Investment Income Rate	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

Brickshire Golf Club

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

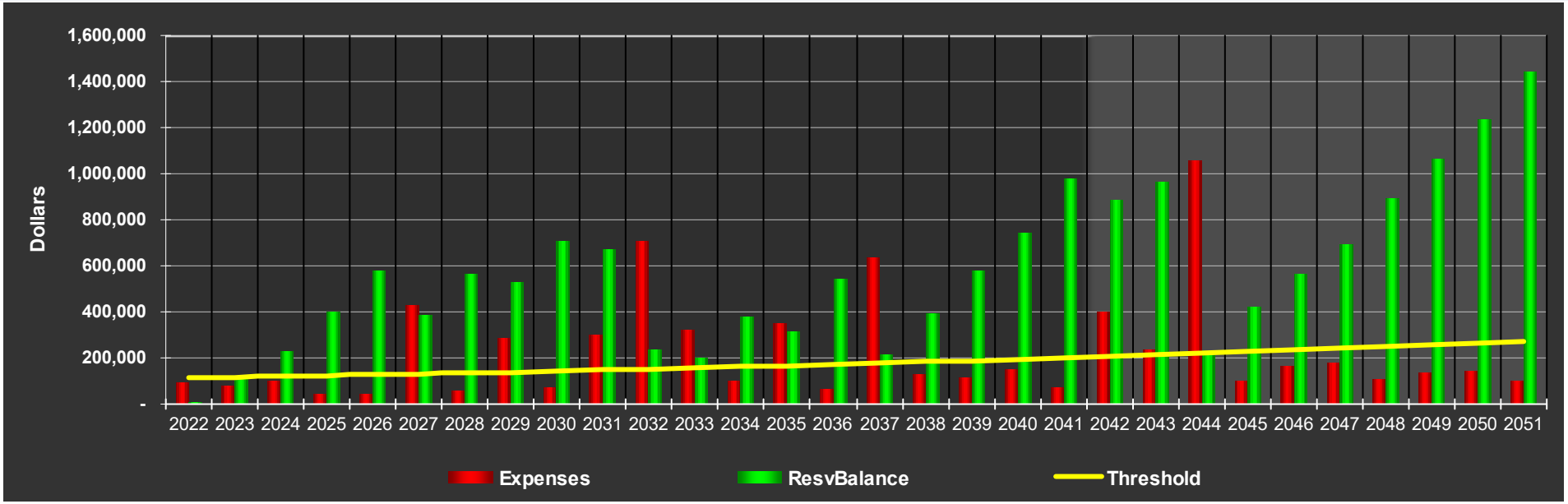
Years:	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	$672,867	$238,776	$197,248	$377,646	$314,663	$544,209	$213,000	$391,359	$581,067	$741,891
Transfer To Reserve	$267,874	$276,714	$282,248	$287,893	$293,651	$299,524	$305,514	$305,514	$305,514	$305,514
Investment Income	$3,364	$1,194	$986	$1,888	$1,573	$2,721	$1,065	$1,957	$2,905	$3,709
Projected Expenditures	-$705,329	-$319,436	-$102,836	-$352,764	-$65,678	-$633,454	-$128,220	-$117,763	-$147,595	-$70,741
EOY Reserve Balance	$238,776	$197,248	$377,646	$314,663	$544,209	$213,000	$391,359	$581,067	$741,891	$980,373
Threshold	$151,876	$156,553	$161,375	$166,345	$171,469	$176,750	$182,194	$187,806	$193,590	$199,553
Transfer Change +/- (%)	*3.30%*	*3.30%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*0.00%*	*0.00%*	*0.00%*
Investment Income Rate	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

Brickshire Golf Club

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

Years:	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	$980,373	$889,148	$960,924	$214,695	$418,617	$563,600	$690,867	$892,794	$1,066,553	$1,237,079
Transfer To Reserve	$305,514	$305,514	$305,514	$305,514	$305,514	$305,514	$305,514	$305,514	$305,514	$305,514
Investment Income	$4,902	$4,446	$4,805	$1,073	$2,093	$2,818	$3,454	$4,464	$5,333	$6,185
Projected Expenditures	-$401,641	-$238,184	-$1,056,548	-$102,665	-$162,624	-$181,065	-$107,041	-$136,219	-$140,321	-$103,522
EOY Reserve Balance	$889,148	$960,924	$214,695	$418,617	$563,600	$690,867	$892,794	$1,066,553	$1,237,079	$1,445,256
Threshold	$205,699	$212,034	$218,565	$225,297	$232,236	$239,389	$246,762	$254,362	$262,197	$270,272
Transfer Change +/- (%)	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Investment Income Rate	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*	*0.50%*

Projected Expenditures: The inflation rate for future expenditures is compounded annually at: 3.08% Transfer Change: The % increase/decrease of the Reserve Transfer from previous year.
Reserve Balance: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph.
Threshold: A percentage of the total one-time replacement cost of all components, indexed to inflation in future years. Current setting: 5.00%

DMA Assessment Allocation Model

Yearly Change	Year	Operating *	Reserve	Special	TOTAL	Reserves as a % of Total	Annual Increase
	2022	$400,000	$100,000	$0	**$500,000**	20.00%	0.00%
	2023	$400,000	$200,000	$0	**$600,000**	33.33%	20.00%
	2024	$400,000	$206,600	$0	**$606,600**	34.06%	1.10%
	2025	$400,000	$213,418	$0	**$613,418**	34.79%	1.12%
	2026	$400,000	$220,461	$0	**$620,461**	35.53%	1.15%

* In the model above, the annual reserve budget numbers are as recommended in this analysis. The operating budget number is increased annually at the consumer price index and does 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. The current consumer price index used in this model is 0%.

Average Annual Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
1	**Golf/Country Club**	**Units**	100.0%	**2022**	$400,000	$100,000	$0	**$500,000**
				2023	$400,000	$200,000	$0	**$600,000**
				2024	$400,000	$206,600	$0	**$606,600**
				2025	$400,000	$213,418	$0	**$613,418**
				2026	$400,000	$220,461	$0	**$620,461**

Average Monthly Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
1	**Golf/Country Club**	**Units**	100.0%	**2022**	$33,333	$8,333	$0	**$41,667**
				2023	$33,333	$16,667	$0	**$50,000**
				2024	$33,333	$17,217	$0	**$50,550**
				2025	$33,333	$17,785	$0	**$51,118**
				2026	$33,333	$18,372	$0	**$51,705**

The Physical Analysis

RESERVE COMPONENTS DEFINED

In this study a Reserve Component is defined as a specific project to replace, refurbish or significantly repair a specific capital asset in a specific location in the community, property or facility. 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:

- 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.

The Physical Analysis

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.

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 Associations filing Form 1120 or 1120H. It is incumbent upon the Association to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts. The Association 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.

You may request that any of these components be removed from the reserve account, in which case they will be funded from your operating account or a separate non-tax-exempt account.

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.

The Physical Analysis

- 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:

The Physical Analysis

- 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.

The Physical Analysis

- 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:

The Physical Analysis

- 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.

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.

The Financial Analysis

This reserve study provides (1) a financial assessment of your current reserve fund vs. the estimated funding need, and (2) a recommended funding plan to adequately fund the reserve account going forward. To accomplish this analysis, we first have to identify six parameters:

Parameters:

- Fiscal Year: To determine the beginning point of the study, we first have to identify the fiscal year that the association is using. The fiscal year is 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: This study identifies the first year of calculations, which includes the current value of the reserve components. It is normally the calendar year that includes the starting date of the association's fiscal year. However, a fiscal year which is not the calendar year 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.
- Inflation Rate: 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. DMA uses a focused construction inflation index provided by R.S. Means – the same company that provides us with construction cost data. This is an historical record of actual construction costs and can be focused on residential or non-residential construction as opposed to the more general consumer or producer price indices generated by the U. S. Government. We use the most current index available and we use that projection for all years in the study. As the inflation rate changes over time, we can update with one click, which will update all of the information in the analysis immediately.

The Financial Analysis

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

There are four funding models used to create funding plans for reserve accounts including:

- Full Funding Model – (Also called the Component Method.) 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.
- Baseline Funding Model – (Also called a Minimum Funded 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 – (Also called the Cash Flow Method.) This model is based on the Baseline Funding concept. However, in this model a minimum cash reserve balance is established at some predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. Associations should take into consideration that depending on the mix of common area major components this model may be more or less conservative than the fully funded model.
- Statutory Funding Model – This model is based on local statutes. To use it, associations set aside a specific minimum dollar amount of reserves as required by statutes.

The Financial Analysis

DMA's NAVIGATOR™ uses the Threshold 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. Note that 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.

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.

The Financial Analysis

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.

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.

Standards, Limitations, Conditions, Disclosure and Restrictions

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.

LEGAL RESTRICTIONS ON USE OF THIS INFORMATION

Ownership of Reports, Electronic Files, Data, Media, Software Programs and Other Related Materials: Reports, electronic files, media, and software programs are instruments of professional service and the intellectual property of DMA Reserves Inc., and where appropriate, shall be protected and copyrighted under the laws of the United States with all rights reserved. The Client and their authorized representative or agent are entitled to use these documents in connection with this project. This use may include distribution of DMA reports including electronic files to membership, including publication on private member access portions of client's website. Client may also share DMA reports with Client's accountants, auditors, and bankers, and may include DMA reports in required disclosures to buyers or prospective members in accordance with governing statutes. DMA reports, electronic files, data, media, software programs, written and electronic communications relative to this project, may NOT be shared with or distributed to ANY THIRD PARTIES not defined above without the express written consent of DMA Reserves Inc.

Use of Electronic Files, Media, Software and Programs: DMA may transmit these documents as electronic files. DMA shall not be responsible for any viruses that may be transmitted with the electronic files, media, software or programs furnished to the Client. DMA shall not be responsible for any data erosion, erasure, alteration or failure of electronic files, media, software or programs that may occur at the time of transmission or over time. DMA makes no warranty as to the compatibility of the electronic files, media, software or programs with any operating system or programs.

Reserve Expenditures by Year (First 5 years)

Year 2022

Line #	Component	Location	Replacement Cost *
1.00.01	Cart Path - Concrete	Clubhouse and Fairways	$28,037.00
1.00.02	Greens Maintenance	Fairways Site-Wide	$6,991.00
1.00.03	Tees Maintenance	Fairways Site-Wide	$1,931.00
1.00.04	Bunkers and Surrounds	Fairways Site-Wide	$19,082.00
1.00.14	Replace Bridge Deck and Curbs	Hole #2	$9,144.00
1.00.16	Replace Bridge Deck and Curbs	Hole #5	$13,062.00
1.00.24	Replace Bridge Deck and Curbs	Hole #13	$10,449.00
2.01.14	9' Garage door, residential	Clubhouse	$2,702.00
2.01.15	9' Garage door, residential	Clubhouse	$2,702.00
2.05.07	Wood fence, Dumpster Gates	Dumpster	$0.00
2.05.08	Wood fence, stockade	Dumpster	$0.00
2.05.11	Golf Club decorative composite sign	Parking Lot	$1,708.00
Total Expenditures for Year 2022			**$95,808.00**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2023

Line #	Component	Location	Replacement Cost *
1.00.02	Greens Maintenance	Fairways Site-Wide	$7,206.00
1.00.03	Tees Maintenance	Fairways Site-Wide	$1,990.00
1.00.04	Bunkers and Surrounds	Fairways Site-Wide	$19,670.00
1.00.11	Floating aerators, 5 HP	Lake	$12,796.35
1.00.18	Replace Bridge Deck and Curbs	Hole #7	$5,385.93
1.00.20	Replace Bridge Deck and Curbs	Hole #9	$12,118.08
2.05.01	Asphalt Repair and Restoration	Parking Lot	$18,081.26
3.04.02	Asphalt Road Repair	Maintenance Road	$3,193.42
Total Expenditures for Year 2023			**$80,441.04**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2024

Line #	Component	Location	Replacement Cost *
1.00.02	Greens Maintenance	Fairways Site-Wide	$7,428.00
1.00.03	Tees Maintenance	Fairways Site-Wide	$2,052.00
1.00.04	Bunkers and Surrounds	Fairways Site-Wide	$20,276.00
2.01.06	Box wood stairs, closed risers, treated	Clubhouse	$10,031.52
2.03.17	Compressor/evaporator for refrigeration, commercial	Clubhouse Kitchen	$10,062.34
2.05.05	Concrete sidewalk, stamped	Clubhouse Front	$16,135.86
3.03.11	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.12	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.13	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.14	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.15	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.16	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.17	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.03.18	Utility Vehicle - Light Duty	Maintenance Building	$0.00
3.04.03	Gravel paving restoration	Maintenance Road	$13,022.60
3.04.04	Gravel paving restoration	Maintenance Lot	$20,347.81
Total Expenditures for Year 2024			**$99,356.13**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2025

Line #	Component	Location	Replacement Cost *
1.00.02	Greens Maintenance	Fairways Site-Wide	$7,657.00
1.00.03	Tees Maintenance	Fairways Site-Wide	$2,115.00
1.00.04	Bunkers and Surrounds	Fairways Site-Wide	$20,900.00
1.00.10	Floating aerators, 5 HP	Lake	$13,596.75
2.03.02	Beer Dispenser - 2 Keg	Clubhouse Bar	$0.00
3.03.04	Riding Roller	Maintenance Building	$0.00
3.03.22	Bunker Rake - Riding	Maintenance Building	$0.00
3.03.23	Bunker Rake - Riding	Maintenance Building	$0.00
3.03.24	Aerator - Self Propelled - Walk Behind	Maintenance Building	$0.00
3.03.28	Reel Grinder	Maintenance Building	$0.00
3.03.29	Equipment Lift	Maintenance Building	$0.00
3.03.30	Blower - Tow Behind	Maintenance Building	$0.00
3.03.31	Tee - Green Top Dresser - Tow Behind	Maintenance Building	$0.00
Total Expenditures for Year 2025			**$44,268.75**

* Cost after first year includes an inflation factor of 3.08%

Reserve Expenditures by Year (First 5 years)

Year 2026

Line #	Component	Location	Replacement Cost *
1.00.02	Greens Maintenance	Fairways Site-Wide	$7,893.00
1.00.03	Tees Maintenance	Fairways Site-Wide	$2,180.00
1.00.04	Bunkers and Surrounds	Fairways Site-Wide	$21,544.00
1.00.22	Replace Bridge Deck and Curbs	Hole #11	$4,423.46
3.04.05	Wash and Fuel Pad	Site-Wide	$8,677.57
Total Expenditures for Year 2026			**$44,718.03**

* Cost after first year includes an inflation factor of 3.08%

Summary Schedule of Components

Total Replacement Cost by Section

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1.00	Golf Course	25	$4,865,019	71.81%
2.00	Clubhouse	82	$1,484,546	21.91%
3.00	Maintenance Department	52	$333,937	4.93%
4.00	Pump House	12	$91,747	1.35%
Totals		**171**	**$6,775,249**	

Replacement Costs are the projected inflation adjusted costs of ALL components within the timeframe of this analysis.

Replacement Costs Proportions

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - Golf Course										
1.00.01	Cart Path - Concrete Clubhouse and Fairways	283200	SF	1%	2002	20	0	2022	$9.90	$28,037.00
1.00.02	Greens Maintenance Fairways Site-Wide	1	LS	1%	2002	20	0	2022	$699,137.00	$6,991.00
1.00.03	Tees Maintenance Fairways Site-Wide	1	LS	1%	2002	20	0	2022	$193,107.00	$1,931.00
1.00.04	Bunkers and Surrounds Fairways Site-Wide	1	LS	5%	2002	20	0	2022	$381,633.00	$19,082.00
1.00.05	Irrigation System Replacement per Head Fairways Site-Wide	1000	EA	17%	2002	25	5	2027	$1,100.00	$183,260.00
1.00.06	Satellite Irrigation Controller Fairways Site-Wide	19	EA	100%	2002	25	5	2027	$2,200.00	$41,800.00
1.00.07	Irrigation Central Control System Maintenance Building	1	LS	100%	2019	10	7	2029	$20,000.00	$20,000.00
1.00.08	Pond and reservoir liners, membrane HDPE Lake	229000	SF	100%	2014	30	22	2044	$2.00	$458,000.00
1.00.09	Floating aerators, 5 HP Lake	1	EA	100%	2019	15	12	2034	$12,047.99	$12,048.00
1.00.10	Floating aerators, 5 HP Lake	2	EA	50%	2020	5	3	2025	$12,413.65	$12,414.00
1.00.11	Floating aerators, 5 HP Lake	1	EA	100%	2002	21	1	2023	$12,413.65	$12,414.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - Golf Course										
1.00.12	Outflow tee Lake	1	EA	100%	2002	50	30	2052	$2,611.16	$2,611.00
1.00.13	Outfall piping, (RCP), 24 diameter Lake	100	LF	100%	2002	50	30	2052	$169.46	$16,946.00
1.00.14	Replace Bridge Deck and Curbs Hole #2	1	LS	100%	2002	20	0	2022	$9,144.00	$9,144.00
1.00.15	Replace Bridge Structure Hole #2	560	SF	100%	2002	40	20	2042	$56.70	$31,752.00
1.00.16	Replace Bridge Deck and Curbs Hole #5	1	LS	100%	2002	20	0	2022	$13,062.00	$13,062.00
1.00.17	Replace Bridge Structure Hole #5	800	SF	100%	2002	40	20	2042	$56.70	$45,360.00
1.00.18	Replace Bridge Deck and Curbs Hole #7	1	LS	100%	2002	21	1	2023	$5,225.00	$5,225.00
1.00.19	Replace Bridge Structure Hole #7	320	SF	100%	2002	41	21	2043	$56.70	$18,144.00
1.00.20	Replace Bridge Deck and Curbs Hole #9	1	LS	100%	2002	21	1	2023	$11,756.00	$11,756.00
1.00.21	Replace Bridge Structure Hole #9	1	SF	100%	2002	41	21	2043	$45,295.00	$45,295.00
1.00.22	Replace Bridge Deck and Curbs Hole #11	1	LS	100%	2002	24	4	2026	$3,918.00	$3,918.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - Golf Course										
1.00.23	Replace Bridge Structure Hole #11	240	SF	100%	2002	44	24	2046	$56.70	$13,608.00
1.00.24	Replace Bridge Deck and Curbs Hole #13	1	LS	100%	2002	20	0	2022	$10,449.00	$10,449.00
1.00.25	Replace Bridge Structure Hole #13	1	SF	100%	2002	40	20	2042	$40,263.00	$40,263.00
2 - Clubhouse										
2.01 - Clubhouse Exterior										
2.01.01	Shingled roof, hvy.. wt. full-dimensional asphalt shingles - simple profile Clubhouse	70	SQ	100%	2002	30	10	2032	$387.67	$27,137.00
2.01.02	Steel roofing - standing seam Clubhouse	1460	SF	100%	2002	30	10	2032	$10.70	$15,622.00
2.01.03	Louvers, vinyl gable vent Clubhouse	220	SF	100%	2002	35	15	2037	$89.76	$19,747.00
2.01.04	Plywood siding, T-1-11, cedar Clubhouse	2300	SF	100%	2002	35	15	2037	$7.24	$16,652.00
2.01.05	Aluminum gutter Clubhouse	700	LF	100%	2018	20	16	2038	$5.63	$3,941.00
2.01.06	Box wood stairs, closed risers, treated Clubhouse	36	RISER	100%	2002	22	2	2024	$262.25	$9,441.00
2.01.07	Stair railing, PVC, 42 high, with balusters Clubhouse	120	LF	100%	2002	30	10	2032	$48.09	$5,771.00

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.01 - Clubhouse Exterior										
2.01.08	Porch railing, PVC, 36 high, with balusters Clubhouse	25	LF	100%	2002	30	10	2032	$38.47	$962.00
2.01.09	Front Entrance Doors with Sidelites Clubhouse	1	PR	100%	2002	30	10	2032	$8,292.06	$8,292.00
2.01.10	Kitchen Entrance Doors Clubhouse	1	PR	100%	2002	30	10	2032	$3,383.38	$3,383.00
2.01.11	Extr.Doors, steel, prehung, insulated, embossed, half glass, 3'-0 x 6'-8 Clubhouse	2	EA	100%	2002	30	10	2032	$1,353.35	$2,707.00
2.01.12	Extr.Doors, steel, prehung, insulated, embossed Clubhouse	4	EA	100%	2002	30	10	2032	$1,353.35	$5,413.00
2.01.13	Pro Shop Entrance Doors Site-Wide	1	PR	100%	2002	45	25	2047	$4,904.61	$4,905.00
2.01.14	9' Garage door, residential Clubhouse	1	EA	100%	2002	20	0	2022	$2,702.03	$2,702.00
2.01.15	9' Garage door, residential Clubhouse	1	EA	100%	2002	20	0	2022	$2,702.03	$2,702.00
2.01.16	Brick tuck-pointing Chimneys Clubhouse	2220	SF	20%	2020	10	8	2030	$12.32	$5,470.00
2.01.17	Windows Site-Wide	1	LS	100%	2002	35	15	2037	$63,956.00	$63,956.00
2.02 - Clubhouse Interior										

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.02 - Clubhouse Interior										
2.02.01	Carpet Tile, tufted nylon, 35 oz. Clubhouse	160	SY	100%	2020	15	13	2035	$14,124.08	$14,124.00
2.02.02	6 x 6 Ceramic tile floors Clubhouse Kitchen	706	SF	100%	2002	30	10	2032	$30.98	$21,872.00
2.02.03	12 x 12 Ceramic tile floors Clubhouse Toilet Rooms	530	SF	100%	2002	60	40	2062	$11.32	$6,000.00
2.02.04	6 x 30 Ceramic tile floors Clubhouse Bar	203	SF	100%	2020	20	18	2040	$4,624.55	$4,625.00
2.02.05	Wood Lockers, multi-tier Clubhouse Locker Rooms	17	EA	100%	2002	30	10	2032	$728.14	$12,378.00
2.02.06	Reg. Toilet Partitions, ceiling hung, phenolic Clubhouse Toilet Rooms	1	EA	100%	2002	30	10	2032	$1,581.18	$1,581.00
2.02.07	Handicap Toilet Partitions, plastic, ceiling hung, incl. grab bars Clubhouse Toilet Rooms	2	EA	100%	2002	30	10	2032	$2,176.55	$4,353.00
2.02.08	Floor-mounted toilet, tank type Snack Bar Toilet Rooms	3	EA	100%	2002	30	10	2032	$697.78	$2,093.00
2.02.09	Floor-mounted toilet, tank type Clubhouse Toilet Rooms	3	EA	100%	2002	30	10	2032	$697.78	$2,093.00
2.02.10	Urinal, Floor Clubhouse Toilet Rooms	2	EA	100%	2002	30	10	2032	$2,123.62	$4,247.00
2.02.11	Urinal, wall hung Snack Bar Toilet Rooms	1	EA	100%	2002	40	20	2042	$1,179.79	$1,180.00

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.02 - Clubhouse Interior										
2.02.12	Automatic Flush Valves for toilet or urinal Clubhouse Toilet Rooms	2	EA	100%	2002	25	5	2027	$759.20	$1,518.00
2.02.13	Countertops Clubhouse Toilet Rooms	32	SF	100%	2002	30	10	2032	$240.56	$7,698.00
2.02.14	Water cooler, wall mounted, non-recessed, dual height, 8.2 GPH Clubhouse	1	EA	100%	2002	30	10	2032	$3,814.68	$3,815.00
2.02.15	Display Casework and Counters Pro Shop	1	LS	100%	2002	30	10	2032	$25,000.00	$25,000.00
2.03 - Kitchen and Bar										
2.03.01	Beverage dispenser, commercial kitchen equipment, carbonated, with ice holder, 150 lbs Clubhouse Bar	1	EA	0%	2002	20	0	2022	$7,356.48	$0.00
2.03.02	Beer Dispenser - 2 Keg Clubhouse Bar	1	EA	0%	2002	20	0	2022	$2,746.00	$0.00
2.03.03	3- Compartment sink Clubhouse Bar	1	EA	100%	2002	30	10	2032	$1,636.01	$1,636.00
2.03.04	Cocktail station with Ice Bin Clubhouse Bar	1	EA	100%	2020	20	18	2040	$2,017.05	$2,017.00
2.03.05	Front Bar Clubhouse Bar	14	LF	100%	2002	30	10	2032	$751.00	$10,514.00
2.03.06	Server Casework Clubhouse Kitchen	1	LS	100%	2002	30	10	2032	$3,055.00	$3,055.00

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.03 - Kitchen and Bar										
2.03.07	Bar Casework Clubhouse Bar	1	LS	100%	2002	30	10	2032	$3,055.00	$3,055.00
2.03.08	Cooler, commercial kitchen equip, reach-in, beverage Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$4,565.36	$4,565.00
2.03.09	Walk-in Freezers, commercial, pre-fab, with refrigeration Clubhouse Kitchen	80	GSF	100%	2002	30	10	2032	$219.51	$17,561.00
2.03.10	Broiler, commercial kitchen equipment, without oven, standard Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$5,280.14	$5,280.00
2.03.11	Fryer, commercial kitchen equipment, floor model Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$3,742.90	$3,743.00
2.03.12	Fryer, commercial kitchen equipment, floor model Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$3,742.90	$3,743.00
2.03.13	Range, restaurant type, 6 burners & 1 standard oven Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$4,165.69	$4,166.00
2.03.14	Food warmer, commercial kitchen equipment, counter Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$946.46	$946.00
2.03.15	Table, commercial, stainless, with sink Clubhouse Kitchen	1	LF	100%	2002	30	10	2032	$722.83	$723.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.03 - Kitchen and Bar										
2.03.16	Table, commercial, stainless, basic Clubhouse Kitchen	1	LF	100%	2002	30	10	2032	$482.12	$482.00
2.03.17	Compressor/evaporator for refrigeration, commercial Clubhouse Kitchen	1	EA	100%	2002	22	2	2024	$9,469.51	$9,470.00
2.03.18	Ice cube maker, modular Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$7,079.08	$7,079.00
2.03.19	Dishwasher, semi-automatic Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$8,402.32	$8,402.00
2.03.20	Dishwasher hood, commercial Clubhouse Kitchen	4	LF	100%	2002	30	10	2032	$1,479.91	$5,920.00
2.03.21	Pot sink, commercial kitchen equipment Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$1,636.01	$1,636.00
2.03.22	Fans, rooftop kitchen exhaust Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$2,224.91	$2,225.00
2.03.23	Fans, rooftop kitchen exhaust Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$1,779.93	$1,780.00
2.03.24	Hood fire protection system, gas stove, commercial kitchen Clubhouse Kitchen	1	EA	100%	2002	30	10	2032	$3,710.01	$3,710.00
2.03.25	Exhaust hood, centrifugal grease extraction, water wash type Clubhouse Kitchen	10	LF	100%	2002	30	10	2032	$2,647.47	$26,475.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.03 - Kitchen and Bar										
2.03.26	Sandwich-Salad Prep Station 48" Clubhouse Kitchen	1	EA	100%	2020	20	18	2040	$3,150.00	$3,150.00
2.03.27	Ice cube maker, modular Cart Barn	1	EA	100%	2002	30	10	2032	$7,079.08	$7,079.00
2.04 - Building Systems and Equipment										
2.04.01	Heat Pump Split System 5 Ton Clubhouse	1	LS	100%	2016	15	9	2031	$10,680.00	$10,680.00
2.04.02	Heat Pump Split System 5 Ton Clubhouse	1	LS	100%	2015	15	8	2030	$10,680.00	$10,680.00
2.04.03	Heat Pump Split System 3 Ton Clubhouse	1	LS	100%	2021	15	14	2036	$5,186.00	$5,186.00
2.04.04	Heat Pump Split System 3 Ton Clubhouse	1	LS	100%	2016	15	9	2031	$5,186.00	$5,186.00
2.04.05	Heat Pump Split System 2 Ton Clubhouse	1	LS	100%	2021	15	14	2036	$3,897.00	$3,897.00
2.04.06	Heat Pump Split System 1.5 Ton Clubhouse	1	LS	100%	2021	15	14	2036	$5,864.00	$5,864.00
2.04.07	Make-Up Air System Clubhouse Kitchen	1	LS	100%	2019	20	17	2039	$22,310.40	$22,310.00
2.04.08	Water heater, electric Clubhouse	1	EA	100%	2018	20	16	2038	$17,016.25	$17,016.00
2.04.09	Fans, wall exhauster, centrifugal, 2340 cfm Cart Barn	1	EA	100%	2002	25	5	2027	$2,310.97	$2,311.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.04 - Building Systems and Equipment										
2.04.10	Fans, wall exhauster, centrifugal, direct drive, 1/8 S.P., w/ auto damper Cart Barn	1	EA	100%	2002	25	5	2027	$2,310.97	$2,311.00
2.04.11	Electrical Service Replacement Clubhouse	1	LS	100%	2002	50	30	2052	$16,982.00	$16,982.00
2.05 - Clubhouse Site										
2.05.01	Asphalt Repair and Restoration Parking Lot	1	LS	100%	2002	21	1	2023	$17,541.00	$17,541.00
2.05.02	Mill and Overlay Asphalt - 1 1/2 Parking Lot	8000	SY	100%	2002	30	10	2032	$18.13	$145,040.00
2.05.03	Concrete curb and gutter Parking Lot	3420	LF	5%	2002	25	5	2027	$78.32	$13,393.00
2.05.04	Concrete sidewalk, exposed aggregate Clubhouse	3990	SF	5%	2002	25	5	2027	$23.01	$4,590.00
2.05.05	Concrete sidewalk, stamped Clubhouse Front	716	SF	100%	2002	22	2	2024	$21.21	$15,186.00
2.05.06	Reinforced concrete pad Dumpster	260	SF	100%	2002	30	10	2032	$27.67	$7,194.00
2.05.07	Wood fence, Dumpster Gates Dumpster	1	PR	0%	2002	20	0	2022	$1,803.75	$0.00
2.05.08	Wood fence, stockade Dumpster	40	LF	0%	2002	20	0	2022	$31.32	$0.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.05 - Clubhouse Site										
2.05.09	Brick retaining walls Clubhouse	1250	SF	25%	2002	50	30	2052	$166.96	$52,175.00
2.05.10	Mtl.. tube picket fence - 4'h Clubhouse	125	LF	100%	2002	50	30	2052	$45.79	$5,724.00
2.05.11	Golf Club decorative composite sign Parking Lot	16	SF	100%	2002	20	0	2022	$106.78	$1,708.00
2.05.12	Replace Brick Monument Wall Parking Lot	40	SF	100%	2002	30	10	2032	$31.60	$1,264.00
3 - Maintenance Department										
3.01 - Maintenance Building										
3.01.01	Steel Siding, corrugated or ribbed Site-Wide	5600	SF	100%	2002	50	30	2052	$8.03	$44,968.00
3.01.02	Steel roofing - rib/lapped Site-Wide	9880	SF	100%	2002	50	30	2052	$6.47	$63,924.00
3.01.03	Overhead door, commercial Site-Wide	3	EA	100%	2002	35	15	2037	$6,733.16	$20,199.00
3.01.04	Exterior HM frame & door, single, 3'-0 x 7'-0 galv. Site-Wide	1	EA	100%	2002	35	15	2037	$1,371.58	$1,372.00
3.01.05	Exterior HM Frame & Door, insulated, half glass, galv., 3'-0 x 7'-0 Site-Wide	2	EA	100%	2002	30	10	2032	$2,474.50	$4,949.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.01 - Maintenance Building										
3.01.06	Aluminium Windows Site-Wide	7	LS	100%	2002	35	15	2037	$158.00	$1,106.00
3.01.07	Office Renovation Allowance Site-Wide	1	LS	100%	2002	25	5	2027	$37,142.00	$37,142.00
3.01.08	Lunch Room Renovation Allowance Site-Wide	1	LS	100%	2002	25	5	2027	$15,768.00	$15,768.00
3.01.09	Office Heat Pump Mmaintenance Building	1	LS	100%	2021	20	19	2041	$11,748.00	$11,748.00
3.02 - Fertilizer Shed										
3.02.01	Steel Siding, corrugated or ribbed Fertilzer Shed	1900	SF	100%	2002	50	30	2052	$8.03	$15,257.00
3.02.02	Steel roofing - rib/lapped Fertilzer Shed	1190	SF	100%	2002	50	30	2052	$6.47	$7,699.00
3.02.03	Overhead door, commercial Fertilzer Shed	2	EA	100%	2002	35	15	2037	$6,733.16	$13,466.00
3.02.04	Exterior HM frame & door, single, 3'-0 x 7'-0 galv. Fertilzer Shed	2	EA	100%	2002	35	15	2037	$1,371.58	$2,743.00
3.03 - Maintenance Equipment										
3.03.01	Tri-Plex Greens Mower - Gas - Hydraulic Maintenance Building	1	EA	0%	2020	10	8	2030	$33,450.00	$0.00
3.03.02	Tri-Plex Greens Mower - Gas - Hydraulic Maintenance Building	1	EA	0%	2018	10	6	2028	$33,450.00	$0.00

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3.03 - Maintenance Equipment										
3.03.03	Tri-Plex Greens Mower - Gas - Hydraulic Maintenance Building	1	EA	0%	2018	10	6	2028	$33,450.00	$0.00
3.03.04	Riding Roller Maintenance Building	1	EA	0%	2010	15	3	2025	$12,000.00	$0.00
3.03.05	Tri-Plex Tee Mower - Gas - Hydraulic Maintenance Building	1	EA	0%	2018	10	6	2028	$33,450.00	$0.00
3.03.06	Fairway Mower - 5-plex Maintenance Building	1	EA	0%	2018	10	6	2028	$66,000.00	$0.00
3.03.07	Fairway Mower - 5-plex Maintenance Building	1	EA	0%	2020	10	8	2030	$66,000.00	$0.00
3.03.08	Rough Mower Maintenance Building	1	EA	0%	2018	10	6	2028	$55,000.00	$0.00
3.03.09	Rough Mower Maintenance Building	1	EA	0%	2018	10	6	2028	$55,000.00	$0.00
3.03.10	Rough Mower Maintenance Building	1	EA	0%	2018	10	6	2028	$55,000.00	$0.00
3.03.11	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.12	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.13	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.03 - Maintenance Equipment										
3.03.14	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.15	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.16	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.17	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.18	Utility Vehicle - Light Duty Maintenance Building	1	EA	0%	2018	8	4	2026	$10,100.00	$0.00
3.03.19	Golf Course Utility Truck Maintenance Building	1	EA	0%	2011	15	4	2026	$25,000.00	$0.00
3.03.20	Tractor - Medium Duty With Loader Maintenance Building	1	EA	0%	2019	20	17	2039	$35,000.00	$0.00
3.03.21	Tractor - Medium Duty Maintenance Building	1	EA	0%	2002	25	5	2027	$35,000.00	$0.00
3.03.22	Bunker Rake - Riding Maintenance Building	1	EA	0%	2018	15	11	2033	$25,000.00	$0.00
3.03.23	Bunker Rake - Riding Maintenance Building	1	EA	0%	2018	15	11	2033	$25,000.00	$0.00
3.03.24	Aerator - Self Propelled - Walk Behind Maintenance Building	1	EA	0%	2018	15	11	2033	$28,000.00	$0.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.03 - Maintenance Equipment										
3.03.25	Aerator - Fairway Tow-Behind Maintenance Building	1	EA	0%	2018	10	6	2028	$25,000.00	$0.00
3.03.26	Turf Sprayer Maintenance Building	1	EA	0%	2018	10	6	2028	$41,450.00	$0.00
3.03.27	Turf Sprayer Maintenance Building	1	EA	0%	2018	10	6	2028	$41,450.00	$0.00
3.03.28	Reel Grinder Maintenance Building	1	EA	0%	2002	25	5	2027	$25,000.00	$0.00
3.03.29	Equipment Lift Maintenance Building	1	EA	0%	2002	25	5	2027	$8,000.00	$0.00
3.03.30	Blower - Tow Behind Maintenance Building	1	EA	0%	2012	15	5	2027	$9,000.00	$0.00
3.03.31	Tee - Green Top Dresser - Tow Behind Maintenance Building	1	EA	0%	2012	15	5	2027	$30,000.00	$0.00
3.03.32	1000 Gallon Gasoline Storage tank, horizontal with pump Maintenance Lot	1	EA	0%	2002	21	1	2023	$13,098.48	$0.00
3.03.33	1000 Gallon Diesel Storage tank, horizontal with pump Maintenance Lot	1	EA	0%	2002	21	1	2023	$13,098.48	$0.00
3.03.34	550 Gallon Gasoline tank, horizontal, with pump Cart Barn	1	EA	0%	2002	21	1	2023	$8,336.44	$0.00
3.04 - Maintenance Site										

Summary Schedule of Components

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.04 - Maintenance Site										
3.04.01	Asphalt overlay Maintenance Road	520	SY	100%	2002	25	5	2027	$14.99	$7,795.00
3.04.02	Asphalt Road Repair Maintenance Road	80	SY	100%	2002	21	1	2023	$38.72	$3,098.00
3.04.03	Gravel paving restoration Maintenance Road	1600	SY	100%	2002	22	2	2024	$7.66	$12,256.00
3.04.04	Gravel paving restoration Maintenance Lot	2500	SY	100%	2002	22	2	2024	$7.66	$19,150.00
3.04.05	Wash and Fuel Pad Site-Wide	1	LS	20%	2002	24	4	2026	$38,429.00	$7,686.00
4 - Pump House										
4.00.01	Shingled roof, hvy.. wt. full-dimensional asphalt shingles - simple profile Pump House	9	SQ	100%	2002	30	10	2032	$387.67	$3,489.00
4.00.02	Pump, 600 GPM, 60 H.P. Pump House	1	EA	100%	2020	20	18	2040	$14,907.42	$14,907.00
4.00.03	Pump, 600 GPM, 60 H.P. Pump House	1	EA	100%	2020	20	18	2040	$14,907.42	$14,907.00
4.00.04	Water check valve, 6 Pump House	1	EA	100%	2002	30	10	2032	$2,803.65	$2,804.00
4.00.05	Plywood siding, T-1-11, cedar Pump House	740	SF	100%	2002	35	15	2037	$7.24	$5,358.00

Summary Schedule of Components

Component Summary

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Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4 - Pump House										
4.00.06	Water check valve, 6 Pump House	1	EA	100%	2002	30	10	2032	$2,803.65	$2,804.00
4.00.07	VFD, 50 HP Pump House	1	EA	100%	2002	30	10	2032	$5,510.86	$5,511.00
4.00.08	VFD, 50 HP Pump House	1	EA	100%	2002	30	10	2032	$5,510.86	$5,511.00
4.00.09	Motor control center, starters, size 4, 75 HP Pump House	1	EA	100%	2002	50	30	2052	$5,803.13	$5,803.00
4.00.10	Entrance Doors Pump House	1	PR	100%	2002	30	10	2032	$3,383.38	$3,383.00
4.00.11	Motor control center, starters, size 4, 75 HP Pump House	1	EA	100%	2002	50	30	2052	$5,803.13	$5,803.00
4.00.12	Solid-vinyl double-hung window Pump House	4	EA	100%	2002	50	30	2052	$641.65	$2,567.00

Component Summary Total for Brickshire Golf Club, Final Report

Total Replacement Cost for Study Year	**$2,242,713.00**