Hunters Ridge

Port Republic Road & Hunters Road, Harrisonburg, VA 22801

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Final Report

FINAL PUBLICATION

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Richmond, Virginia 23223

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INTERACTIVE RESERVE MANAGEMENT

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Capital Reserve Study Level II

Final Report

FINAL PUBLICATION

Date: 7/22/2025

DMA Project #2503007

Prepared for: Hunters Ridge Condominium Owners

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DMA Reserves, Inc.

Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

Thank you for retaining DMA Reserves Inc. to prepare this Capital Reserve Analysis and Report. This report and the accompanying supplemental reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, local and national cost data, an annually updated inflation analysis and client-specific information with the industry's most powerful data analysis tools. NAVIGATOR™ is a robust tool to evaluate your reserves today and in the future to steer your funding plan through the ever-changing real-life conditions that affect your community over time.

With this study, you have a ***free*** subscription service to our NAVIGATOR™ **PORTAL** where you can access your final reserve study reports, the complete photographic record of your property and all components, all information and documentation that you submitted for this study, as well as other resources available only to our clients.

Perform your own analysis in our Sandbox using your Client Review version of our latest study.

Perform your own "what if" scenarios - NAVIGATOR™ will keep a record of them for you.

When you replace a component or get a new estimate for replacement, you can update that component in our Component Record . These Documented Costs will create an accurate history of your community to better inform future projections.

You should review your reserve expenditures and funding plan at least annually as part of your annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to complete a Level III Financial Update of your study based on any actual capital component replacements that you have made or expect to make, including corresponding adjustments to the funding plan. We provide this service on an hourly fee basis. As part of these adjustments, DMA will update all component costs and useful life estimates, as well as the current inflation rate and your current rates of return on investments. Each Level III final report can be used to create a new updated Client Review study in the PORTAL.

DMA provides free Portal access for 5 years from the publication date of your last Level I or II reserve study. We recommend a Level II update every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new components, and delete any that have been removed. We will also update the unit costs, inflation, interest, and threshold factors and revise the funding model. You can request these updates in the NAVIGATOR™ **PORTAL.** Fees for these updates, also called Level II reserve studies, are determined when you request the update. DMA will provide a new proposal for this work.

Thank you again for the opportunity to provide you with this analysis.

Douglas L. Greene, RS, NCARB
President, DMA Reserves, Inc.

CONTENTS OF THIS REPORT

ADDITIONAL SEPARATE FILES PROVIDED

Component Record

– includes detail information about quantities, locations, lifecycle projections, client historical cost data, comments from DMA staff and estimated replacement costs for all components. All cost projections are in current values.

Annual Capital Reserve Expenditures

– includes budgeted expenditures per year in total and by component. All costs are in future values based on the inflation rate used in the study.

Photographic Record

– digital folder of all photographs taken on site (provided on the NAVIGATOR PORTAL).

Purpose of the Reserve Study

A Capital Reserve Study is an analysis of existing capital assets on a developed property, that will each require replacement over the life of the property due to age, wear and tear, failure, or obsolescence. Typical users of a Capital Reserve Study are common interest communities such as property or homeowner associations, condominiums and cooperatives, but can also include any property owner or business. In a common interest community, the governing board has a fiduciary duty to the members to maintain the property in good condition, including maintaining funding for future capital replacements in a dedicated account, called a reserve account, and / or adopting a financial plan for replacements which may include financing or other outside sources of funds. Each capital asset is referred to in this study as a component of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study will provide one or more recommended plans to adequately fund your reserves.

A reserve study is a general predictor for replacement of components, however it is not a required maintenance or replacement schedule. Specific decisions about replacement of each component should be made by Management and the Board based on this information and on a periodic assessment of the actual condition of each component.

Level I and Level II reserve studies include a walk-through visual inspection of the property and all reserve components. They are not an in-depth engineering assessment of the component's functional operation, defects, or design, and do not include testing, destructive inspection or inspection of concealed spaces or normally inaccessible locations. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all the components listed. However, in-depth assessments of specific components including testing and disassembly are outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation, or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

No reserve study can guarantee any specific result relative to the actual future performance of capital components nor guarantee actual replacement costs due to the large number of variants outside of the analyst's control. This reserve study is a tool to assist you in developing a logical funding plan for your property or facility, and DMA does not provide a warranty of any specific future costs or replacement occurrences for any components in this study, or that the recommended funding plan will match all future capital needs. DMA recommends updating this study when there are material changes to your components or your expenditure activity from what was projected. Updates will incorporate your actual present and recent experience into all current assessments and future projections.

Governing Statutes

Virginia Updated on: 9/12/2022

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. Section 55.1-1965.

Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. Section 55.1-1991.

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Introduction to Components in Account and Funding Plan

Final Report

Published on: Tuesday, July 22, 2025

This is the **Final Report** of your Capital Reserve Study. This **Capital Reserve Study and Financial Analysis** includes a summary schedule of components, recommended cash flow funding plan, projected annual reserve expenditure lists and an assessment allocation model that puts the reserve account in context of your overall budget. An explanation of how the cash flow analysis works is also provided.

The Schedule of Components is based on the companion report - **Component Record and Physical Analysis.** This is the permanent record of all components developed from our on-site inspection of your community and our review of historical information and governing documents that you provided to us. Please review the companion report to see detailed component information and our observations and condition assessments.

Components in Account

The Schedule of Components in this report lists all reserve components identified and observed at this property for this Reserve Account by name and location. It lists the quantity and unit of measure for each component and the expected percentage of replacement per occurrence (100% or partial). It lists the estimated or actual date that the component was placed in service, its estimated useful life, remaining life, and the estimated next year of replacement. It provides an estimated or actual unit cost (cost per unit of measure) and the estimated current replacement cost. Additional information about each component and its history, as well as DMA observations or comments are provided in the companion Component Detail Report.

Funding Plan

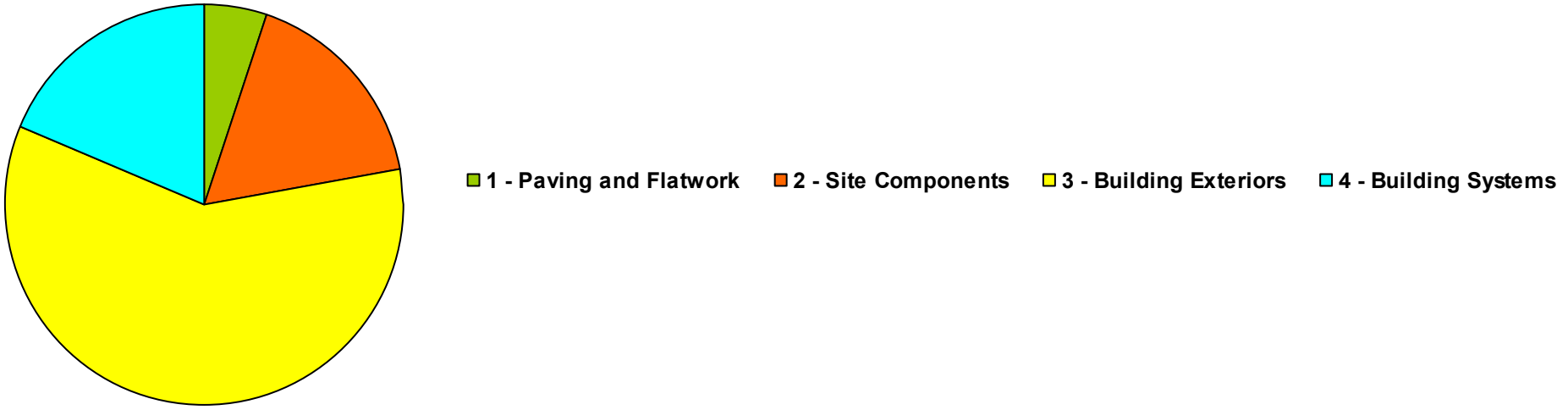
For the immediate future the reserve account is more than adequately funded. The client has requested that the initial 2025 reserve transfer of $177,789 be reduced to $135,000. However, future projects will still require additional funds. We therefore recommend the following. From 2026 through 2034 increase the yearly reserve transfer rate to 3%. Then, from 2035 through the remainder of the study period, that increase can be discontinued and the rate returned to 0%. Toward the end of the current study period the transfer rate may need to once again be increased to fund the eventual replacement of the buildings exterior siding. But that is well into the future and can be considered at a later date. It is also acknowledged that in 2054 the balance in the reserve account will fall slightly below the threshold.

Component Summary

Total Replacement Cost for Study Year

Section	Section Name	Number of Components	Replacement Cost	% of Replacement Cost
1	1 - Paving and Flatwork	13	$284,891	5.3%
2	2 - Site Components	64	$926,356	17.1%
3	3 - Building Exteriors	96	$3,193,473	58.9%
4	4 - Building Systems	6	$1,015,586	18.7%
Totals		**179**	**$5,420,306**	**100.0%**

Replacement Cost is for ALL components in today's dollars.



Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
001.000 - Paving and Flatwork											
001.000.0001	Asphalt milling & overlay North of Bradley Drive	2013	25	13	2038	4465	SY	1	$16.98	100%	$75,816.00
001.000.0002	Asphalt milling & overlay South of Bradley Drive	2013	25	13	2038	4105	SY	1	$16.98	100%	$69,703.00
001.000.0003	Asphalt sealcoating, crack filling & striping Site-Wide	2023	5	3	2028	1	LS	1	$15,084.25	100%	$15,084.00
001.000.0004	Asphalt patching allowance Site-Wide	2023	5	3	2028	8570	SY	1	$50.74	5%	$21,742.00
001.000.0005	Concrete curb and gutter Site-Wide	2022	5	2	2027	1	LS	1	$18,055.78	100%	$18,056.00
001.000.0006	Concrete walkway, broom finish Site-Wide	2024	5	4	2029	15000	SF	1	$15.64	5%	$11,730.00
001.000.0007	Concrete Steps, on-grade Site-Wide	1988	40	3	2028	130	Riser	1	$464.14	5%	$3,017.00
001.000.0008	Site Stair Pipe Railing Site-Wide	2023	5	3	2028	230	LF	1	$95.92	15%	$3,309.00
001.000.0009 ASSEMBLY	Concrete dumpster pad New Parking Area	2024	25	24	2049	1	LS	1	$10,590.00	25%	$2,648.00
001.000.0010	Precast pavers & steps, remove & reset Site-Wide	2021	25	21	2046	1	LS	1	$32,505.60	20%	$6,501.00
001.000.0011	Paint fire lanes Site-Wide	2020	5	0	2025	1	LS	1	$4,525.30	100%	$4,525.00
001.000.0012	Concrete patios All Buildings	2013	25	13	2038	3640	SF	1	$37.99	5%	$6,914.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
001.000.0013	Asphalt milling & overlay New Parking Area	2021	25	21	2046	2700	SY	1	$16.98	100%	$45,846.00
Total for 001.000 - Paving and Flatwork											**$284,891.00**
002.000 - Site Components											
002.000.0001	Monument Sign Hunters Road Entry	2016	20	11	2036	20	SF	1	$134.79	100%	$2,696.00
002.000.0002	Bus Shelter Hunters Road & Port Republic	1988	42	5	2030	130	SF	2	$29.80	100%	$7,748.00
002.000.0003	Bus Shelter Hunters Road & Bradley Drive	1988	42	5	2030	130	SF	2	$29.80	100%	$7,748.00
002.000.0004	Chain link fence Dog Park	2019	40	34	2059	300	LF	1	$31.28	100%	$9,384.00
002.000.0005	Chain link gate Dog Park	2019	40	34	2059	3	EA	1	$459.37	100%	$1,378.00
002.000.0006	Park Bench- Vinyl Coated Steel Dog Park	2019	30	24	2049	2	EA	0.5	$2,806.22	100%	$2,806.00
002.000.0007	Picnic table Dog Park	2019	20	14	2039	0	EA	1	$2,252.94	100%	$23.00
002.000.0008	Aerial light fixtures & poles Site-Wide	2024	30	29	2054	1	LS	1	$187,259.00	100%	$187,259.00
002.000.0009	Vinyl fence, privacy Property Line Bldgs 1380 & 1396	2019	35	29	2054	270	LF	1	$51.41	100%	$13,881.00
002.000.0010	Timber retaining wall 1396 Hunters Road	2022	20	17	2042	150	SF	1	$48.78	100%	$7,317.00

Component Replacement Cost Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
002.000.0011	Timber retaining wall 1348 Hunters Road	1988	40	3	2028	50	SF	1	$48.78	100%	$2,439.00
002.000.0012	Soccer Goals Soccer Field	2023	25	23	2048	2	EA	1	$1,797.22	100%	$3,594.00
002.000.0013	Picnic table Soccer Field	2023	20	18	2043	1	EA	1	$2,252.94	100%	$2,253.00
002.000.0014	Park Bench, 8 feet Soccer Field	2023	20	18	2043	2	EA	1	$1,158.75	100%	$2,318.00
002.000.0015	Vinyl fence, privacy Dumpster Enclosures	2021	35	31	2056	150	LF	1	$51.41	100%	$7,712.00
Total for 002.000 - Site Components											**$258,556.00**
002.001 - Site Stairs											
002.001.0001	Box wood stairs, closed risers, composite 1330 Hunters Road	2019	15	9	2034	9	RISER	1	$349.98	100%	$3,150.00
002.001.0002	Stair guardrail 1330 Hunters Road	2019	30	24	2049	16	LF	1	$201.05	100%	$3,217.00
002.001.0003	Box wood stairs, closed risers, composite 1336 Hunters Road	2019	15	9	2034	13	RISER	1	$349.98	100%	$4,550.00
002.001.0004	Stair guardrail 1336 Hunters Road	2019	30	24	2049	24	LF	1	$201.05	100%	$4,825.00
002.001.0005	Box wood stairs, closed risers, composite 1342 Hunters Road	2019	15	9	2034	18	RISER	1	$349.98	100%	$6,300.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
002.001.0006	Stair guardrail 1342 Hunters Road	2019	30	24	2049	32	LF	1	$201.05	100%	$6,434.00
002.001.0007	Box wood stairs, closed risers, composite 1348 Hunters Road	2019	15	9	2034	18	RISER	1	$349.98	100%	$6,300.00
002.001.0008	Stair guardrail 1348 Hunters Road	2019	30	24	2049	36	LF	1	$201.05	100%	$7,238.00
002.001.0009	Box wood stairs, closed risers, composite 1360 Hunters Road	2019	15	9	2034	9	RISER	1	$349.98	100%	$3,150.00
002.001.0010	Stair guardrail 1360 Hunters Road	2019	30	24	2049	16	LF	1	$201.05	100%	$3,217.00
Total for 002.001 - Site Stairs											**$48,381.00**
002.002 - Mail Boxes											
002.002.0001	Cluster mail boxes, 12 cube Opposite Bldg 1330	2013	25	13	2038	1	LS	1	$11,338.98	100%	$11,339.00
002.002.0002	Cluster mail boxes, 16 cube Opposite Bldg 1366 & 1346	1988	38	1	2026	1	LS	1	$8,504.52	100%	$8,505.00
002.002.0003	Cluster mail boxes, 16 cube Cul-de-sac at Bldg 1380	2023	25	23	2048	1	LS	1	$8,504.52	100%	$8,505.00
002.002.0004	Cluster mail boxes, 16 cube Opposite Bldg. 1346	2013	25	13	2038	1	LS	1	$5,670.08	100%	$5,670.00
Total for 002.002 - Mail Boxes											**$34,019.00**

Component Replacement Cost Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
002.003 - Basketball Court											
002.003.0001	Concrete block retaining wall Basketball Court	2021	50	46	2071	1	LS	1	$19,740.51	100%	$19,741.00
002.003.0002	Basketball court asphalt Basketball Court	2022	50	47	2072	1	LS	1	$15,577.15	100%	$15,577.00
002.003.0003	Basketball Backstops Basketball Court	2013	25	13	2038	2	EA	1	$5,347.48	100%	$10,695.00
002.003.0004	Chain link fence Basketball Court	2022	30	27	2052	160	LF	1	$121.68	100%	$19,469.00
002.003.0005	Park Bench- Vinyl Coated Steel Basketball Court	2008	30	13	2038	2	EA	0.5	$2,806.22	100%	$2,806.00
Total for 002.003 - Basketball Court											**$68,288.00**
003.000 - Building Exteriors											
003.000.0001 ASSEMBLY	Large building numbers All Buildings	2023	25	23	2048	1	LS	1	$19,769.00	100%	$19,769.00
003.000.0002	Stair & railing replacements All Buildings	2024	35	34	2059	1	LS	1	$213,897.00	100%	$213,897.00
003.000.0003	Stair & railing replacement 1366 Hunters Road	1987	45	7	2032	1	LS	1	$17,824.40	100%	$17,824.00
003.000.0004 ASSEMBLY	Gutters & downspouts All Buildings	2018	20	13	2038	1	LS	1	$29,224.00	20%	$5,845.00
003.000.0005	Compressor Fence- Vinyl All Buildings	2019	35	29	2054	1040	LF	1	$44.74	100%	$46,530.00
003.000.0006 ASSEMBLY	Building Trim All Buildings	2023	5	3	2028	1	LS	1	$426,608.00	3%	$10,665.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
Total for 003.000 - Building Exteriors											**$314,530.00**
003.001 - Building Roofs											
003.001.0001	Asphalt shingle roofs 1330 Hunters Road	2008	20	3	2028	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0002	Asphalt shingle roofs 1336 Hunters Road	2008	20	3	2028	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0003	Asphalt shingle roofs 1342 Hunters Road	2008	20	3	2028	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0004	Asphalt shingle roofs 1340 Hunters Road	2008	21	4	2029	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0005	Asphalt shingle roofs 1346 Hunters Road	2008	21	4	2029	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0006	Asphalt shingle roofs 1348 Hunters Road	2008	21	4	2029	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0007	Asphalt shingle roofs 1360 Hunters Road	2008	22	5	2030	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0008	Asphalt shingle roofs 1366 Hunters Road	2008	22	5	2030	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0009	Asphalt shingle roofs 1372 Hunters Road	2008	22	5	2030	60	SQ	1.45	$452.90	100%	$39,402.00
003.001.0010	Asphalt shingle roofs 1380 Hunters Road	2024	25	24	2049	1	LS	1	$44,860.98	100%	$44,861.00
003.001.0011	Asphalt shingle roofs 1384 Hunters Road	2024	25	24	2049	1	LS	1	$40,009.17	100%	$40,009.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.001.0012	Asphalt shingle roofs 1390 Hunters Road	2024	25	24	2049	1	LS	1	$36,216.41	100%	$36,216.00
003.001.0013	Asphalt shingle roofs 1396 Hunters Road	2024	25	24	2049	1	LS	1	$36,592.04	100%	$36,592.00
Total for 003.001 - Building Roofs											**$512,296.00**
003.002 - Building Siding											
003.002.0001	Vinyl siding 1330 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0002	Fiber cement lap siding 1330 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0003	Cedar clapboard siding 1330 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0004	Vinyl siding 1336 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0005	Fiber cement lap siding 1336 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0006	Cedar clapboard siding 1336 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0007	Vinyl siding 1340 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0008	Fiber cement lap siding 1340 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0009	Cedar clapboard siding 1340 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.002.0010	Vinyl siding 1342 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0011	Fiber cement lap siding 1342 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0012	Cedar clapboard siding 1342 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0013	Vinyl siding 1346 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0014	Fiber cement lap siding 1346 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0015	Cedar clapboard siding 1346 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0016	Vinyl siding 1348 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0017	Fiber cement lap siding 1348 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0018	Cedar clapboard siding 1348 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0019	Vinyl siding 1360 Hunters Road	1988	45	8	2033	4400	SF	1	$11.49	100%	$50,556.00
003.002.0020	Fiber cement lap siding 1360 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0021	Cedar clapboard siding 1360 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0022	Vinyl siding 1366 Hunters Road	1988	47	10	2035	7600	SF	1	$11.49	100%	$87,324.00

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.002.0023	Fiber cement lap siding 1366 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0024	Vinyl siding 1372 Hunters Road	1988	47	10	2035	4400	SF	1	$11.49	100%	$50,556.00
003.002.0025	Fiber cement lap siding 1372 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0026	Cedar clapboard siding 1372 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0027	Vinyl siding 1380 Hunters Road	1988	47	10	2035	4400	SF	1	$11.49	100%	$50,556.00
003.002.0028	Fiber cement lap siding 1380 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0029	Cedar clapboard siding 1380 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0030	Vinyl siding 1384 Hunters Road	1988	47	10	2035	4400	SF	1	$11.49	100%	$50,556.00
003.002.0031	Fiber cement lap siding 1384 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0032	Cedar clapboard siding 1384 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
003.002.0033	Vinyl siding 1390 Hunters Road	1988	47	10	2035	4400	SF	1	$11.49	100%	$50,556.00
003.002.0034	Fiber cement lap siding 1390 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0035	Cedar clapboard siding 1390 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.002.0036	Vinyl siding 1396 Hunters Road	1988	47	10	2035	4400	SF	1	$11.49	100%	$50,556.00
003.002.0037	Fiber cement lap siding 1396 Hunters Road	2013	45	33	2058	2400	SF	1	$13.32	100%	$31,968.00
003.002.0038	Cedar clapboard siding 1396 Hunters Road	1988	70	33	2058	3200	SF	1	$8.90	100%	$28,480.00
Total for 003.002 - Building Siding											**$1,451,340.00**
003.003 - Building Balconies											
003.003.0001 ASSEMBLY	Balcony steel structure & railing All Buildings	1987	50	12	2037	13	LS	1	$126,630.00	0%	$0.00
003.003.0002	Balcony Deck Structure- Wood 1330 Hunters Road	2013	35	23	2048	450	SF	1	$33.24	100%	$14,958.00
003.003.0003	Balcony Decking- Composite 1330 Hunters Road	2013	35	23	2048	450	SF	1	$15.69	100%	$7,061.00
003.003.0004	Balcony Deck Structure- Wood 1336 Hunters Road	2013	35	23	2048	450	SF	1	$33.24	100%	$14,958.00
003.003.0005	Balcony Decking- Composite 1336 Hunters Road	2013	35	23	2048	450	SF	1	$15.69	100%	$7,061.00
003.003.0006	Balcony Deck Structure- Wood 1340 Hunters Road	2016	35	26	2051	450	SF	1	$33.24	100%	$14,958.00
003.003.0007	Balcony Decking- Composite 1340 Hunters Road	2016	35	26	2051	450	SF	1	$15.69	100%	$7,061.00
003.003.0008	Balcony Deck Structure- Wood 1342 Hunters Road	2013	35	23	2048	450	SF	1	$33.24	100%	$14,958.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.003.0009	Balcony Decking- Composite 1342 Hunters Road	2013	35	23	2048	450	SF	1	$15.69	100%	$7,061.00
003.003.0010	Balcony Deck Structure- Wood 1346 Hunters Road	2013	35	23	2048	450	SF	1	$33.24	100%	$14,958.00
003.003.0011	Balcony Decking- Composite 1346 Hunters Road	2013	35	23	2048	450	SF	1	$15.69	100%	$7,061.00
003.003.0012	Balcony Deck Structure- Wood 1348 Hunters Road	2016	35	26	2051	450	SF	1	$33.24	100%	$14,958.00
003.003.0013	Balcony Decking- Composite 1348 Hunters Road	2016	35	26	2051	450	SF	1	$15.69	100%	$7,061.00
003.003.0014	Balcony Deck Structure- Wood 1360 Hunters Road	2015	35	25	2050	450	SF	1	$33.24	100%	$14,958.00
003.003.0015	Balcony Decking- Composite 1360 Hunters Road	2015	35	25	2050	450	SF	1	$15.69	100%	$7,061.00
003.003.0016	Balcony Deck Structure- Wood 1366 Hunters Road	2015	35	25	2050	450	SF	1	$33.24	100%	$14,958.00
003.003.0017	Balcony Decking- Composite 1366 Hunters Road	2015	35	25	2050	450	SF	1	$15.69	100%	$7,061.00
003.003.0018	Balcony Deck Structure- Wood 1372 Hunters Road	2015	35	25	2050	450	SF	1	$33.24	100%	$14,958.00
003.003.0019	Balcony Decking- Composite 1372 Hunters Road	2015	35	25	2050	450	SF	1	$15.69	100%	$7,061.00
003.003.0020	Balcony Deck Structure- Wood 1380 Hunters Road	2017	35	27	2052	450	SF	1	$33.24	100%	$14,958.00
003.003.0021	Balcony Decking- Composite 1380 Hunters Road	2017	35	27	2052	450	SF	1	$15.69	100%	$7,061.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
003.003.0022	Balcony Deck Structure- Wood 1384 Hunters Road	2015	35	25	2050	450	SF	1	$33.24	100%	$14,958.00
003.003.0023	Balcony Decking- Composite 1384 Hunters Road	2015	35	25	2050	450	SF	1	$15.69	100%	$7,061.00
003.003.0024	Balcony Deck Structure- Wood 1390 Hunters Road	2013	35	23	2048	450	SF	1	$33.24	100%	$14,958.00
003.003.0025	Balcony Decking- Composite 1390 Hunters Road	2013	35	23	2048	450	SF	1	$15.69	100%	$7,061.00
003.003.0026	Balcony Deck Structure- Wood 1396 Hunters Road	2017	35	27	2052	450	SF	1	$33.24	100%	$14,958.00
003.003.0027	Balcony Decking- Composite 1396 Hunters Road	2017	35	27	2052	450	SF	1	$15.69	100%	$7,061.00
Total for 003.003 - Building Balconies											**$286,247.00**
004.000 - Building Systems											
004.000.0001	Replace supply pipes with PEX Site-Wide	2019	50	44	2069	104	UNIT	1	$5,577.32	100%	$580,041.00
004.000.0002	Replace supply pipes with PEX Site-Wide	2020	50	45	2070	52	UNIT	1	$5,403.33	100%	$280,973.00
004.000.0003	Exterior Meter Rack, 6 meter, 125A Site-Wide	1988	41	4	2029	13	EA	1	$4,383.44	100%	$56,985.00
004.000.0004	Exterior Meter Rack, 8 meter, 125A Site-Wide	1988	41	4	2029	13	EA	1	$5,450.81	100%	$70,861.00
004.000.0005	Replace 2 Sch.80 PVC pressure pipe Site-Wide	1988	40	3	2028	800	LF	1	$58.54	10%	$4,683.00

Component Replacement Cost Summary

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Quant	Units	Turn key	Unit Cost	% Repl	Replacement Cost for Study Year
004.000.0006	Security & Surveillance System Site-Wide	2024	30	29	2054	1	LS	1	$22,043.19	100%	$22,043.00
Total for 004.000 - Building Systems											**$1,015,586.00**

Component Replacement Cost Summary Total for Hunters Ridge Final Report

Total Replacement Cost for Study Year	**$4,274,134.00**

Financial Summary

Study Year 2025

Fiscal Year 1/1/2025 to 12/31/2025

Budgeted Total Assessment for current fiscal year	$374,400
Budgeted Replacement Reserve Transfer (Assessment) for current fiscal year	$135,000
Balance of the Replacement Reserve Account as of 1/1/2025	$329,773

Source of current financial information

The 2024 FYE Balance Sheet and the Approved 2025 Budget.

Total current replacement value of all components	$4,274,134
Minimum Threshold Reserve Balance in Study Year	$213,707

Threshold calculated as 5% of total current replacement value of all components.

Recommended Reserve Transfers (first 5 years)

Year	Reserve Transfer Amount	% Increase
2025	$135,000	0.00%
2026	$139,050	3.00%
2027	$143,222	3.00%
2028	$147,519	3.00%
2029	$151,945	3.00%

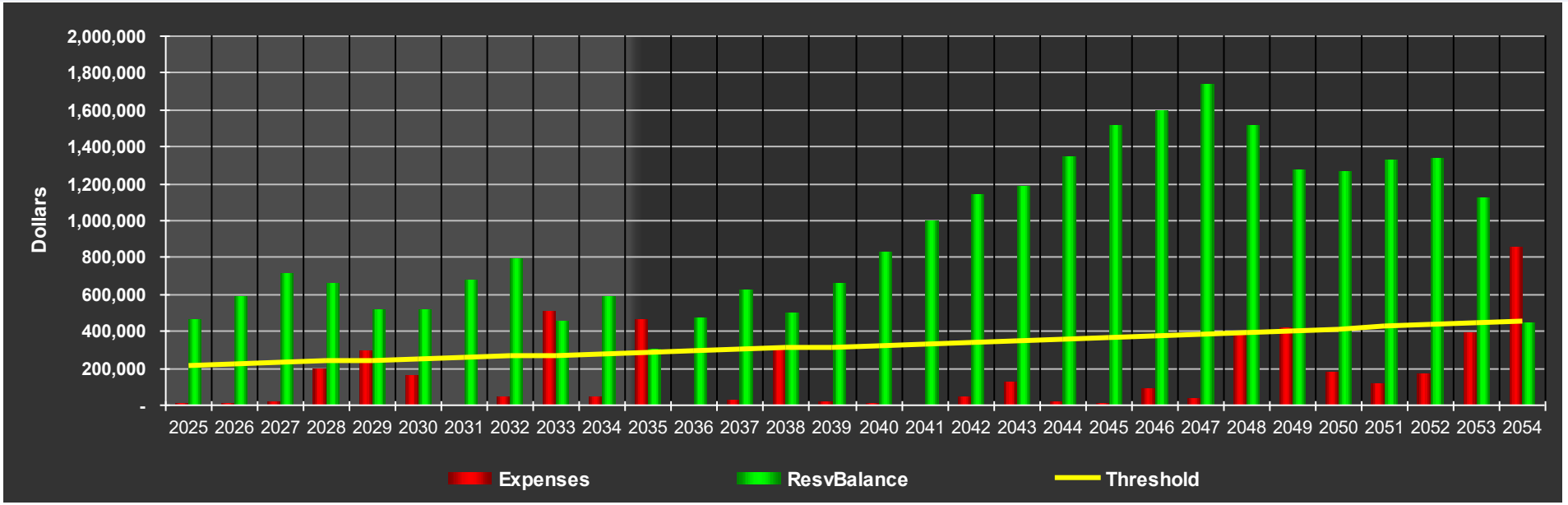
Cash Flow Study Period is 30 Years

Please see the recommended funding plan for the entire study period on the following pages.

This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method "Full Funding" analysis, which can be provided upon request as a separate report

Navigator Cash Flow Funding Plan

NAVIGATOR™

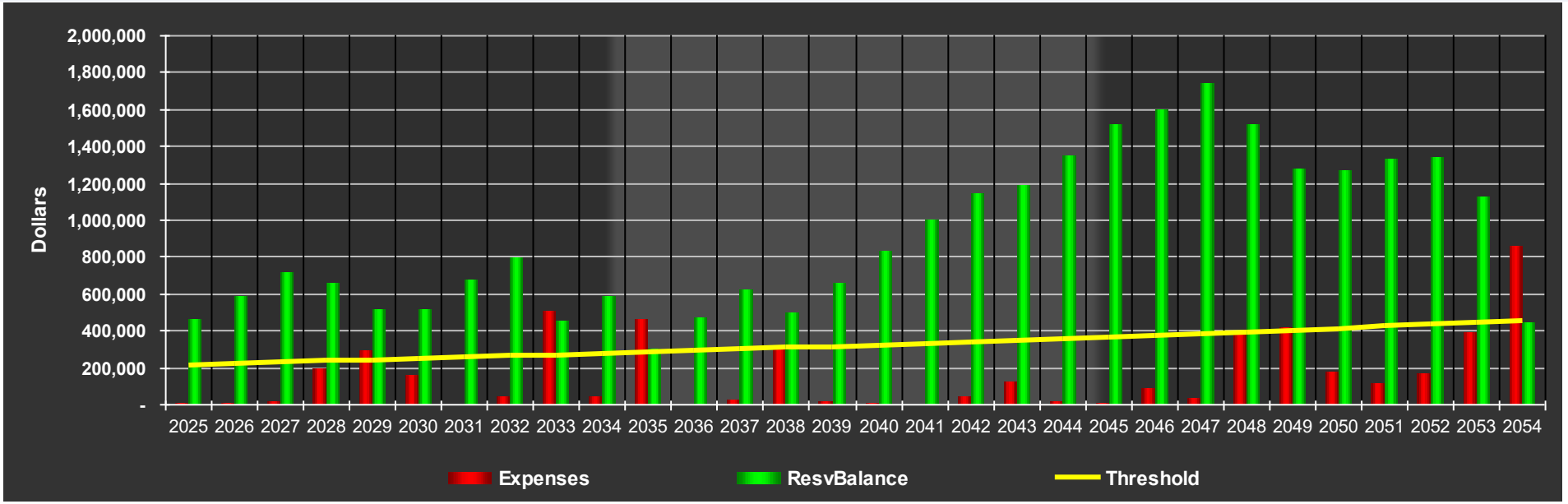


Cash Flow Summary

Years:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	**$329,773**	**$460,248**	**$590,505**	**$714,310**	**$663,000**	**$520,427**	**$514,583**	**$675,781**	**$797,372**	**$457,698**
Transfer to Reserves	$135,000	$139,050	$143,222	$147,519	$151,945	$156,503	$161,198	$166,034	$171,015	$176,145
Yearly Expenditures	-$4,525	-$8,793	-$19,417	-$198,829	-$294,518	-$162,349	$0	-$44,443	-$510,692	-$45,886
Ending Balance	**$460,248**	**$590,505**	**$714,310**	**$663,000**	**$520,427**	**$514,583**	**$675,781**	**$797,372**	**$457,698**	**$587,958**
Threshold	$213,707	$220,951	$229,812	$237,188	$244,162	$250,998	$257,825	$264,709	$271,671	$278,735
Transfer Change +/-	*0.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*

Final Report

NAVIGATOR™

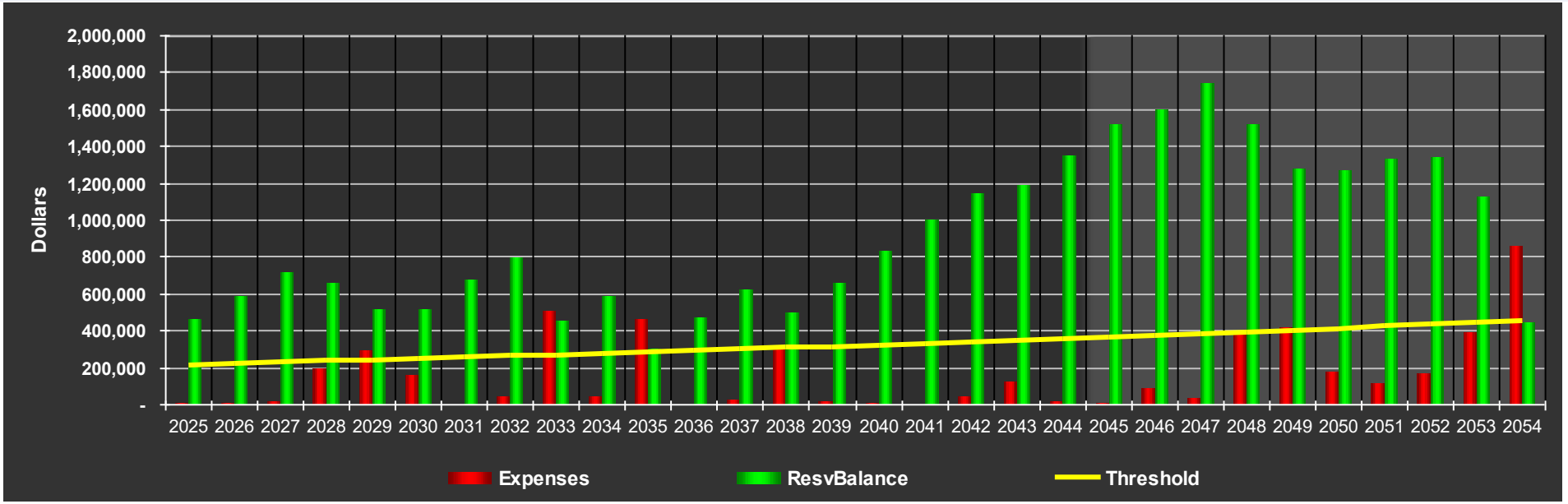


Cash Flow Summary

Years:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	**$587,958**	**$303,011**	**$475,457**	**$626,194**	**$498,722**	**$657,480**	**$826,762**	**$1,002,907**	**$1,138,612**	**$1,190,992**
Transfer to Reserves	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145
Yearly Expenditures	-$461,093	-$3,699	-$25,408	-$303,617	-$17,388	-$6,863	$0	-$40,440	-$123,765	-$19,640
Ending Balance	**$303,011**	**$475,457**	**$626,194**	**$498,722**	**$657,480**	**$826,762**	**$1,002,907**	**$1,138,612**	**$1,190,992**	**$1,347,497**
Threshold	$285,926	$293,246	$300,724	$308,362	$316,164	$324,131	$332,267	$340,606	$349,122	$357,815
Transfer Change +/-	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

Final Report

NAVIGATOR™



Cash Flow Summary

Years:	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	**$1,347,497**	**$1,515,877**	**$1,599,957**	**$1,743,559**	**$1,521,365**	**$1,275,019**	**$1,271,553**	**$1,330,346**	**$1,340,378**	**$1,121,123**
Transfer to Reserves	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145	$176,145
Yearly Expenditures	-$7,765	-$92,065	-$32,543	-$398,338	-$422,492	-$179,613	-$117,351	-$166,114	-$395,399	-$854,638
Ending Balance	**$1,515,877**	**$1,599,957**	**$1,743,559**	**$1,521,365**	**$1,275,019**	**$1,271,553**	**$1,330,346**	**$1,340,378**	**$1,121,123**	**$442,629**
Threshold	$366,724	$375,856	$385,177	$394,729	$404,519	$414,510	$424,749	$435,240	$445,990	$457,006
Transfer Change +/-	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

Navigator Assessment Allocation Model: Annual Change

Year	Operating Assessment *	% of Budget	% Ann Increase	Reserve Transfer	% of Budget	% Ann Increase	Total Budget Assessments	% Ann Increase	Special Assessments	Total ALL Assessments	% Ann Increase
2025	$239,400	63.9%	0.0%	$135,000	36.1%	0.0%	**$374,400**	0.0%	$0	**$374,400**	0.0%
2026	$245,313	63.8%	2.5%	$139,050	36.2%	3.0%	**$384,363**	2.7%	$0	**$384,363**	2.7%
2027	$254,390	64.0%	3.7%	$143,222	36.0%	3.0%	**$397,612**	3.4%	$0	**$397,612**	3.4%
2028	$262,200	64.0%	3.1%	$147,519	36.0%	3.0%	**$409,719**	3.0%	$0	**$409,719**	3.0%
2029	$269,672	64.0%	2.8%	$151,945	36.0%	3.0%	**$421,617**	2.9%	$0	**$421,617**	2.9%
2030	$277,088	63.9%	2.7%	$156,503	36.1%	3.0%	**$433,591**	2.8%	$0	**$433,591**	2.8%
2031	$284,514	63.8%	2.7%	$161,198	36.2%	3.0%	**$445,712**	2.8%	$0	**$445,712**	2.8%
2032	$292,025	63.8%	2.6%	$166,034	36.3%	3.0%	**$458,059**	2.8%	$0	**$458,059**	2.8%
2033	$299,647	63.7%	2.6%	$171,015	36.3%	3.0%	**$470,662**	2.8%	$0	**$470,662**	2.8%
2034	$307,408	63.6%	2.6%	$176,145	36.4%	3.0%	**$483,553**	2.7%	$0	**$483,553**	2.7%
2035	$315,308	64.2%	2.6%	$176,145	35.9%	0.0%	**$491,453**	1.6%	$0	**$491,453**	1.6%
2036	$323,380	64.7%	2.6%	$176,145	35.3%	0.0%	**$499,525**	1.6%	$0	**$499,525**	1.6%
2037	$331,627	65.3%	2.6%	$176,145	34.7%	0.0%	**$507,772**	1.7%	$0	**$507,772**	1.7%
2038	$340,050	65.9%	2.5%	$176,145	34.1%	0.0%	**$516,195**	1.7%	$0	**$516,195**	1.7%
2039	$348,653	66.4%	2.5%	$176,145	33.6%	0.0%	**$524,798**	1.7%	$0	**$524,798**	1.7%
2040	$357,439	67.0%	2.5%	$176,145	33.0%	0.0%	**$533,584**	1.7%	$0	**$533,584**	1.7%
2041	$366,447	67.5%	2.5%	$176,145	32.5%	0.0%	**$542,592**	1.7%	$0	**$542,592**	1.7%
2042	$375,644	68.1%	2.5%	$176,145	31.9%	0.0%	**$551,789**	1.7%	$0	**$551,789**	1.7%
2043	$385,073	68.6%	2.5%	$176,145	31.4%	0.0%	**$561,218**	1.7%	$0	**$561,218**	1.7%
2044	$394,700	69.1%	2.5%	$176,145	30.9%	0.0%	**$570,845**	1.7%	$0	**$570,845**	1.7%

* In the model above, the annual reserve transfer amounts are as recommended in this analysis. The operating assessment budget amount is increased annually at a rate based on client input and may not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget.

Navigator Assessment Allocation Model: Annual Assessment Per Unit

Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Condominium (1-4 stories)	**156**	**Units**	100.0%	**2025**	$1,534.62	$865.38	$0.00	**$2,400.00**
	156	**Units**	100.0%	**2026**	$1,572.52	$891.35	$0.00	**$2,463.87**
	156	**Units**	100.0%	**2027**	$1,630.70	$918.09	$0.00	**$2,548.79**
	156	**Units**	100.0%	**2028**	$1,680.77	$945.63	$0.00	**$2,626.40**
	156	**Units**	100.0%	**2029**	$1,728.67	$974.01	$0.00	**$2,702.68**
	156	**Units**	100.0%	**2030**	$1,776.21	$1,003.22	$0.00	**$2,779.43**
	156	**Units**	100.0%	**2031**	$1,823.81	$1,033.32	$0.00	**$2,857.13**
	156	**Units**	100.0%	**2032**	$1,871.96	$1,064.32	$0.00	**$2,936.28**
	156	**Units**	100.0%	**2033**	$1,920.82	$1,096.25	$0.00	**$3,017.07**
	156	**Units**	100.0%	**2034**	$1,970.56	$1,129.13	$0.00	**$3,099.69**
	156	**Units**	100.0%	**2035**	$2,021.21	$1,129.13	$0.00	**$3,150.34**
	156	**Units**	100.0%	**2036**	$2,072.95	$1,129.13	$0.00	**$3,202.08**
	156	**Units**	100.0%	**2037**	$2,125.81	$1,129.13	$0.00	**$3,254.94**
	156	**Units**	100.0%	**2038**	$2,179.81	$1,129.13	$0.00	**$3,308.94**
	156	**Units**	100.0%	**2039**	$2,234.96	$1,129.13	$0.00	**$3,364.09**
	156	**Units**	100.0%	**2040**	$2,291.28	$1,129.13	$0.00	**$3,420.41**
	156	**Units**	100.0%	**2041**	$2,349.02	$1,129.13	$0.00	**$3,478.15**
	156	**Units**	100.0%	**2042**	$2,407.98	$1,129.13	$0.00	**$3,537.11**
	156	**Units**	100.0%	**2043**	$2,468.42	$1,129.13	$0.00	**$3,597.55**
	156	**Units**	100.0%	**2044**	$2,530.13	$1,129.13	$0.00	**$3,659.26**

DMA Assessment Allocation Model: Average Monthly Assessment per Unit

Unit Type			Alloc %	Year	Monthly Operating *	Monthly Reserve	Monthly Special	Monthly TOTAL
Condominium (1-4 stories)	**156**	**Units**	100.0%	**2025**	$127.88	$72.12	$0.00	**$200.00**
	156	**Units**	100.0%	**2026**	$131.04	$74.28	$0.00	**$205.32**
	156	**Units**	100.0%	**2027**	$135.89	$76.51	$0.00	**$212.40**
	156	**Units**	100.0%	**2028**	$140.06	$78.80	$0.00	**$218.86**
	156	**Units**	100.0%	**2029**	$144.06	$81.17	$0.00	**$225.23**
	156	**Units**	100.0%	**2030**	$148.02	$83.60	$0.00	**$231.62**
	156	**Units**	100.0%	**2031**	$151.98	$86.11	$0.00	**$238.09**
	156	**Units**	100.0%	**2032**	$156.00	$88.69	$0.00	**$244.69**
	156	**Units**	100.0%	**2033**	$160.07	$91.35	$0.00	**$251.42**
	156	**Units**	100.0%	**2034**	$164.21	$94.09	$0.00	**$258.30**
	156	**Units**	100.0%	**2035**	$168.43	$94.09	$0.00	**$262.52**
	156	**Units**	100.0%	**2036**	$172.75	$94.09	$0.00	**$266.84**
	156	**Units**	100.0%	**2037**	$177.15	$94.09	$0.00	**$271.24**
	156	**Units**	100.0%	**2038**	$181.65	$94.09	$0.00	**$275.74**
	156	**Units**	100.0%	**2039**	$186.25	$94.09	$0.00	**$280.34**
	156	**Units**	100.0%	**2040**	$190.94	$94.09	$0.00	**$285.03**
	156	**Units**	100.0%	**2041**	$195.75	$94.09	$0.00	**$289.84**
	156	**Units**	100.0%	**2042**	$200.66	$94.09	$0.00	**$294.75**
	156	**Units**	100.0%	**2043**	$205.70	$94.09	$0.00	**$299.79**
	156	**Units**	100.0%	**2044**	$210.84	$94.09	$0.00	**$304.93**

The Financial Analysis

Parameters:

- Fiscal Year: Your budget year, identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- Study Year: Your current fiscal year, unless otherwise noted in the study. When a fiscal year is not the calendar year, it may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- Reserve Account Starting Balance: This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be $0.00.
- Average Earnings Rate: This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- Budgeted Contribution: This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.

CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT

To assess your current funding level DMA calculates the percent funded for each component in the study at a point in time – generally at the beginning of the fiscal year corresponding with Year 1 of the study (study year). We use an inflation-adjusted method for calculating the relative replacement value of each component (the amount of money that should be available to replace the component if it were fully funded) and compare the total value for all components to the actual total balance of the reserve account. This is called the percent funded.

Note: the term "fully funded" does not mean that the total replacement cost of every component is always available at any time. It means that the funding level is sufficient such that the total replacement cost will be funded at the time that the component is projected to be replaced.The funding deficit (or surplus) is the difference between the combined inflation-adjusted replacement values of all components and the actual reserve account balance.

Some states require that reserve studies provide this information, and the Community Associations Institute requires that reserve studies provide a statement on the relative health of the reserve account. This information should meet both requirements, but we do not use this to project a long-term funding solution for your reserve account.

DMA'S INTERACTIVE CASH FLOW FUNDING PLAN

- Baseline Funding Model – The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected reserve balance drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- Threshold Funding Model – This model sets a minimum cash reserve balance at a predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. There are two ways to set this threshold in NAVIGATOR™. The first way is simply to choose a specific dollar amount. The second way is to set a minimum dollar value based on a percentage of the total one-time replacement values of all components in the study. Different thresholds can be evaluated in the *working session*.
- Full Funding Model – (Also called the Component Method.) NAVIGATOR™ can also provide this funding model, upon request, in a separate report. This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a $10,000 replacement cost, it should have $3,000 set aside for its replacement after three years. In this case, $3,000 equals full funding. This method is only good for year-to-year projections and does not include inflation. DMA does not recommend this funding model, however some clients use it and some jurisdictions may require it.

NAVIGATOR™ uses a Cash Flow Funding Model to calculate your recommended reserve funding plan. This model includes our Reserve Navigator graph which shows the entire study period, which typically is 30 years. DMA can revise this study period to a minimum of 20 years or up to 50 years. Different study periods can be looked at in the live working session. This model includes two additional options:

The Reserve Navigator graph shows the projected total reserve expenditures in each year (red bars), the end-or-year reserve account balance (green bars) and the minimum threshold balance (yellow line) over the entire reserve study period. The table below the graph shows the beginning and end reserve balances in each year, the contribution or transfer to reserves in each year, the interest income in each year (if any) and the total expenditures in each year. Expenditures are adjusted for inflation. Ten year periods are shown on each page, and the graph is repeated on each subsequent page with the tabular period highlighted.

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while ensuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance to zero dollars ($0.00), and convert this to a baseline funding model but we strongly recommend against using that model for your funding plan. We set the minimum account balance, or "threshold", at a level above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We generate that number from a percentage of the total estimated one-time replacement costs of all components in current dollars. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. We then index this amount to the projected rate of inflation so that it increases every year in proportion to the relative value of the dollar. Note: The threshold amount is an arbitrary number. It is not set by any law or any accounting standard. We can look at different threshold amounts in the working session and evaluate what would be most appropriate for your association and the expenditure projections. Ultimately, you the client can establish the threshold amount.

Reserve Account Transfer Change Rate

As inflation decreases the value of the dollar over time, it is logical to introduce a transfer change rate to the reserve contribution so that it grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The change rate provides parity for present and future owners.

In communities that are underfunded, it may be necessary to use a change rate that is greater than the inflation rate in order to gradually increase your contributions to an acceptable level. The Reserve Account Transfer Change Rate is expressed as a percentage (%). We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

Specific Project Funding, Special Assessments and Commercial Loans

In some instances, it will be necessary for an association to fund a specific single project or one or more years of total reserve expenses with additional funds. This may be due to a history of underfunding the reserves, or it may be due to an unexpected significant expense in a given year. This additional funding can come from two sources – a special assessment and a commercial loan. DMA studies can include either or both options as appropriate to the needs and resources of the community and its members. We can evaluate both options, and also a combination option, in the working session. A funding solution that includes one or more of these options can become part of the published reserve funding plan.

Assessment Allocation Model

This reserve analysis also includes an Assessment Allocation Model. It is important to keep the reserve account funding in perspective with your overall assessment needs. Usually, the reserve budget is smaller than your operating budget and this model puts your reserve account in context of your overall budget. Keep in mind that this is only an example model. DMA does not have any responsibility for your overall budget or your operating budget, and this model makes a specific assumption about the growth of your operating budget over the next few years which may vary from your actual budget. This model shows percentage of your overall budget allotted to reserves and shows how the recommended reserve funding plan in this study might affect your overall budget in the next several years.

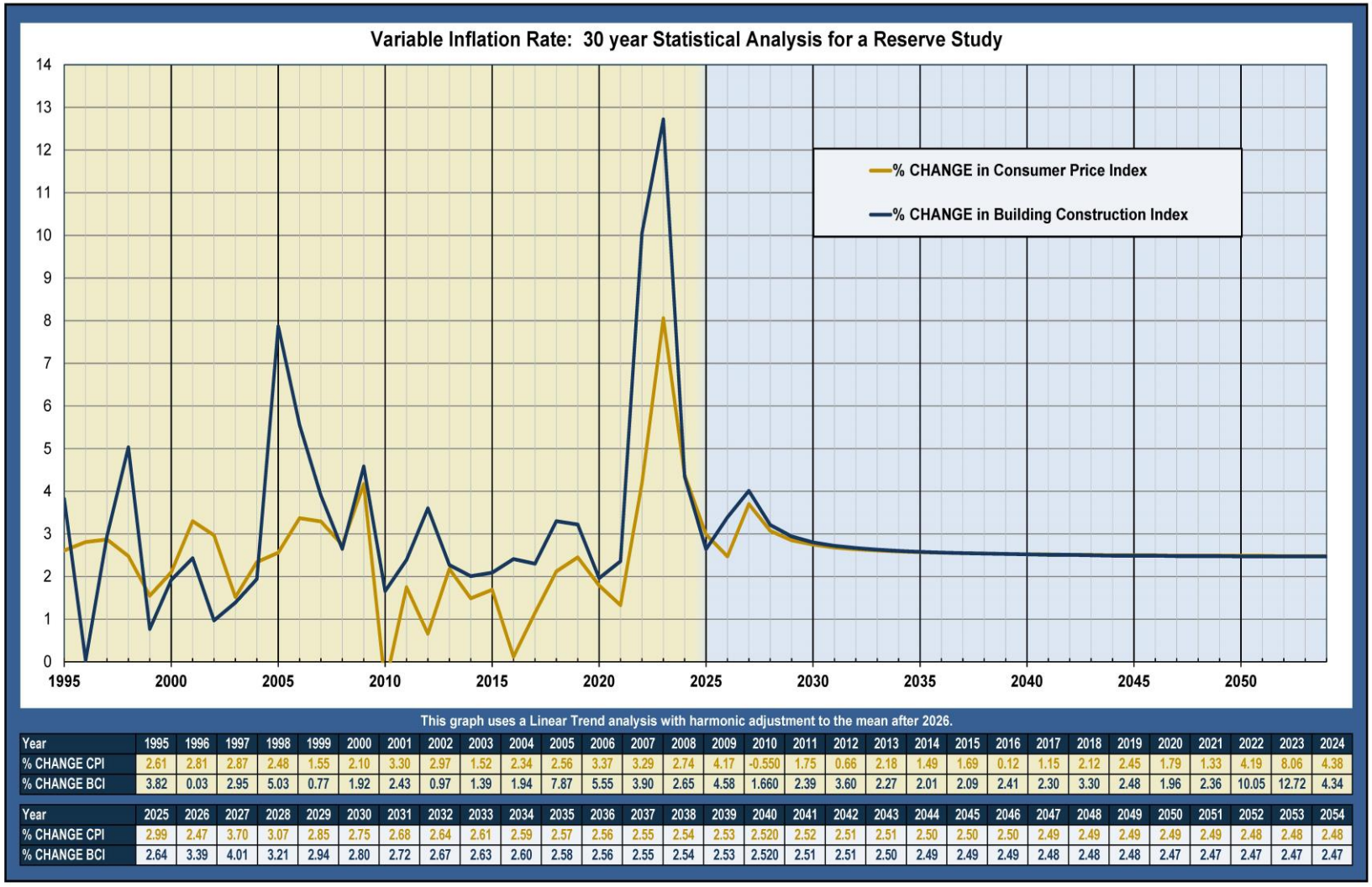
Inflation

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

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

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

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT



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

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

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

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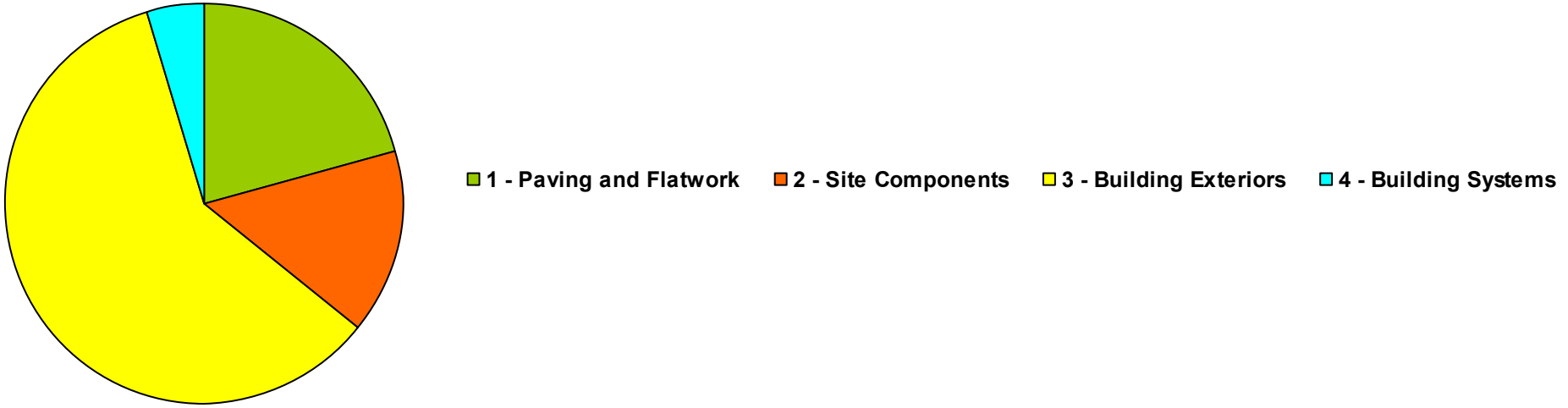
Reserve Expenditure 30 year Summary

Total Replacement Expenses by Section for Entire Study Period

Section	Section Name	Replacement Expenses	% of Replacement Exp
1	Paving and Flatwork	$1,038,139	20.9%
2	Site Components	$737,345	14.9%
3	Building Exteriors	$2,945,006	59.4%
4	Building Systems	$237,185	4.8%
Totals		**$4,957,676**	**100.0%**

Replacement Expenses are the projected inflation adjusted expense of ALL components within the timeframe of this analysis.



Year 2025

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$4,525.00
Total Expenditures for Year 2025			**$4,525.00**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2026

Line #	Component	Location	Replacement Cost *
002.002.0002	Cluster mail boxes, 16 cube	Opposite Bldg 1366 & 1346	$8,793.32
Total Expenditures for Year 2026			**$8,793.32**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2027

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$19,416.69
Total Expenditures for Year 2027			**$19,416.69**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2028

Line #	Component	Location	Replacement Cost *
001.000.0003	Asphalt sealcoating, crack filling & striping	Site-Wide	$16,741.41
001.000.0004	Asphalt patching allowance	Site-Wide	$24,130.97
001.000.0007	Concrete Steps, on-grade	Site-Wide	$3,348.50
001.000.0008	Site Stair Pipe Railing	Site-Wide	$3,672.59
002.000.0011	Timber retaining wall	1348 Hunters Road	$2,706.99
003.000.0006	Building Trim	All Buildings	$11,836.85
003.001.0001	Asphalt shingle roofs	1330 Hunters Road	$43,731.43
003.001.0002	Asphalt shingle roofs	1336 Hunters Road	$43,731.43
003.001.0003	Asphalt shingle roofs	1342 Hunters Road	$43,731.43
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$5,197.55
Total Expenditures for Year 2028			**$198,829.15**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Final Report

Year 2029

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$13,401.64
003.001.0004	Asphalt shingle roofs	1340 Hunters Road	$45,017.13
003.001.0005	Asphalt shingle roofs	1346 Hunters Road	$45,017.13
003.001.0006	Asphalt shingle roofs	1348 Hunters Road	$45,017.13
004.000.0003	Exterior Meter Rack, 6 meter, 125A	Site-Wide	$65,105.86
004.000.0004	Exterior Meter Rack, 8 meter, 125A	Site-Wide	$80,959.31
Total Expenditures for Year 2029			**$294,518.20**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2030

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$5,314.61
002.000.0002	Bus Shelter	Hunters Road & Port Republic	$9,100.02
002.000.0003	Bus Shelter	Hunters Road & Bradley Drive	$9,100.02
003.001.0007	Asphalt shingle roofs	1360 Hunters Road	$46,277.61
003.001.0008	Asphalt shingle roofs	1366 Hunters Road	$46,277.61
003.001.0009	Asphalt shingle roofs	1372 Hunters Road	$46,277.61
Total Expenditures for Year 2030			**$162,347.48**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2032

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$22,365.21
003.000.0003	Stair & railing replacement	1366 Hunters Road	$22,077.82
Total Expenditures for Year 2032			**$44,443.03**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2033

Line #	Component	Location	Replacement Cost *
001.000.0003	Asphalt sealcoating, crack filling & striping	Site-Wide	$19,175.31
001.000.0004	Asphalt patching allowance	Site-Wide	$27,639.17
001.000.0007	Concrete Steps, on-grade	Site-Wide	$3,835.30
001.000.0008	Site Stair Pipe Railing	Site-Wide	$4,206.52
003.002.0001	Vinyl siding	1330 Hunters Road	$64,268.51
003.002.0004	Vinyl siding	1336 Hunters Road	$64,268.51
003.002.0007	Vinyl siding	1340 Hunters Road	$64,268.51
003.002.0010	Vinyl siding	1342 Hunters Road	$64,268.51
003.002.0013	Vinyl siding	1346 Hunters Road	$64,268.51
003.002.0016	Vinyl siding	1348 Hunters Road	$64,268.51
003.002.0019	Vinyl siding	1360 Hunters Road	$64,268.51
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$5,953.18
Total Expenditures for Year 2033			**$510,689.05**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2034

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$15,299.30
002.001.0001	Box wood stairs, closed risers, composite	1330 Hunters Road	$4,108.52
002.001.0003	Box wood stairs, closed risers, composite	1336 Hunters Road	$5,934.52
002.001.0005	Box wood stairs, closed risers, composite	1342 Hunters Road	$8,217.00
002.001.0007	Box wood stairs, closed risers, composite	1348 Hunters Road	$8,217.00
002.001.0009	Box wood stairs, closed risers, composite	1360 Hunters Road	$4,108.52
Total Expenditures for Year 2034			**$45,884.86**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2035

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$6,054.17
003.002.0022	Vinyl siding	1366 Hunters Road	$116,834.01
003.002.0024	Vinyl siding	1372 Hunters Road	$67,640.73
003.002.0027	Vinyl siding	1380 Hunters Road	$67,640.73
003.002.0030	Vinyl siding	1384 Hunters Road	$67,640.73
003.002.0033	Vinyl siding	1390 Hunters Road	$67,640.73
003.002.0036	Vinyl siding	1396 Hunters Road	$67,640.73
Total Expenditures for Year 2035			**$461,091.83**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2036

Line #	Component	Location	Replacement Cost *
002.000.0001	Monument Sign	Hunters Road Entry	$3,699.41
Total Expenditures for Year 2036			**$3,699.41**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2037

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$25,408.04
003.003.0001	Balcony steel structure & railing	All Buildings	$0.00
Total Expenditures for Year 2037			**$25,408.04**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2038

Line #	Component	Location	Replacement Cost *
001.000.0001	Asphalt milling & overlay	North of Bradley Drive	$109,396.52
001.000.0002	Asphalt milling & overlay	South of Bradley Drive	$100,575.94
001.000.0007	Concrete Steps, on-grade	Site-Wide	$4,353.28
001.000.0008	Site Stair Pipe Railing	Site-Wide	$4,774.63
001.000.0012	Concrete patios	All Buildings	$9,976.35
002.002.0001	Cluster mail boxes, 12 cube	Opposite Bldg 1330	$16,361.28
002.002.0004	Cluster mail boxes, 16 cube	Opposite Bldg. 1346	$8,181.34
002.003.0003	Basketball Backstops	Basketball Court	$15,432.05
002.003.0005	Park Bench- Vinyl Coated Steel	Basketball Court	$3,985.73
003.000.0004	Gutters & downspouts	All Buildings	$8,433.87
003.000.0006	Building Trim	All Buildings	$15,388.75
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$6,757.19
Total Expenditures for Year 2038			**$303,616.93**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2039

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$17,353.70
002.000.0007	Picnic table	Dog Park	$33.50
Total Expenditures for Year 2039			**$17,387.20**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2040

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$6,863.11
Total Expenditures for Year 2040			**$6,863.11**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2042

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$28,777.72
002.000.0010	Timber retaining wall	1396 Hunters Road	$11,661.87
Total Expenditures for Year 2042			**$40,439.59**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2043

Line #	Component	Location	Replacement Cost *
001.000.0003	Asphalt sealcoating, crack filling & striping	Site-Wide	$24,641.98
001.000.0004	Asphalt patching allowance	Site-Wide	$35,518.77
001.000.0007	Concrete Steps, on-grade	Site-Wide	$4,928.71
001.000.0008	Site Stair Pipe Railing	Site-Wide	$5,405.74
001.000.0012	Concrete patios	All Buildings	$11,295.03
002.000.0013	Picnic table	Soccer Field	$3,623.96
002.000.0014	Park Bench, 8 feet	Soccer Field	$3,728.47
003.000.0004	Gutters & downspouts	All Buildings	$9,548.67
003.000.0006	Building Trim	All Buildings	$17,422.86
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$7,650.36
Total Expenditures for Year 2043			**$123,764.55**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2044

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$19,639.85
Total Expenditures for Year 2044			**$19,639.85**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2045

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$7,764.98
Total Expenditures for Year 2045			**$7,764.98**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2046

Line #	Component	Location	Replacement Cost *
001.000.0010	Precast pavers & steps, remove & reset	Site-Wide	$11,433.60
001.000.0013	Asphalt milling & overlay	New Parking Area	$80,631.45
Total Expenditures for Year 2046			**$92,065.05**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2047

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$32,543.47
Total Expenditures for Year 2047			**$32,543.47**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2048

Line #	Component	Location	Replacement Cost *
001.000.0003	Asphalt sealcoating, crack filling & striping	Site-Wide	$27,861.10
001.000.0004	Asphalt patching allowance	Site-Wide	$40,158.80
001.000.0007	Concrete Steps, on-grade	Site-Wide	$5,572.57
001.000.0008	Site Stair Pipe Railing	Site-Wide	$6,111.92
001.000.0012	Concrete patios	All Buildings	$12,770.58
002.000.0011	Timber retaining wall	1348 Hunters Road	$4,504.97
002.000.0012	Soccer Goals	Soccer Field	$6,638.36
002.002.0003	Cluster mail boxes, 16 cube	Cul-de-sac at Bldg 1380	$15,709.24
003.000.0001	Large building numbers	All Buildings	$36,514.56
003.000.0004	Gutters & downspouts	All Buildings	$10,796.06
003.000.0006	Building Trim	All Buildings	$19,698.90
003.003.0002	Balcony Deck Structure- Wood	1330 Hunters Road	$27,628.35
003.003.0003	Balcony Decking- Composite	1330 Hunters Road	$13,042.10
003.003.0004	Balcony Deck Structure- Wood	1336 Hunters Road	$27,628.35
003.003.0005	Balcony Decking- Composite	1336 Hunters Road	$13,042.10
003.003.0008	Balcony Deck Structure- Wood	1342 Hunters Road	$27,628.35
003.003.0009	Balcony Decking- Composite	1342 Hunters Road	$13,042.10
003.003.0010	Balcony Deck Structure- Wood	1346 Hunters Road	$27,628.35
003.003.0011	Balcony Decking- Composite	1346 Hunters Road	$13,042.10
003.003.0024	Balcony Deck Structure- Wood	1390 Hunters Road	$27,628.35
003.003.0025	Balcony Decking- Composite	1390 Hunters Road	$13,042.10
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$8,649.77
Total Expenditures for Year 2048			**$398,339.08**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2049

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$22,203.35
001.000.0009	Concrete dumpster pad	New Parking Area	$5,012.35
002.000.0006	Park Bench- Vinyl Coated Steel	Dog Park	$5,232.70
002.001.0001	Box wood stairs, closed risers, composite	1330 Hunters Road	$5,962.56
002.001.0002	Stair guardrail	1330 Hunters Road	$6,089.38
002.001.0003	Box wood stairs, closed risers, composite	1336 Hunters Road	$8,612.57
002.001.0004	Stair guardrail	1336 Hunters Road	$9,133.06
002.001.0005	Box wood stairs, closed risers, composite	1342 Hunters Road	$11,925.06
002.001.0006	Stair guardrail	1342 Hunters Road	$12,178.72
002.001.0007	Box wood stairs, closed risers, composite	1348 Hunters Road	$11,925.06
002.001.0008	Stair guardrail	1348 Hunters Road	$13,700.58
002.001.0009	Box wood stairs, closed risers, composite	1360 Hunters Road	$5,962.56
002.001.0010	Stair guardrail	1360 Hunters Road	$6,089.38
003.001.0010	Asphalt shingle roofs	1380 Hunters Road	$84,915.96
003.001.0011	Asphalt shingle roofs	1384 Hunters Road	$75,731.79
003.001.0012	Asphalt shingle roofs	1390 Hunters Road	$68,552.10
003.001.0013	Asphalt shingle roofs	1396 Hunters Road	$69,263.80
Total Expenditures for Year 2049			**$422,490.98**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2050

Line #	Component	Location	Replacement Cost *
001.000.0011	Paint fire lanes	Site-Wide	$8,776.80
003.003.0014	Balcony Deck Structure- Wood	1360 Hunters Road	$29,012.87
003.003.0015	Balcony Decking- Composite	1360 Hunters Road	$13,695.67
003.003.0016	Balcony Deck Structure- Wood	1366 Hunters Road	$29,012.87
003.003.0017	Balcony Decking- Composite	1366 Hunters Road	$13,695.67
003.003.0018	Balcony Deck Structure- Wood	1372 Hunters Road	$29,012.87
003.003.0019	Balcony Decking- Composite	1372 Hunters Road	$13,695.67
003.003.0022	Balcony Deck Structure- Wood	1384 Hunters Road	$29,012.87
003.003.0023	Balcony Decking- Composite	1384 Hunters Road	$13,695.67
Total Expenditures for Year 2050			**$179,610.96**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2051

Line #	Component	Location	Replacement Cost *
001.000.0010	Precast pavers & steps, remove & reset	Site-Wide	$12,920.93
002.002.0002	Cluster mail boxes, 16 cube	Opposite Bldg 1366 & 1346	$16,903.93
003.003.0006	Balcony Deck Structure- Wood	1340 Hunters Road	$29,729.49
003.003.0007	Balcony Decking- Composite	1340 Hunters Road	$14,033.95
003.003.0012	Balcony Deck Structure- Wood	1348 Hunters Road	$29,729.49
003.003.0013	Balcony Decking- Composite	1348 Hunters Road	$14,033.95
Total Expenditures for Year 2051			**$117,351.74**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2052

Line #	Component	Location	Replacement Cost *
001.000.0005	Concrete curb and gutter	Site-Wide	$36,773.28
002.003.0004	Chain link fence	Basketball Court	$39,651.01
003.003.0020	Balcony Deck Structure- Wood	1380 Hunters Road	$30,463.81
003.003.0021	Balcony Decking- Composite	1380 Hunters Road	$14,380.59
003.003.0026	Balcony Deck Structure- Wood	1396 Hunters Road	$30,463.81
003.003.0027	Balcony Decking- Composite	1396 Hunters Road	$14,380.59
Total Expenditures for Year 2052			**$166,113.09**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2053

Line #	Component	Location	Replacement Cost *
001.000.0003	Asphalt sealcoating, crack filling & striping	Site-Wide	$31,479.27
001.000.0004	Asphalt patching allowance	Site-Wide	$45,373.97
001.000.0007	Concrete Steps, on-grade	Site-Wide	$6,296.25
001.000.0008	Site Stair Pipe Railing	Site-Wide	$6,905.65
001.000.0012	Concrete patios	All Buildings	$14,429.02
003.000.0004	Gutters & downspouts	All Buildings	$12,198.08
003.000.0006	Building Trim	All Buildings	$22,257.08
003.001.0001	Asphalt shingle roofs	1330 Hunters Road	$82,229.12
003.001.0002	Asphalt shingle roofs	1336 Hunters Road	$82,229.12
003.001.0003	Asphalt shingle roofs	1342 Hunters Road	$82,229.12
004.000.0005	Replace 2 Sch.80 PVC pressure pipe	Site-Wide	$9,773.07
Total Expenditures for Year 2053			**$395,399.75**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2054

Line #	Component	Location	Replacement Cost *
001.000.0006	Concrete walkway, broom finish	Site-Wide	$25,084.31
002.000.0008	Aerial light fixtures & poles	Site-Wide	$400,448.57
002.000.0009	Vinyl fence, privacy	Property Line Bldgs 1380 & 1396	$29,684.21
003.000.0005	Compressor Fence- Vinyl	All Buildings	$99,503.22
003.001.0004	Asphalt shingle roofs	1340 Hunters Road	$84,260.18
003.001.0005	Asphalt shingle roofs	1346 Hunters Road	$84,260.18
003.001.0006	Asphalt shingle roofs	1348 Hunters Road	$84,260.18
004.000.0006	Security & Surveillance System	Site-Wide	$47,138.40
Total Expenditures for Year 2054			**$854,639.25**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Personnel and Project Information

PROPERTY INFORMATION

Community Size (Number of Units):	156	**Year(s) constructed:**	1987
Unit Types:	Condominium (1-4 stories)	**Year converted:**	N/A

This study was prepared by Rick Weinberg, RA, RS, a Reserve Specialist. Mr. Weinberg holds a Bachelor of Science in Architecture from The Georgia Institute of Technology.
The field survey, inventory, and condition assessment was conducted by Rick Weinberg also.
DMA was awarded the contract on 3/10/2025
DMA conducted site visits at the property on 6/20/2025
The Working Session was held on 7/22/2025
Photographs were taken at the site and a digital folder can be provided upon request at the completion of the project.

In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

FW Hunters Ridge Request for Additional Information
Hunters Ridge - 1340 & 1346 Pavers
Hunters Ridge - 1340 Wheelchair ramp
Hunters Ridge - 1380 Roof
Hunters Ridge - 1384 Roof
Hunters Ridge - 1390 & 1396 Roof
Hunters Ridge - 2025 Annual Budget
Hunters Ridge - 360 Painting 1 sealcoat, crackfill, striping
Hunters Ridge - 360 Painting 2 sealcoat, crackfill, striping
Hunters Ridge - About Exteriors Fire lane painting
Hunters Ridge - Apex 1 Security/Surveillance System
Hunters Ridge - Apex 2 Security/Surveillance System
Hunters Ridge - Apex 3 Security/Surveillance System
Hunters Ridge - Apex 4 Outlet by VMS not Apex
Hunters Ridge - Apex 5 Security/Surveillance System
Hunters Ridge - Balance Sheet 12-31-24
Hunters Ridge - Basketball Court
Hunters Ridge - Basketball Retaining Wall

Hunters Ridge - Capital Electric Site Lighting
Hunters Ridge - Dean Brothers Pole Lights
Hunters Ridge - Dog Park Pavers & other locations
Hunters Ridge - Eddie Edwards Building numbers material quote
Hunters Ridge - Eddie Edwards 2 Building numbers material invoice
Hunters Ridge - Engineering Solutions 1366 Stair drawing invoice
Hunters Ridge - Exterior Steps 1
Hunters Ridge - Exterior Steps 2
Hunters Ridge - GM7 Building numbers installation invoice
Hunters Ridge - L&O 1 Chain link fence proposal
Hunters Ridge - L&O 2 8 foot chain link fence
Hunters Ridge - Mailbox Installation
Hunters Ridge - Mailboxes
Hunters Ridge - Paver paths
Hunters Ridge - Premier Vinyl 1
Hunters Ridge - Premier Vinyl 2
Hunters Ridge - Premier Vinyl 3
Hunters Ridge - Premier Vinyl 4
Hunters Ridge - Premier Vinyl 5
Hunters Ridge - Premier Vinyl 6
Hunters Ridge - Smith Paving Curb/Gutter & Asphalt replacement
Hunters Ridge - Sustainable Solutions 1 Stair replacement Deposit Invoice
Hunters Ridge - Sustainable Solutions 2 Stair replacement Invoice with change order
Hunters Ridge - Sustainable Solutions 3 Stair replacement Invoice
Hunters Ridge - Visitor Lot Dumpster Pad
Hunters Ridge - Visitor lot pad extension
Hunters Ridge - VMS 2 Breezeway ADA Handrails

Standards, Limitations, Conditions, Disclosure and Restrictions

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled “National Standards” which is included in the Appendix.

The data and analysis information that forms a part of this report contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis have been made available in Adobe's Portable Document Format and included as part of this report. Upon request, component information can also be provided in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1 No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.

2 All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.

3 The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.

4 Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.

5 An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.

6 Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.

7 Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.

8 Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.

9 Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.

11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.

12 DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community or facility, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of it's preparation that if purposefully omitted would cause a distortion of the Client's situation regarding it's capital reserve plan.

LEGAL RESTRICTIONS ON USE OF THIS INFORMATION

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Hunters Ridge

Harrisonburg, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Final Report - Components in Account - Funding Plan

Component Record

Date: 7/22/2025

DMA Project #2503007

Prepared by : DMA Reserves, Inc.

2302 E Cary Street

Richmond, Virginia 23223

804.644.6404

Table of Contents

Final Report - Components in Account - Funding Plan

INTRODUCTION TO THE PHYSICAL ANALYSIS

RESERVE COMPONENTS DEFINED

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

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

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

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

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

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

MINIMUM CRITERIA FOR RESERVE COMPONENTS

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

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

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

COMPONENT ASSEMBLIES AND RELATED COMPONENTS

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

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

OPTIONAL COMPONENTS

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

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

EXCLUSIONS

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

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

COMPONENT QUANTITIES AND MEASUREMENT

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

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

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

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

COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE

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

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

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

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

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

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

REPLACEMENT COST

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

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

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

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

COST ASSEMBLY BY THE RESERVE SPECIALIST

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

YOUR ACTUAL COSTS WILL VARY

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

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

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

INFLATION

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

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

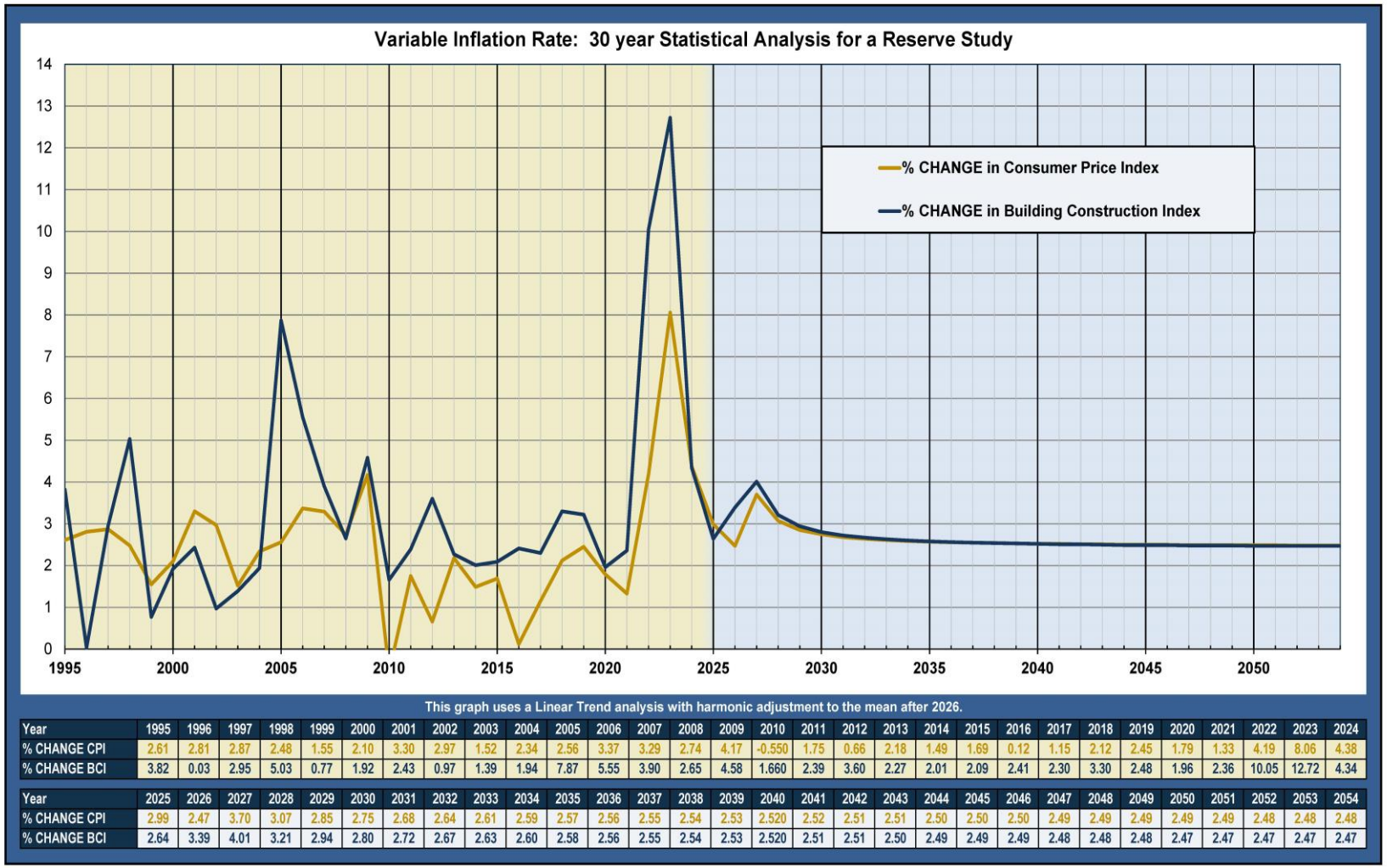
DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project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

OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

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

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

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



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

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

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

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Final Report - Components in Account - Funding Plan

001.000 Paving and Flatwork

001.000.0001 Asphalt milling & overlay — North of Bradley Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	25	13	2038	4465	SY	100.00%	1	$16.98	100.0%	$75,816.00

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

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

2038	$109,396.52

On 1/3/2022 By Rick Weinberg, DMA Reserves

These parking areas are generally in fair to good condition with the typical cracking and alligatoring throughout. Patching and crack filling may extend their useful lives until the next projected milling and paving.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies, though condition has continued to deteriorate. Shortening the EUL might be considered.

001.000.0002 Asphalt milling & overlay — South of Bradley Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	25	13	2038	4105	SY	100.00%	1	$16.98	100.0%	$69,703.00

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

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

2038	$100,575.94

On 1/3/2022 By Rick Weinberg, DMA Reserves

These parking areas are generally in fair condition with more cracking and alligatoring throughout than those north of Bradley Drive. Patching and crack filling may extend their useful lives until the next projected milling and paving or it may be desirable to repave portions of the lot.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies, though condition has continued to deteriorate. Shortening the EUL might be considered.

Final Report - Components in Account - Funding Plan

001.000.0003 Asphalt sealcoating, crack filling & striping Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	5	5	3	2028	1	LS	100.00%	1	$15,084.25	100.0%	$15,084.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$12,825.43	100.0%	1	LS	360 Painting invoice

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

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

2028	$16,741.41	2033	$19,175.31	2043	$24,641.98
2048	$27,861.10	2053	$31,479.27		

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

2038

On 6/26/2025 By Rick Weinberg, DMA Reserves

North and South of Bradley Drive have been combined into one component.

Final Report - Components in Account - Funding Plan

001.000.0004 Asphalt patching allowance **Site-Wide**

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	5	5	3	2028	8570	SY	100.00%	1	$50.74	5.0%	$21,742.00

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

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

2028	$24,130.97	2033	$27,639.17	2043	$35,518.77
2048	$40,158.80	2053	$45,373.97		

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

2038

On 1/3/2022 By Rick Weinberg, DMA Reserves

Some areas may require patching.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applicable. North and South of Bradley Drive have been combined into one component.

Final Report - Components in Account - Funding Plan

001.000.0005 Concrete curb and gutter **Site-Wide**

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	5	5	2	2027	1	LS	100.00%	1	$18,055.78	100.0%	$18,056.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$13,950.00	100.0%	1	LS	Smith Paving invoice

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

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

2027	$19,416.69	2032	$22,365.21	2037	$25,408.04
2042	$28,777.72	2047	$32,543.47	2052	$36,773.28

On 1/3/2022 By Rick Weinberg, DMA Reserves

Concrete curbs/gutters range from good to poor condition with cracks and broken curb observed throughout the site. Curb replacement was being performed during the site survey. This is an allowance for ongoing repairs/replacement.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous curb & gutter condition still applies. However, we are replacing the 5% of the total linear footage with a documented cost replacement that occurred in 2022 as indicated. That cost may be adjusted at a later year if required.

Final Report - Components in Account - Funding Plan

001.000.0006 Concrete walkway, broom finish — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	5	5	4	2029	15000	SF	100.00%	1	$15.64	5.0%	$11,730.00

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

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

2029	$13,401.64	2034	$15,299.30	2039	$17,353.70
2044	$19,639.85	2049	$22,203.35	2054	$25,084.31

On 1/3/2022 By Rick Weinberg, DMA Reserves

Concrete sidewalks range from good to poor condition with cracks and broken portions observed throughout the site. It appeared portions of sidewalk had been recently replaced. This is an allowance for ongoing repairs/replacement.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies.

001.000.0007 Concrete Steps, on-grade — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	40	5	3	2028	130	Riser	100.00%	1	$464.14	5.0%	$3,017.00

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

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

2028	$3,348.50	2033	$3,835.30	2038	$4,353.28
2043	$4,928.71	2048	$5,572.57	2053	$6,296.25

On 1/3/2022 By Rick Weinberg, DMA Reserves

Concrete site steps range from good to fair condition with some cracking and settlement damage throughout the site. Allowance is given for repairs.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies.

Final Report - Components in Account - Funding Plan

001.000.0008 Site Stair Pipe Railing — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	5	5	3	2028	230	LF	100.00%	1	$95.92	15.0%	$3,309.00

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

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

2028	$3,672.59	2033	$4,206.52	2038	$4,774.63
2043	$5,405.74	2048	$6,111.92	2053	$6,905.65

On 1/3/2022 By Rick Weinberg, DMA Reserves

There are two types of site stair railings. Decorative wrought iron and steel pipe rail. Replacement cost reflects steel pipe rail. It is assumed the steel pipe rail is not original and has been replaced at some point. Railings range from good to poor condition. Allowance is shown to gradually replace railings.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies.

001.000.0009 Concrete dumpster pad — New Parking Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	10	24	2049	1	LS	100.00%	1	$10,590.00	25.0%	$2,648.00

Detail of components within the assembly:

1	Concrete dumpster pad, New Parking Area	1	LS	100.00%	1	$7,021.79	100.0%	$7,022.00
2	Concrete dumpster pad, extension, New Parking Area	1	LS	100.00%	1	$3,568.43	100.0%	$3,568.00

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

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

2049	$5,012.35

On 6/23/2025 By Rick Weinberg, DMA Reserves

Observed in good condition. This includes the original portion installed in 2021 and the extension installed in 2024. We are showing this as one installation with the in-service date of the more recent extension. This is also an allowance to periodically replace a percentage.

Final Report - Components in Account - Funding Plan

001.000.0010 Precast pavers & steps, remove & reset Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	25	5	21	2046	1	LS	100.00%	1	$32,505.60	20.0%	$6,501.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$24,535.00	20.0%	1	LS	A-2 Remodeling invoice $12,885 and $11,650

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

2046	$11,433.60	2051	$12,920.93

On 6/24/2025 By Rick Weinberg, DMA Reserves

Observed in good condition. This is an allowance for eventual removal and resetting of the concrete pavers and steps.

001.000.0011 Paint fire lanes Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	5	5	0	2025	1	LS	100.00%	1	$4,525.30	100.0%	$4,525.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$3,350.00	100.0%	1	LS	About Exteriors invoice

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

2025	$4,525.00	2030	$5,314.61	2035	$6,054.17
2040	$6,863.11	2045	$7,764.98	2050	$8,776.80

On 6/26/2025 By Rick Weinberg, DMA Reserves

Confirm these are done every 5 years.

Final Report - Components in Account - Funding Plan

001.000.0012 Concrete patios — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	5	13	2038	3640	SF	100.00%	1	$37.99	5.0%	$6,914.00

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

2038	$9,976.35	2043	$11,295.03	2048	$12,770.58
2053	$14,429.02				

On 6/26/2025 **By Rick Weinberg, DMA Reserves**

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

001.000.0013 Asphalt milling & overlay — New Parking Area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	25	25	21	2046	2700	SY	100.00%	1	$16.98	100.0%	$45,846.00

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

2046	$80,631.45

On 7/15/2025 **By Rick Weinberg, DMA Reserves**

Observed in good condition.

Total for 001.000 Paving and Flatwork **$284,891.00**

Final Report - Components in Account - Funding Plan

002.000 Site Components

002.000.0001 Monument Sign — Hunters Road Entry

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	20	20	11	2036	20	SF	100.00%	1	$134.79	100.0%	$2,696.00

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

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

2036	$3,699.41

On 1/3/2022 By Rick Weinberg, DMA Reserves

Existing sign is enameled metal and is in fair to good condition with some fasteners showing signs of rust and uneven surfaces in the metal. Replacement shows a decorative wood composite sign. The stone wall base on which the sign is mounted should have a very long life span and is currently in good condition. Some minor tuckpointing may be required in the future.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies. Some ponding water on top of the sign was observed.

002.000.0002 Bus Shelter — Hunters Road & Port Republic

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	42	40	5	2030	130	SF	100.00%	2	$29.80	100.0%	$7,748.00

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

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

2030	$9,100.02

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roof components (structure, shingles, cladding, etc.) appear to be in fair to good condition. However the support posts are in fair to poor condition and one of the posts is broken. It is not known whether the posts can be replaced while leaving the roof structure intact. Replacement of the entire shelters may be necessary and is shown as such.

On 6/25/2025 By Rick Weinberg, DMA Reserves

Current condition appears to be fair to good. We are extending the EUL and replacement intervals accordingly.

Final Report - Components in Account - Funding Plan

002.000.0003 Bus Shelter — Hunters Road & Bradley Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	42	40	5	2030	130	SF	100.00%	2	$29.80	100.0%	$7,748.00

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

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

2030	$9,100.02

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roof components (structure, shingles, cladding, etc.) appear to be in fair to good condition. However the support posts are in fair to poor condition and one of the posts is warped. It is not known whether the posts can be replaced while leaving the roof structure intact. Replacement of the entire shelters may be necessary and is shown as such.

On 6/25/2025 By Rick Weinberg, DMA Reserves

Current condition appears to be fair to good. We are extending the EUL and replacement intervals accordingly.

002.000.0004 Chain link fence — Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	40	40	34	2059	300	LF	100.00%	1	$31.28	100.0%	$9,384.00

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.000.0005 Chain link gate — Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	40	40	34	2059	3	EA	100.00%	1	$459.37	100.0%	$1,378.00

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.000.0006 Park Bench- Vinyl Coated Steel — Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	2	EA	100.00%	0.5	$2,806.22	100.0%	$2,806.00

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

2049	$5,232.70

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.000.0007 Picnic table — Dog Park

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	20	20	14	2039	0	EA	100.00%	1	$2,252.94	100.0%	$23.00

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

2039	$33.50

On 6/27/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.000.0008 Aerial light fixtures & poles — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	30	30	29	2054	1	LS	100.00%	1	$187,259.00	100.0%	$187,259.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$179,470.00	100.0%	1	LS	Removal & installation by Dean Brothers Inc. invoice $72,300 and component cost by Capital Electric quote $107,170

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

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

2054	$400,448.57

On 6/25/2025 By Rick Weinberg, DMA Reserves

Appears to be in good condition and assumed functional.

002.000.0009 Vinyl fence, privacy — Property Line Bldgs 1380 & 1396

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	35	35	29	2054	270	LF	100.00%	1	$51.41	100.0%	$13,881.00

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

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

2054	$29,684.21

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.000.0010 Timber retaining wall — 1396 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	20	20	17	2042	150	SF	100.00%	1	$48.78	100.0%	$7,317.00

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

2042	$11,661.87

On 1/3/2022 By Rick Weinberg, DMA Reserves
Retaining wall is in poor condition. Replacement this year is recommended.

On 6/26/2025 By Rick Weinberg, DMA Reserves
Observed in good condition. Confirm replacement year.

002.000.0011 Timber retaining wall — 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	40	20	3	2028	50	SF	100.00%	1	$48.78	100.0%	$2,439.00

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

2028	$2,706.99	2048	$4,504.97

On 1/3/2022 By Rick Weinberg, DMA Reserves
Retaining wall is in fair condition.

On 6/26/2025 By Rick Weinberg, DMA Reserves
Observed in fair condition.

Final Report - Components in Account - Funding Plan

002.000.0012 Soccer Goals — Soccer Field

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	25	25	23	2048	2	EA	100.00%	1	$1,797.22	100.0%	$3,594.00

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

2048	$6,638.36

On 6/27/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.000.0013 Picnic table — Soccer Field

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	20	20	18	2043	1	EA	100.00%	1	$2,252.94	100.0%	$2,253.00

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

2043	$3,623.96

On 6/27/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.000.0014 Park Bench, 8 feet — Soccer Field

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	20	20	18	2043	2	EA	100.00%	1	$1,158.75	100.0%	$2,318.00

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

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

2043	$3,728.47

On 6/27/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.000.0015 Vinyl fence, privacy — Dumpster Enclosures

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	35	35	31	2056	150	LF	100.00%	1	$51.41	100.0%	$7,712.00

On 6/27/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Total for 002.000 Site Components **$258,556.00**

Final Report - Components in Account - Funding Plan

002.001 Site Stairs

002.001.0001 Box wood stairs, closed risers, composite 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	15	15	9	2034	9	RISER	100.00%	1	$349.98	100.0%	$3,150.00

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

2034	$4,108.52	2049	$5,962.56

On 6/26/2025 By Rick Weinberg, DMA Reserves
Observed in good condition.

002.001.0002 Stair guardrail 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	16	LF	100.00%	1	$201.05	100.0%	$3,217.00

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

2049	$6,089.38

On 6/26/2025 By Rick Weinberg, DMA Reserves
Observed in good condition.

Final Report - Components in Account - Funding Plan

002.001.0003 Box wood stairs, closed risers, composite 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	15	15	9	2034	13	RISER	100.00%	1	$349.98	100.0%	$4,550.00

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

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

2034	$5,934.52	2049	$8,612.57

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.001.0004 Stair guardrail 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	24	LF	100.00%	1	$201.05	100.0%	$4,825.00

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

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

2049	$9,133.06

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.001.0005 Box wood stairs, closed risers, composite 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	15	15	9	2034	18	RISER	100.00%	1	$349.98	100.0%	$6,300.00

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

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

2034	$8,217.00	2049	$11,925.06

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.001.0006 Stair guardrail 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	32	LF	100.00%	1	$201.05	100.0%	$6,434.00

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

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

2049	$12,178.72

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.001.0007 Box wood stairs, closed risers, composite 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	15	15	9	2034	18	RISER	100.00%	1	$349.98	100.0%	$6,300.00

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

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

2034	$8,217.00	2049	$11,925.06

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.001.0008 Stair guardrail 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	36	LF	100.00%	1	$201.05	100.0%	$7,238.00

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

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

2049	$13,700.58

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.001.0009 Box wood stairs, closed risers, composite 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	15	15	9	2034	9	RISER	100.00%	1	$349.98	100.0%	$3,150.00

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

2034	$4,108.52	2049	$5,962.56

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

002.001.0010 Stair guardrail 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	30	30	24	2049	16	LF	100.00%	1	$201.05	100.0%	$3,217.00

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

2049	$6,089.38

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Total for 002.001 Site Stairs **$48,381.00**

Final Report - Components in Account - Funding Plan

002.002 Mail Boxes

002.002.0001 Cluster mail boxes, 12 cube — Opposite Bldg 1330

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	25	13	2038	1	LS	100.00%	1	$11,338.98	100.0%	$11,339.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$9,641.00	100.0%	1	LS	Calculated based on item and installation costs from cul-de-sac mailboxes

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

2038	$16,361.28

On 1/3/2022 By Rick Weinberg, DMA Reserves
These are newer 12 cube mailboxes with 1 additional package slot. Good condition.

On 6/25/2025 By Rick Weinberg, DMA Reserves
These remain in good condition.

Final Report - Components in Account - Funding Plan

002.002.0002 Cluster mail boxes, 16 cube — Opposite Bldg 1366 & 1346

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	38	25	1	2026	1	LS	100.00%	1	$8,504.52	100.0%	$8,505.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$7,231.00	100.0%	1	LS	Calculated based on item and installation costs from cul-de-sac mailboxes

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

2026	$8,793.32	2051	$16,903.93

On 1/3/2022 By Rick Weinberg, DMA Reserves

These are older 16 cube mailboxes with no package cubes. They are in fair condition with some dented metal and rust.

On 6/25/2025 By Rick Weinberg, DMA Reserves

Previous comment still applies. Two of these (older style without package cubes) are located opposite Bldg. 1366 and the other is opposite Bldg. 1346.

002.002.0003 Cluster mail boxes, 16 cube — Cul-de-sac at Bldg 1380

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	25	25	23	2048	1	LS	100.00%	1	$8,504.52	100.0%	$8,505.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$7,231.00	100.0%	1	LS	Valley Maintenance Services installation onvoice $1,000 & U.S. Mail Supply mailbox invoice $6,231

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

2048	$15,709.24

On 6/25/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

002.002.0004 Cluster mail boxes, 16 cube **Opposite Bldg. 1346**

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	25	13	2038	1	LS	100.00%	1	$5,670.08	100.0%	$5,670.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	$4,821.00	100.0%	1	LS	Calculated based on item and installation costs from cul-de-sac mailboxes

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

2038	$8,181.34

On 1/3/2022 By Rick Weinberg, DMA Reserves
These are older 16 cube mailboxes with no package cubes. They are in fair condition with some dented metal and rust.

On 6/25/2025 By Rick Weinberg, DMA Reserves
Previous comment still applies.

Total for 002.002 Mail Boxes **$34,019.00**

Final Report - Components in Account - Funding Plan

002.003 Basketball Court

002.003.0001 Concrete block retaining wall — Basketball Court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2021	50	50	46	2071	1	LS	100.00%	1	$19,740.51	100.0%	$19,741.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	$14,900.00	100.0%	1	LS	Ground Effects Inc. invoice

On 1/3/2022 By Rick Weinberg, DMA Reserves

Retaining wall is in poor to very poor condition. Replacement this year is recommended.

On 6/24/2025 By Rick Weinberg, DMA Reserves

Timber retaining all has been replaced with a concrete block retaining wall. Good condition.

002.003.0002 Basketball court asphalt — Basketball Court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	50	50	47	2072	1	LS	100.00%	1	$15,577.15	100.0%	$15,577.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$12,035.00	100.0%	1	LS	Smith Paving invoice

On 1/3/2022 By Rick Weinberg, DMA Reserves

The basketball court asphalt is in fair to poor condition with sveral large cracks observed. Recommend replacement next year.

On 6/24/2025 By Rick Weinberg, DMA Reserves

Observed in good condition. This includes line painting.

Final Report - Components in Account - Funding Plan

002.003.0003 Basketball Backstops — Basketball Court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	25	25	13	2038	2	EA	100.00%	1	$5,347.48	100.0%	$10,695.00

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

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

2038	$15,432.05

On 1/3/2022 By Rick Weinberg, DMA Reserves

Fair to good condition.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in fair to good condition.

002.003.0004 Chain link fence — Basketball Court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2022	30	30	27	2052	160	LF	100.00%	1	$121.68	100.0%	$19,469.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	$94.01	100.0%	160	LF	L. & O. Fence proposal

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

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

2052	$39,651.01

On 1/3/2022 By Rick Weinberg, DMA Reserves

Fair to good condition.

On 6/24/2025 By Rick Weinberg, DMA Reserves

The existing 110 LF of existing fence now appears to be in good condition. 50 additional feet were added in 2022. We will therefore show that as the in-service date for the entire fence but for now also shorten the EUL. We also calculated the current per lineal foot cost of the fence to determine the eventual total replacement cost in the future.

Final Report - Components in Account - Funding Plan

002.003.0005 Park Bench- Vinyl Coated Steel Basketball Court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	30	30	13	2038	2	EA	100.00%	0.5	$2,806.22	100.0%	$2,806.00

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

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

2038	$3,985.73

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Total for 002.003 Basketball Court **$68,288.00**

Final Report - Components in Account - Funding Plan

003.000 Building Exteriors

003.000.0001 Large building numbers — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	25	25	23	2048	1	LS	100.00%	1	$19,769.00	100.0%	$19,769.00

Detail of components within the assembly:

1	Large building numbers, install, All Buildings	1	LS	100.00%	1	$4,822.09	100.0%	$4,822.00
2	Large building numbers, material, All Buildings	1	LS	100.00%	1	$14,946.91	100.0%	$14,947.00

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

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

2048	$36,514.56

On 6/24/2025 By Rick Weinberg, DMA Reserves

Capital expense. Cost covered in the next replacement. Good condition.

003.000.0002 Stair & railing replacements — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	35	35	34	2059	1	LS	100.00%	1	$213,897.00	100.0%	$213,897.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$205,000.00	100.0%	1	LS	Sustainable Solutions, Premier Vinyl & Valley Maintenance Services invoices. Cost approximate.

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition. Some splitting on one of the wood stringers on the second floor of Bldg. 1330 was observed. Also this does not include Bldg. 1366.

Final Report - Components in Account - Funding Plan

003.000.0003 Stair & railing replacement 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1987	45	35	7	2032	1	LS	100.00%	1	$17,824.40	100.0%	$17,824.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$17,083.00	100.0%	1	LS	Based on other stair & railing replacements

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

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

2032	$22,077.82

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

003.000.0004 Gutters & downspouts — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2018	20	5	13	2038	1	LS	100.00%	1	$29,224.00	20.0%	$5,845.00

Detail of components within the assembly:

1	Aluminum gutter, 1330 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
2	Aluminum gutter, 1336 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
3	Aluminum gutter, 1340 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
4	Aluminum gutter, 1342 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
5	Aluminum gutter, 1346 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
6	Aluminum gutter, 1348 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
7	Aluminum gutter, 1360 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
8	Aluminum gutter, 1366 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
9	Aluminum gutter, 1372 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
10	Aluminum gutter, 1380 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
11	Aluminum gutter, 1384 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
12	Aluminum gutter, 1390 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
13	Aluminum gutter, 1396 Hunters Road	130	LF	100.00%	1	$9.11	100.0%	$1,184.00
14	Aluminum downspout, 1330 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
15	Aluminum downspout, 1336 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
16	Aluminum downspout, 1340 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
17	Aluminum downspout, 1342 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
18	Aluminum downspout, 1346 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
19	Aluminum downspout, 1348 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
20	Aluminum downspout, 1360 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
21	Aluminum downspout, 1366 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
22	Aluminum downspout, 1372 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
23	Aluminum downspout, 1380 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
24	Aluminum downspout, 1384 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
25	Aluminum downspout, 1390 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00
26	Aluminum downspout, 1396 Hunters Road	150	LF	100.00%	1	$7.09	100.0%	$1,064.00

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

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

2038	$8,433.87	2043	$9,548.67	2048	$10,796.06
2053	$12,198.08				

On 6/26/2025 By Rick Weinberg, DMA Reserves

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

003.000.0005 Compressor Fence- Vinyl All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	35	35	29	2054	1040	LF	100.00%	1	$44.74	100.0%	$46,530.00

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

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

2054	$99,503.22

On 6/26/2025 By Rick Weinberg, DMA Reserves

Observed in good condition.

Final Report - Components in Account - Funding Plan

003.000.0006 Building Trim — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2023	5	5	3	2028	1	LS	100.00%	1	$426,608.00	2.5%	$10,665.00

Detail of components within the assembly:

1	Aluminum Window Trim/Frame, All Buildings	14300	LF	100.00%	1	$18.55	100.0%	$265,265.00
2	PVC Fascia, All Buildings	4550	LF	100.00%	1	$11.06	100.0%	$50,323.00
3	PVC Trim, All Buildings	13000	LF	100.00%	1	$8.54	100.0%	$111,020.00

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

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

2028	$11,836.85	2038	$15,388.75	2043	$17,422.86
2048	$19,698.90	2053	$22,257.08		

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

2033

On 6/26/2025 By Rick Weinberg, DMA Reserves

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

Total for 003.000 Building Exteriors **$314,530.00**

Final Report - Components in Account - Funding Plan

003.001 Building Roofs

All of the roofs appear to range from fair to good condition. Some were recently replaced. The remaining are scheduled to be replaced over a 3 year period beginning in 2028. We then used the average cost of the recently replaced roofs ($37,780 in year 2024) to predict what the future cost of the remaining roofs would be. This was approximated using the turn-key function. Once the roofs are actually replaced the turn-key can be returned to 1 and the documented costs for each roof should be entered.

003.001.0001 Asphalt shingle roofs — 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	20	25	3	2028	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

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

2028	$43,731.43	2053	$82,229.12

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0002 Asphalt shingle roofs — 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	20	25	3	2028	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

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

2028	$43,731.43	2053	$82,229.12

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0003 Asphalt shingle roofs 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	20	25	3	2028	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2028	$43,731.43	2053	$82,229.12

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0004 Asphalt shingle roofs 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	21	25	4	2029	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2029	$45,017.13	2054	$84,260.18

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0005 Asphalt shingle roofs 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	21	25	4	2029	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2029	$45,017.13	2054	$84,260.18

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0006 Asphalt shingle roofs 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	21	25	4	2029	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2029	$45,017.13	2054	$84,260.18

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0007 Asphalt shingle roofs 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	22	25	5	2030	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2030	$46,277.61

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0008 Asphalt shingle roofs 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	22	25	5	2030	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2030	$46,277.61

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0009 Asphalt shingle roofs 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2008	22	25	5	2030	60	SQ	100.00%	1.45	$452.90	100.0%	$39,402.00

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

2030	$46,277.61

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0010 Asphalt shingle roofs 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	25	24	2049	1	LS	100.00%	1	$44,860.98	100.0%	$44,861.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$42,995.00	100.0%	1	LS	Senger Roofing invoice

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

2049	$84,915.96

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0011 Asphalt shingle roofs 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	25	24	2049	1	LS	100.00%	1	$40,009.17	100.0%	$40,009.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$38,345.00	100.0%	1	LS	Senger Roofing invoice

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

2049	$75,731.79

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

003.001.0012 Asphalt shingle roofs 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	25	24	2049	1	LS	100.00%	1	$36,216.41	100.0%	$36,216.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$34,710.00	100.0%	1	LS	Senger Roofing invoice

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

2049	$68,552.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Final Report - Components in Account - Funding Plan

003.001.0013 Asphalt shingle roofs **1396 Hunters Road**

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	25	25	24	2049	1	LS	100.00%	1	$36,592.04	100.0%	$36,592.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$35,070.00	100.0%	1	LS	Senger Roofing invoice

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

2049	$69,263.80

On 1/3/2022 By Rick Weinberg, DMA Reserves

The roofs generally all apear to be in fair to good condition.

Total for 003.001 Building Roofs **$512,296.00**

003.002 Building Siding

Previous comments about the siding still basically apply. A discussion of how to schedule their eventual replacement is warranted.

003.002.0001 Vinyl siding — 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0002 Fiber cement lap siding — 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0003 Cedar clapboard siding 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0004 Vinyl siding 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0005 Fiber cement lap siding 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0006 Cedar clapboard siding 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0007 Vinyl siding 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0008 Fiber cement lap siding 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0009 Cedar clapboard siding 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0010 Vinyl siding 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0011 Fiber cement lap siding 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0012 Cedar clapboard siding 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0013 Vinyl siding 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0014 Fiber cement lap siding 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0015 Cedar clapboard siding 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0016 Vinyl siding 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0017 Fiber cement lap siding 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0018 Cedar clapboard siding 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0019 Vinyl siding 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	45	40	8	2033	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2033	$64,268.51

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0020 Fiber cement lap siding 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0021 Cedar clapboard siding 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0022 Vinyl siding 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	7600	SF	100.00%	1	$11.49	100.0%	$87,324.00

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

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

2035	$116,834.01

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future. Building 1336 has a greater quantity of vinyl siding as it also occurs in the breezeway instead of the cedar siding.

Final Report - Components in Account - Funding Plan

003.002.0023 Fiber cement lap siding 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

003.002.0024 Vinyl siding 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2035	$67,640.73

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0025 Fiber cement lap siding 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0026 Cedar clapboard siding 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0027 Vinyl siding 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2035	$67,640.73

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0028 Fiber cement lap siding 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0029 Cedar clapboard siding 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0030 Vinyl siding 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2035	$67,640.73

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0031 Fiber cement lap siding 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0032 Cedar clapboard siding 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0033 Vinyl siding 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2035	$67,640.73

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0034 Fiber cement lap siding 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0035 Cedar clapboard siding 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

003.002.0036 Vinyl siding 1396 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	47	40	10	2035	4400	SF	100.00%	1	$11.49	100.0%	$50,556.00

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

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

2035	$67,640.73

On 1/3/2022 By Rick Weinberg, DMA Reserves

Vinyl siding throughout the complex is in fair condition. It was observed that various buildings have had portions of siding replaced and numerous damaged areas were observed. This is probably an ongoing issue. A more durable replacement, such as the cementitious siding installed around the balconies, might be considered in the future.

003.002.0037 Fiber cement lap siding 1396 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	45	45	33	2058	2400	SF	100.00%	1	$13.32	100.0%	$31,968.00

On 1/3/2022 By Rick Weinberg, DMA Reserves

As the fiber cement siding is newer it is in good condition.

Final Report - Components in Account - Funding Plan

003.002.0038 **Cedar clapboard siding** **1396 Hunters Road**

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	70	70	33	2058	3200	SF	100.00%	1	$8.90	100.0%	$28,480.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$6.59	100.0%	3200	SF	Cost from Client

On 1/3/2022 **By Rick Weinberg, DMA Reserves**

As with the vinyl siding the cedar siding was observed to be damaged in many places throughout the complex. Cementitious siding is shown as a replacement.

Total for 003.002 Building Siding **$1,451,340.00**

Final Report - Components in Account - Funding Plan

003.003 Building Balconies

All of the balcony wood structure and composite decking appears to be in good condition.

003.003.0001 Balcony steel structure & railing — All Buildings

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1987	50	50	12	2037	13	LS	100.00%	1	$126,630.00	0.0%	$0.00

Detail of components within the assembly:

1	Balcony Posts- Steel, 1330 Hunters Road	290	LF	100.00%	1.25	$135.07	100.0%	$48,963.00
2	Balcony Beams- Steel, 1330 Hunters Road	280	LF	100.00%	1.25	$42.83	100.0%	$14,991.00
3	Balcony Rail with Pickets, 1330 Hunters Road	130	LF	100.00%	1	$482.12	100.0%	$62,676.00

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

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

2037	$0.00

On 6/27/2025 By Rick Weinberg, DMA Reserves

This is a very long life item. With regular maintenance the steel balcony structure should last the life of the building. Adding the painting of this component to the study might be considered.

003.003.0002 Balcony Deck Structure- Wood — 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2048	$27,628.35

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0003 Balcony Decking- Composite 1330 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2048	$13,042.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0004 Balcony Deck Structure- Wood 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2048	$27,628.35

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0005 Balcony Decking- Composite 1336 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2048	$13,042.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0006 Balcony Deck Structure- Wood 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	35	35	26	2051	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2051	$29,729.49

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0007 Balcony Decking- Composite 1340 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	35	35	26	2051	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2051	$14,033.95

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0008 Balcony Deck Structure- Wood 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2048	$27,628.35

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0009 Balcony Decking- Composite 1342 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

2048	$13,042.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0010 Balcony Deck Structure- Wood 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

2048	$27,628.35

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0011 Balcony Decking- Composite 1346 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2048	$13,042.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0012 Balcony Deck Structure- Wood 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	35	35	26	2051	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2051	$29,729.49

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0013 Balcony Decking- Composite 1348 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2016	35	35	26	2051	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2051	$14,033.95

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0014 Balcony Deck Structure- Wood 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2050	$29,012.87

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0015 Balcony Decking- Composite 1360 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2050	$13,695.67

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0016 Balcony Deck Structure- Wood 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2050	$29,012.87

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0017 Balcony Decking- Composite 1366 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2050	$13,695.67

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0018 Balcony Deck Structure- Wood 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2050	$29,012.87

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0019 Balcony Decking- Composite 1372 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2050	$13,695.67

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0020 Balcony Deck Structure- Wood 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2017	35	35	27	2052	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2052	$30,463.81

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0021 Balcony Decking- Composite 1380 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2017	35	35	27	2052	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

2052	$14,380.59

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0022 Balcony Deck Structure- Wood 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

2050	$29,012.87

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0023 Balcony Decking- Composite 1384 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2015	35	35	25	2050	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

2050	$13,695.67

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0024 Balcony Deck Structure- Wood 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

2048	$27,628.35

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0025 Balcony Decking- Composite 1390 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2013	35	35	23	2048	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2048	$13,042.10

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

003.003.0026 Balcony Deck Structure- Wood 1396 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2017	35	35	27	2052	450	SF	100.00%	1	$33.24	100.0%	$14,958.00

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

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

2052	$30,463.81

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Final Report - Components in Account - Funding Plan

003.003.0027 Balcony Decking- Composite 1396 Hunters Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2017	35	35	27	2052	450	SF	100.00%	1	$15.69	100.0%	$7,061.00

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

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

2052	$14,380.59

On 1/3/2022 By Rick Weinberg, DMA Reserves

Good condition.

Total for 003.003 Building Balconies **$286,247.00**

Final Report - Components in Account - Funding Plan

004.000 Building Systems

004.000.0001 Replace supply pipes with PEX — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2019	50	50	44	2069	104	UNIT	100.00%	1	$5,577.32	100.0%	$580,041.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	$4,000.00	100.0%	104	UNIT	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

Plumbing supply infrastructure has recently been replaced and is assumed to be in good condition.

On 6/25/2025 By Rick Weinberg, DMA Reserves

Condition as previously noted.

004.000.0002 Replace supply pipes with PEX — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2020	50	50	45	2070	52	UNIT	100.00%	1	$5,403.33	100.0%	$280,973.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	$4,000.00	100.0%	52	UNIT	Cost from Client

On 1/3/2022 By Rick Weinberg, DMA Reserves

Plumbing supply infrastructure replacement is being completed this year and will be assumed to be in good condition.

Final Report - Components in Account - Funding Plan

004.000.0003 Exterior Meter Rack, 6 meter, 125A Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	41	40	4	2029	13	EA	100.00%	1	$4,383.44	100.0%	$56,985.00

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

2029	$65,105.86

On 1/3/2022 By Rick Weinberg, DMA Reserves
Appear to be in fair to good condition.

On 6/25/2025 By Rick Weinberg, DMA Reserves
Condition as previously noted.

004.000.0004 Exterior Meter Rack, 8 meter, 125A Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	41	40	4	2029	13	EA	100.00%	1	$5,450.81	100.0%	$70,861.00

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

2029	$80,959.31

On 1/3/2022 By Rick Weinberg, DMA Reserves
Appear to be in fair to good condition.

On 6/25/2025 By Rick Weinberg, DMA Reserves
Condition as previously noted.

Final Report - Components in Account - Funding Plan

004.000.0005 Replace 2 Sch.80 PVC pressure pipe — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
1988	40	5	3	2028	800	LF	100.00%	1	$58.54	10.0%	$4,683.00

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

2028	$5,197.55	2033	$5,953.18	2038	$6,757.19
2043	$7,650.36	2048	$8,649.77	2053	$9,773.07

On 1/3/2022 By Rick Weinberg, DMA Reserves

Allowance shown to replace/repair water supply lines.

004.000.0006 Security & Surveillance System — Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Client Responsibility	Turnkey	Unit Cost	% Replaced Per Interval	Replacement Cost for Study Year
2024	30	30	29	2054	1	LS	100.00%	1	$22,043.19	100.0%	$22,043.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	$21,126.31	100.0%	1	LS	Apex Security Solutions includes final system cost invoice and lift rental invoice.

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

2054	$47,138.40

On 6/25/2025 By Rick Weinberg, DMA Reserves

Appears to be in good condition and assumed functional. This system was apparently added since the previous study was performed.

Total for 004.000 Building Systems **$1,015,586.00**

End of Component Record Report