Beacon Hill

Harrisonburg, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

2020

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

DRAFT ANALYSIS

Executive Summary

Date: 3/19/2020

DMA Project #2002001

Prepared for: Beacon Hill Homeowners' Association, Inc.

Managed by: Rocktown Realty

218 East Market Street

Harrisonburg, VA 22802

Bernard Hamann, Manager

Prepared by: Douglas Greene, NCARB, RS

DMA Reserves, Inc.

2302 E Cary Street

Richmond, Virginia 23223

804.644.6404

DMAreserves.com

Community Synopsis

Association Name:	Beacon Hill Homeowners' Association, Inc.
Community Location / Address:	Rte 11 North Harrisonburg, VA 22801
Community Size (Number of Units):	256
Unit Types:	Townhomes
Year(s) constructed:	2001
Year converted:	0
Management:	Rocktown Realty
Represented by:	Bernard Hamann
Telephone:	540-705-7080
E-mail:	bernard@rocktownrealty.com
Study Level:	Capital Reserve Analysis, Level I

Financial Summary

Fiscal Year: 1/1/2020 to 12/31/2020

Current Fiscal Year Name: 2020

Study Period: 30 Years

All Values are for Study Year: 2020

	Starting Balance	Average Earnings Rate	Budgeted Contribution
Beacon Hill	**$66,267**	**1.25%**	**$2,000**

Financial Information was obtained from The 2019 balance sheet and the 2020 budget..

Personnel and Project Schedule

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

The field survey, inventory, and condition assessment was conducted by Rick Weinberg, RA,a Reserve Analyst and a Registered Architect in Washington, DC. Mr. Weinberg holds a Bachelor of Science in Architecture from The Georgia Institute of Technology.

DMA was awarded the contract on 2/5/2020.

DMA conducted site visits at the property on 2/20/2020.

Specific observations about components are included in the Schedule of Components. Photographs were taken at the site and a digital folder can be provided upon request.

The Reserve Study Report

The Reserve Study consists of four (4) parts, issued as four separate pdf files.

Part 1: Executive Summary and Financial Analysis – This includes our Reserve Funding Navigator and annual Cash Flow summary showing all projected financial activity over a 30-year period, and an Assessment Allocation model for the first five years.

Part 2: Schedule of Components – includes quantities, locations, lifecycle projections, and estimated replacement costs for all components. All cost projections are in current values.

Part 3: Expenditures by Year – 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.

Part 4: Components by Location (optional): includes quantities, locations, lifecycle projections, and estimated replacement costs for all components. All cost projections are in current values.

The Financial Analysis

Using the Cash Flow funding method and relying on the information in the Schedule of Components, we have developed a preliminary 30-year funding plan for initial review. It includes an assumption about future inflation and also makes assumptions about future escalation or reduction of the annual contribution. The assumptions and decisions preliminarily made need to be discussed and corrections, revisions and adjustments made prior to the final determination of the reserve plan for this community.

The 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 at zero ($0.00), which is called “baseline” funding. We can also set a minimum account balance, or “threshold”, at some amount 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 typically use a percentage of you’re the total estimated one-time replacement costs of all components amount. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. This amount will increase every year at the rate of inflation.

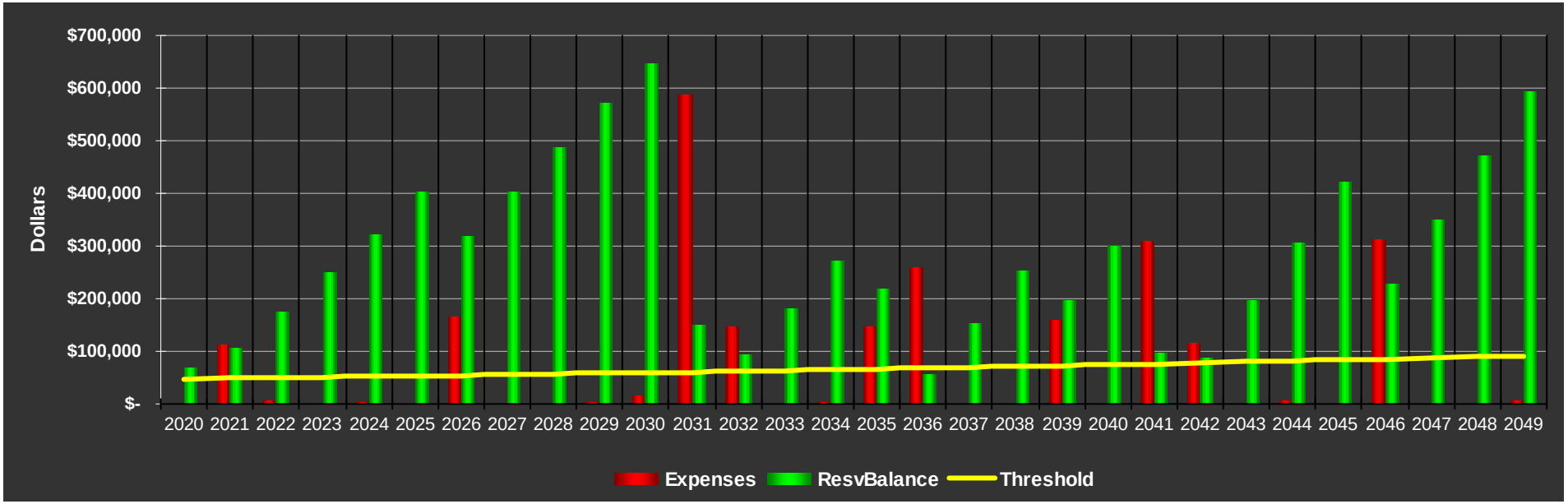
The next step in this project is to conduct the working session with you as described in the proposal and contract. During the working session, all aspects of the analysis will be reviewed and alternate funding and/or expenditure scenarios can be explored in order to develop the reserve budget plan that works for you. Contact DMA to set up this session.

The Financial Analysis

The graph cash flow funding model shown on the next three pages illustrates the projected reserve account ending balance in each of the next 30 years (green bars) as it is impacted by the projected reserve expenditures over the same period (red bars). The yellow line is a designated threshold or "floor" of the reserve account - a line that allows the plan to keep the account balance equal to or greater than in the lowest balance year(s). It essentially represents a contingency value that the funding plan will always have available over and above the amounts required to fund all of the components when the plan projects them to be replaced. This threshold value is not prescribed by law or standards, and can be adjusted to a level desired by the community.

The NAVIGATOR™ funding model can be adjusted to respond to varying inflation rates, interest rates, actual adjusted account balances, variations in reserve expenditures and project schedules based on your community's actual experience, and in response to changes in priorities. These adjustments are typically performed in real time during a live working session, where the participants can see the impact of any and all changes on the account, and determine how to respond to them.

Reserve Funding NAVIGATOR™

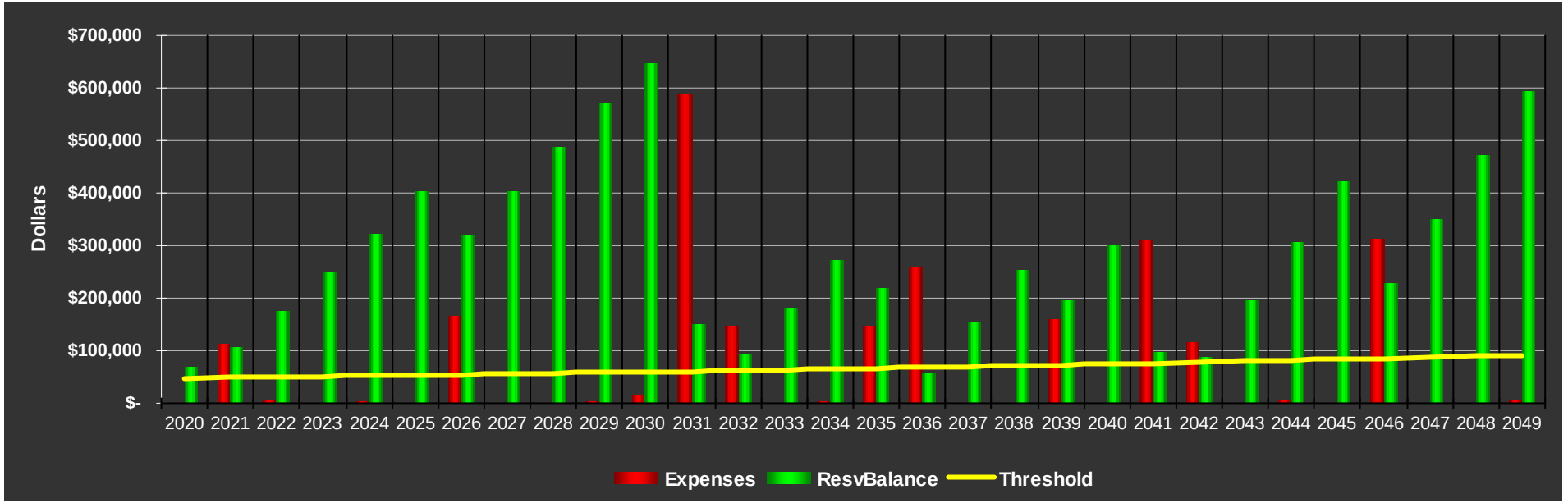


*NOTE: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph – see Summary below and Cash Flow Matrix in Financial Analysis Data section of this report.

Cash Flow Summary

Years 1 - 10	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
The inflation rate for future expenditures is compounded annually at:	2.29%									
Transfer To Reserve	$2,000	$70,000	$71,400	$72,828	$74,285	$75,770	$77,286	$78,831	$80,408	$82,016
Investment Income	$828	$864	$1,340	$2,178	$3,116	$4,037	$5,034	$3,987	$5,022	$6,090
Special Assessment		$80,000								
Projected Expenditures		-$112,786	-$5,664		-$3,708		-$166,108			-$4,152
Reserve Balance*	$69,096	$107,173	$174,249	$249,255	$322,948	$402,755	$318,967	$401,786	$487,216	$571,170
Threshold	$47,376	$48,461	$49,571	$50,706	$51,867	$53,055	$54,270	$55,513	$56,784	$58,085
Transfer Change +/- (%)		3400.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Investment Income Rate	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%

Reserve Funding NAVIGATOR™

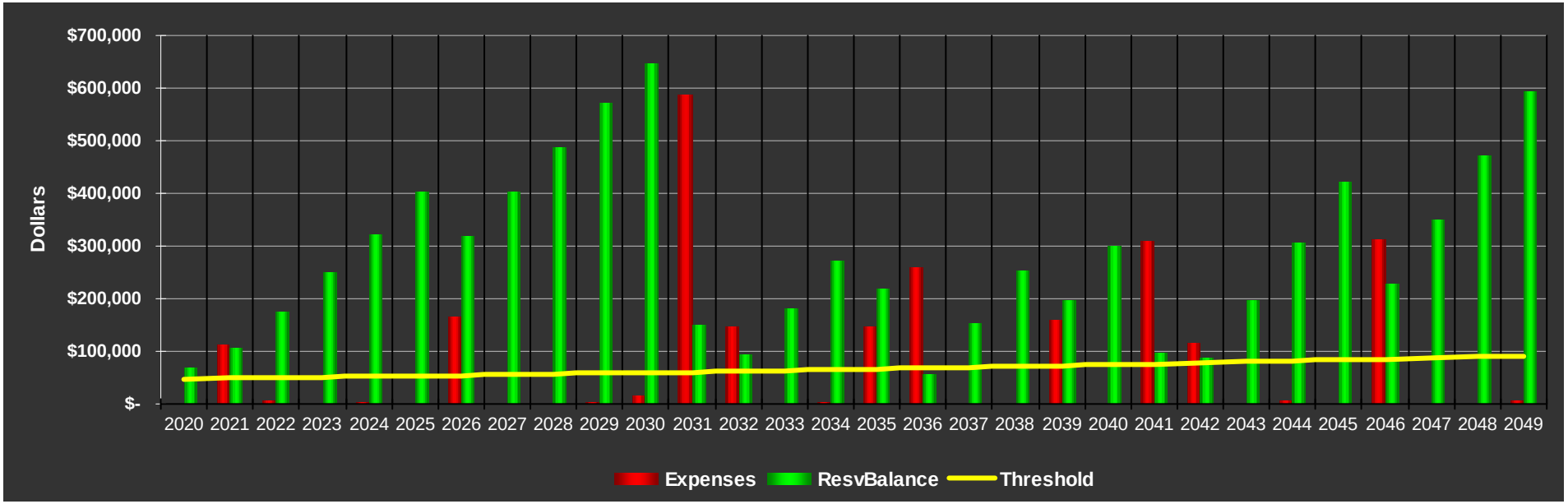


*NOTE: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph – see Summary below and Cash Flow Matrix in Financial Analysis Data section of this report.

Cash Flow Summary

Years 11 - 20	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
The inflation rate for future expenditures is compounded annually at:	2.29%									
Transfer To Reserve	$83,656	$85,330	$87,036	$88,777	$90,552	$92,364	$94,211	$96,095	$98,017	$99,977
Investment Income	$7,140	$8,083	$1,889	$1,157	$2,281	$3,383	$2,732	$697	$1,907	$3,156
Projected Expenditures	-$15,321	-$588,960	-$147,494		-$4,650	-$147,842	-$259,737			-$159,060
Reserve Balance*	$646,645	$151,098	$92,529	$182,463	$270,646	$218,551	$55,757	$152,549	$252,472	$196,546
Threshold	$59,415	$60,775	$62,167	$63,591	$65,047	$66,537	$68,060	$69,619	$71,213	$72,844
Transfer Change +/- (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Investment Income Rate	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%

Reserve Funding NAVIGATOR™



*NOTE: All annual reserve account balances are end of year balances after deposits and expenditures. Deposits are not shown on this graph – see Summary below and Cash Flow Matrix in Financial Analysis Data section of this report.

Cash Flow Summary

Years 21 - 30	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
The inflation rate for future expenditures is compounded annually at:	2.29%									
Transfer To Reserve	$101,977	$104,016	$106,097	$108,219	$110,383	$112,591	$114,842	$117,139	$119,482	$121,872
Investment Income	$2,457	$3,762	$1,228	$1,106	$2,473	$3,811	$5,266	$2,868	$4,368	$5,916
Projected Expenditures		-$310,543	-$117,025		-$5,831		-$311,953			-$6,530
Reserve Balance*	$300,980	$98,215	$88,514	$197,839	$304,864	$421,266	$229,421	$349,428	$473,278	$594,535
Threshold	$74,512	$76,218	$77,964	$79,749	$81,575	$83,443	$85,354	$87,309	$89,308	$91,353
Transfer Change +/- (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Investment Income Rate	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%

Assessment Allocation

Total Number of Units: 256
Type of Units: Townhomes

Annual Contribution per Unit Type

Year	Reserve Assessment	Operating Assessment*	Special Assessment	TOTAL Assessment
2020	$8	$177	$0	$185
2021	$273	$181	$313	$767
2022	$279	$185	$0	$464
2023	$284	$190	$0	$474
2024	$290	$194	$0	$484

Monthly Contribution per Unit Type

Year	Reserve Assessment	Operating Assessment*	Special Assessment	TOTAL Assessment
2020	$1	$15	$0	$15
2021	$23	$15	$26	$64
2022	$23	$15	$0	$39
2023	$24	$16	$0	$40
2024	$24	$16	$0	$40

Total Budget

Year	Reserve Assessment	Operating Assessment*	Special Assessment	TOTAL Assessment	Reserves as a Percentage of Total Assessment	Annual Increase In Total Assessment
2020	$2,000	$45,360	$0	$47,360	4.22%	0.00%
2021	$70,000	$46,399	$80,000	$196,399	35.64%	314.69%
2022	$71,400	$47,461	$0	$118,861	60.07%	-39.48%
2023	$72,828	$48,548	$0	$121,376	60.00%	2.12%
2024	$74,285	$49,660	$0	$123,944	59.93%	2.12%

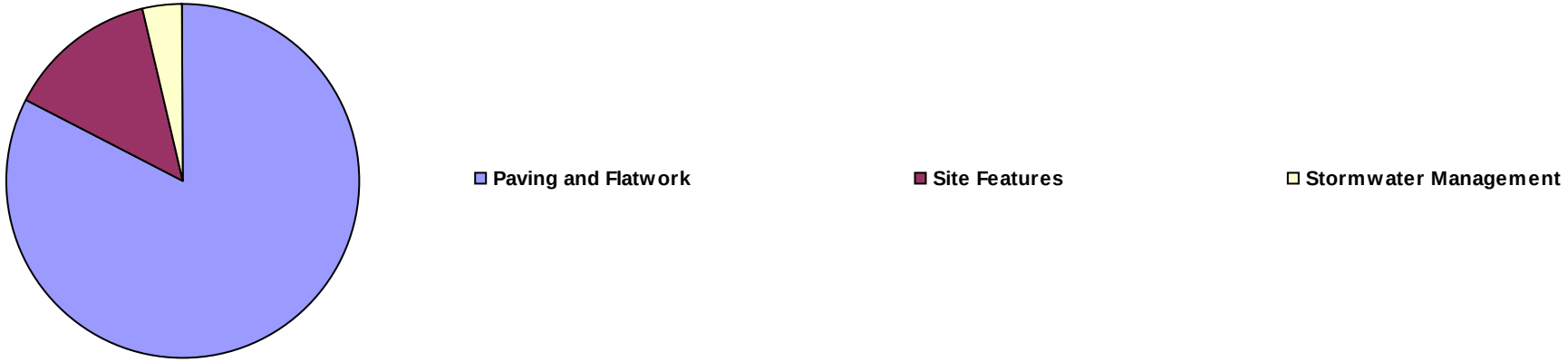
* Operating budget is increased annually at the current Consumer Price Index of 2.29%

Schedule of Component Summary

Section	Section Name	Number of Components	Per Occurance Cost *	Total Replacement Cost **
1.000	Paving and Flatwork	16	$700,866	$1,956,259
2.000	Stormwater Management	3	$45,936	$83,028
3.000	Site Features	19	$200,727	$328,077
Totals		**38**	**$947,529**	**$2,367,363**

*** Current replacement value of all components (in today's dollars).** **** Projected inflation adjusted replacement cost of all components over entire analysis period.**

Total Replacement Cost by Section



Beacon Hill

Harrisonburg, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

2020

Capital Expenditures by Year

DRAFT ANALYSIS

Date: 3/19/2020

DMA Project #2002001

Prepared by : DMA Reserves, Inc.

2302 E Cary Street

Richmond, Virginia 23223

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Capital Expenditures for Year 2021

Section	Component	Location	Replacement Cost *
1.012	Asphalt sealcoating	Site-Wide	$29,375.74
1.013	Asphalt patching allowance	Site-Wide	$70,962.58
1.014	Crack Filler	Site-Wide	$10,842.74
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$1,605.34
Total Expenditures for Year 2021			**$112,786.41**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2022

Section	Component	Location	Replacement Cost *
3.002	Tot Lot-Picnic Area 1	Victorian Village Drive	$5,663.82
Total Expenditures for Year 2022			**$5,663.82**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2024

Section	Component	Location	Replacement Cost *
3.001	Wood chip mulch walking path	Site-Wide	$3,707.63
Total Expenditures for Year 2024			**$3,707.63**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2026

Section	Component	Location	Replacement Cost *
1.012	Asphalt sealcoating	Site-Wide	$32,896.88
1.013	Asphalt patching allowance	Site-Wide	$79,468.55
1.014	Crack Filler	Site-Wide	$12,142.41
1.016	Concrete Sidewalk	Site-Wide	$13,889.31
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$1,797.76
3.01	Road/parking lot fixture, lantern	Site-Wide	$22,770.69
3.011	Vinyl Coated Steel Bench	Site-Wide	$3,141.91
Total Expenditures for Year 2026			**$166,107.52**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2029

Section	Component	Location	Replacement Cost *
3.001	Wood chip mulch walking path	Site-Wide	$4,152.05
Total Expenditures for Year 2029			**$4,152.05**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2030

Section	Component	Location	Replacement Cost *
3.003	Tot Lot-Picnic Area 2	Old Richmond Circle	$15,321.41
Total Expenditures for Year 2030			**$15,321.41**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2031

Section	Component	Location	Replacement Cost *
1.002	Mill and Overlay Asphalt - 2	Wordsworth Court	$91,511.09
1.006	Mill and Overlay Asphalt - 2	Parking 303-367 Emerson Lane	$91,511.09
1.007	Mill and Overlay Asphalt - 2	Parking 223-269 Emerson lane	$44,518.91
1.008	Mill and Overlay Asphalt - 2	Parking 211-219 Emerson lane	$15,334.29
1.009	Mill and Overlay Asphalt - 2	Parking 183-185 Emerson Lane	$8,532.79
1.01	Mill and Overlay Asphalt - 2	Parking 170-182 Emerson Lane	$19,786.18
1.011	Mill and Overlay Asphalt - 2	Parking 184-196 Emerson Lane	$17,560.24
1.012	Asphalt sealcoating	Site-Wide	$36,840.09
1.013	Asphalt patching allowance	Site-Wide	$88,994.10
1.014	Crack Filler	Site-Wide	$13,597.87
1.015	Concrete curb and gutter	Site-Wide	$47,746.99
1.016	Concrete Sidewalk	Site-Wide	$15,554.17
2.002	Area drain	Site-Wide	$1,863.14
2.003	Curb inlet	Site-Wide	$15,512.53
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$2,013.25
3.008	Interlocking precast retaining wall	Site-Wide	$38,138.17
3.009	Fiberglass Light pole	Site-Wide	$39,944.64
Total Expenditures for Year 2031			**$588,959.52**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2032

Section	Component	Location	Replacement Cost *
1.001	Mill and Overlay Asphalt - 2	Victorian Village Drive	$147,493.79
Total Expenditures for Year 2032			**$147,493.79**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2034

Section	Component	Location	Replacement Cost *
3.001	Wood chip mulch walking path	Site-Wide	$4,649.74
Total Expenditures for Year 2034			**$4,649.74**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2035

Section	Component	Location	Replacement Cost *
1.003	Mill and Overlay Asphalt - 2	Old Richmond Circle	$147,841.84
Total Expenditures for Year 2035			**$147,841.84**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2036

Section	Component	Location	Replacement Cost *
1.012	Asphalt sealcoating	Site-Wide	$41,255.95
1.013	Asphalt patching allowance	Site-Wide	$99,661.43
1.014	Crack Filler	Site-Wide	$15,227.78
1.015	Concrete curb and gutter	Site-Wide	$53,470.21
1.016	Concrete Sidewalk	Site-Wide	$17,418.57
2.002	Area drain	Site-Wide	$2,086.47
2.003	Curb inlet	Site-Wide	$17,371.94
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$2,254.57
3.006	Vinyl fence, 3-rail - 4'h	Site-Wide	$3,739.14
3.007	PVC Post and Chain Fence	Victorian Village Drive	$7,250.94
Total Expenditures for Year 2036			**$259,737.00**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2039

Section	Component	Location	Replacement Cost *
1.004	Mill and Overlay Asphalt - 2	Poets Court	$69,367.06
1.005	Mill and Overlay Asphalt - 2	Frost Place	$84,485.52
3.001	Wood chip mulch walking path	Site-Wide	$5,207.08
Total Expenditures for Year 2039			**$159,059.66**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2041

Section	Component	Location	Replacement Cost *
1.012	Asphalt sealcoating	Site-Wide	$46,201.11
1.013	Asphalt patching allowance	Site-Wide	$111,607.40
1.014	Crack Filler	Site-Wide	$17,053.07
1.015	Concrete curb and gutter	Site-Wide	$59,879.45
1.016	Concrete Sidewalk	Site-Wide	$19,506.46
2.002	Area drain	Site-Wide	$2,336.56
2.003	Curb inlet	Site-Wide	$19,454.24
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$2,524.82
3.01	Road/parking lot fixture, lantern	Site-Wide	$31,979.66
Total Expenditures for Year 2041			**$310,542.77**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2042

Section	Component	Location	Replacement Cost *
3.002	Tot Lot-Picnic Area 1	Victorian Village Drive	$8,907.85
3.005	Chain link fence	Site-Wide	$108,117.33
Total Expenditures for Year 2042			**$117,025.17**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2044

Section	Component	Location	Replacement Cost *
3.001	Wood chip mulch walking path	Site-Wide	$5,831.23
Total Expenditures for Year 2044			**$5,831.23**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2046

Section	Component	Location	Replacement Cost *
1.012	Asphalt sealcoating	Site-Wide	$51,739.04
1.013	Asphalt patching allowance	Site-Wide	$124,985.28
1.014	Crack Filler	Site-Wide	$19,097.15
1.015	Concrete curb and gutter	Site-Wide	$67,056.93
1.016	Concrete Sidewalk	Site-Wide	$21,844.61
2.002	Area drain	Site-Wide	$2,616.63
2.003	Curb inlet	Site-Wide	$21,786.13
3.004	Tot Lot-Picnic Area 2 wood chip mulching	Old Richmond Circle	$2,827.46
Total Expenditures for Year 2046			**$311,953.24**

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditures for Year 2049

Section	Component	Location	Replacement Cost *
3.001	Wood chip mulch walking path	Site-Wide	$6,530.19
Total Expenditures for Year 2049			**$6,530.19**

* Cost after first year includes an inflation factor of 2.29%

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Harrisonburg, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

2020

Schedule of Components

DRAFT ANALYSIS

Date: 3/19/2020

DMA Project #2002001

Prepared by : DMA Reserves, Inc.

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Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
1.000 Paving and Flatwork										
1.001 Mill and Overlay Asphalt - 2							Victorian Village Drive			
5830	SY	2001	31	25	2032	12	100.00%	100.00%	$19.28	$112,402.40
Asphalt on the road and parking areas is in fair to good condition with some typical cracking.										
2032 $147,493.79										
1.002 Mill and Overlay Asphalt - 2							Wordsworth Court			
3700	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$71,336.00
Asphalt on the road is in fair condition with a good deal of cracking. The parking area at the end of the court has a good deal of alligatoring where patching may become necessary.										
2031 $91,511.09										
1.003 Mill and Overlay Asphalt - 2							Old Richmond Circle			
5460	SY	2005	30	25	2035	15	100.00%	100.00%	$19.28	$105,268.80
Asphalt on the road and parking areas is in fair to good condition with some typical cracking and alligatoring.										
2035 $147,841.84										
1.004 Mill and Overlay Asphalt - 2							Poets Court			
2340	SY	2009	30	25	2039	19	100.00%	100.00%	$19.28	$45,115.20
Asphalt on the road and parking areas is in fair to good condition with some typical cracking.										
2039 $69,367.06										
1.005 Mill and Overlay Asphalt - 2							Frost Place			
2850	SY	2009	30	25	2039	19	100.00%	100.00%	$19.28	$54,948.00
Asphalt on the road and parking areas is in fair to good condition with some typical cracking and alligatoring.										
2039 $84,485.52										
1.006 Mill and Overlay Asphalt - 2							Parking 303-367 Emerson Lane			
3700	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$71,336.00
Asphalt on the road and parking areas is in fair to good condition with some typical cracking.										
2031 $91,511.09										

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
1.000 Paving and Flatwork										
1.007 Mill and Overlay Asphalt - 2							Parking 223-269 Emerson lane			
1800	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$34,704.00
Asphalt on the road and parking areas is in fair condition with some typical cracking. This parking area appears to have been patched in various locations.										
2031 $44,518.91										
1.008 Mill and Overlay Asphalt - 2							Parking 211-219 Emerson lane			
620	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$11,953.60
Asphalt on the road and parking areas is in fair to good condition with some typical cracking.										
2031 $15,334.29										
1.009 Mill and Overlay Asphalt - 2							Parking 183-185 Emerson Lane			
345	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$6,651.60
Asphalt on the road and parking areas is in fair to good condition with some typical cracking.										
2031 $8,532.79										
1.01 Mill and Overlay Asphalt - 2							Parking 170-182 Emerson Lane			
800	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$15,424.00
Asphalt on the road and parking areas is in fair condition with a good deal of cracking and alligatoring. Milling and overlay is shown to be sooner than the typical life span.										
2031 $19,786.18										
1.011 Mill and Overlay Asphalt - 2							Parking 184-196 Emerson Lane			
710	SY	2001	30	25	2031	11	100.00%	100.00%	$19.28	$13,688.80
Asphalt on the road and parking areas is in fair condition with a good deal of cracking and alligatoring. Milling and overlay is shown to be sooner than the typical life span.										
2031 $17,560.24										
1.012 Asphalt sealcoating							Site-Wide			
28155	SY	2016	5	5	2021	1	100.00%	100.00%	$1.02	$28,718.10
2021 $29,375.74		2026 $32,896.88			2031 $36,840.09			2036 $41,255.95		
2041 $46,201.11		2046 $51,739.04								

* Cost after first year includes an inflation factor of 2.29%

Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
1.000 Paving and Flatwork										
1.013 Asphalt patching allowance							Site-Wide			
28155	SY	2016	5	5	2021	1	100.00%	5.00%	$49.28	$69,373.92
2021 $70,962.58	2026 $79,468.55	2031 $88,994.10	2036 $99,661.43							
2041 $111,607.40	2046 $124,985.28									
1.014 Crack Filler							Site-Wide			
4000	LF	2016	5	5	2021	1	100.00%	100.00%	$2.65	$10,600.00
2021 $10,842.74	2026 $12,142.41	2031 $13,597.87	2036 $15,227.78							
2041 $17,053.07	2046 $19,097.15									
1.015 Concrete curb and gutter							Site-Wide			
9800	LF	2001	30	5	2031	11	100.00%	5.00%	$75.96	$37,220.40
Concrete curb/gutters are generally in good condition with some cracking throughout the site.										
2031 $47,746.99	2036 $53,470.21	2041 $59,879.45	2046 $67,056.93							
1.016 Concrete Sidewalk							Site-Wide			
25000	SF	2001	25	5	2026	6	100.00%	5.00%	$9.70	$12,125.00
Sidewalks are generally in fair to good condition. There does seem to be an issue with settlement where the sidewalk abuts curb inlets.										
2026 $13,889.31	2031 $15,554.17	2036 $17,418.57	2041 $19,506.46							
2046 $21,844.61										
2.000 Stormwater Management										
2.001 Storm pipe							Site-Wide			
3000	LF	2001	50	5	2051	31	100.00%	5.00%	$215.94	$32,391.00
Most of the piping is underground and unobservable. Assumed to be in good condition. Where piping is exposed it appears to be in good condition.										
2.002 Area drain							Site-Wide			
10	EA	2001	30	5	2031	11	100.00%	5.00%	$2,904.77	$1,452.38
Area drains appear to be in good condition.										
2031 $1,863.14	2036 $2,086.47	2041 $2,336.56	2046 $2,616.63							

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Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
2.000 Stormwater Management										
2.003 Curb inlet							Site-Wide			
25	EA	2001	30	5	2031	11	100.00%	5.00%	$9,674.03	$12,092.54
Curb inlets appear to be in good condition though thre is at least one location where the surrounding sidewalk has settled which can create a trip hazard.										
2031 $15,512.53	2036 $17,371.94	2041 $19,454.24	2046 $21,786.13							
3.000 Site Features										
3.001 Wood chip mulch walking path							Site-Wide			
820	SY	2019	5	5	2024	4	100.00%	100.00%	$4.13	$3,386.60
Mulch appears to be in good condition. However, the path does not have a border so path edge is not well defined.										
2024 $3,707.63	2029 $4,152.05	2034 $4,649.74	2039 $5,207.08							
2044 $5,831.23	2049 $6,530.19									
3.002 Tot Lot-Picnic Area 1							Victorian Village Drive			
1	LS	2001	21	20	2022	2	100.00%	100.00%	$5,413.06	$5,413.06
Tot lot is showing signs of age and wear. See comments for individual components.										
2022 $5,663.82	2042 $8,907.85									
3.003 Tot Lot-Picnic Area 2							Old Richmond Circle			
1	LS	2010	20	20	2030	10	100.00%	100.00%	$12,217.07	$12,217.07
Tot lot is generally in fair to good condition. See comments for individual components.										
2030 $15,321.41										
3.004 Tot Lot-Picnic Area 2 wood chip mulching							Old Richmond Circle			
380	SY	2016	5	5	2021	1	100.00%	100.00%	$4.13	$1,569.40
Fair condition though cover is not very thick and fabric beneath is showing through in some places. There is no border at these locations.										
2021 $1,605.34	2026 $1,797.76	2031 $2,013.25	2036 $2,254.57							
2041 $2,524.82	2046 $2,827.46									

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Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
3.000 Site Features										
3.005 Chain link fence							Site-Wide			
2500	LF	2001	41	40	2042	22	100.00%	100.00%	$26.28	$65,700.00
Generally the northern perimeter fence is in fair to good condition though there are some sections which are damaged and/or leaning. Repair is recommended with replacement as scheduled as of this survey.										
2042 $108,117.33										
3.006 Vinyl fence, 3-rail - 4'h							Site-Wide			
120	LF	2001	35	35	2036	16	100.00%	100.00%	$21.69	$2,602.80
These fences occur at various places around the property (and in one location is a 2 rail fence but replacement is shown as 3 rail). They are in fair to good condition (though one rail in the 2 rail fence has become dislodged and needs repair).										
2036 $3,739.14										
3.007 PVC Post and Chain Fence							Victorian Village Drive			
345	LF	2001	35	35	2036	16	100.00%	100.00%	$14.63	$5,047.35
Fence borders tot lot and is in good condition.										
2036 $7,250.94										
3.008 Interlocking precast retaining wall							Site-Wide			
500	SF	2001	30	50	2031	11	100.00%	100.00%	$59.46	$29,730.00
These retaining walls are generally in fair condition with some dislodged units/capstones. Some repair is recommended which will help extend their useful life.										
2031 $38,138.17										
3.009 Fiberglass Light pole							Site-Wide			
20	EA	2001	30	30	2031	11	100.00%	100.00%	$1,556.91	$31,138.20
Poles are in fair to good condition.										
2031 $39,944.64										
3.01 Road/parking lot fixture, lantern							Site-Wide			
20	EA	2001	25	15	2026	6	100.00%	100.00%	$993.91	$19,878.20
Lanterns appear to be in fair condition and assumed functional. Assuming they are original the useful life has been extended to 2026.										
2026 $22,770.69 2041 $31,979.66										

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Capital Expenditure Components

Field Meas. Quantity or Count	Units	Last In-Service	Est Useful Life	Repl Interval	Next Repl.	Remain Useful	Client Responsibility	% Replaced Per Interval	Unit Cost	Replacement Cost per Interval *
3.000 Site Features										
3.011 Vinyl Coated Steel Bench							Site-Wide			
4	EA	2001	25	30	2026	6	100.00%	100.00%	$685.70	$2,742.80

There are two benches in a grassy area at the intersection of Emerson and Vine and another two in a grassy area at Wordsworth Court. All are in fair condition with some missing vinyl and rusted metal.

2026 $3,141.91

3.012 Monument Sign							Entry Emerson Lane at Vine			
40	SF	2001	50	50	2051	31	100.00%	100.00%	$91.78	$3,671.20

Monument sign is essentially a 16" thick brick wall with a cast stone sign engraved with lettering. This is a long life item and with maintenance should last many years as shown.

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