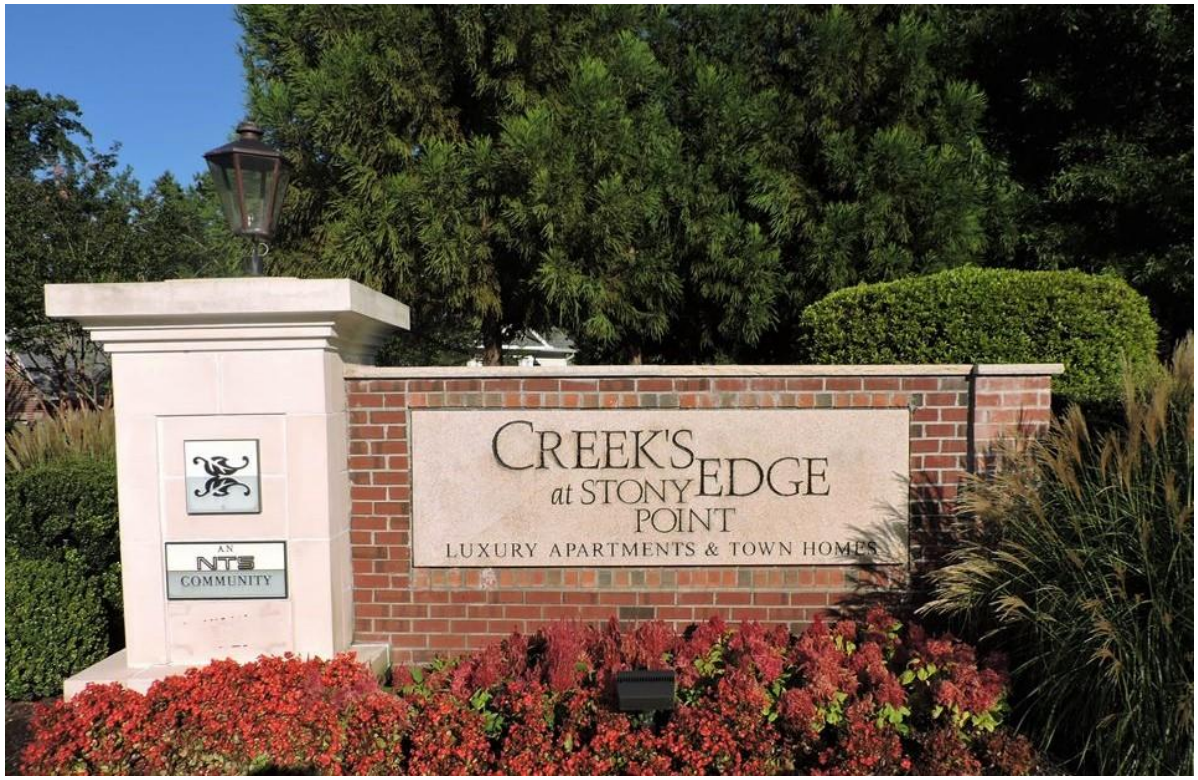
Creeks Edge

Richmond, VA



CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Executive Summary

Final Report

2021

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

Executive Summary

Final Report

Date: 8/25/2021

DMA Project #2009015

Prepared for: Creek's Edge at Stony Point Town Home Homeowner's Asscociation

Managed by: Community Partners of VA

Property Manager
Dave Hering Manager
dhering@communitypartnersva.com
(804) 378-5000
10800 Midlothian Turnpike, Suite 305
Richmond, VA 23235

Prepared by: David Herring, RS

DMA Reserves, Inc.

2302 E Cary Street

Richmond, Virginia 23223

804.644.6404

DMAreserves.com

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

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

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

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

DMA recommends that this analysis be updated every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new observed components and delete any that have been removed. We will also update the unit costs, inflation, interest and threshold factors and revise the funding model.

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

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

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

CONTENTS OF THIS REPORT

ADDITIONAL SEPARATE FILES PROVIDED

Detailed Schedule of Components

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

Expenditures by Year for Entire Study Period

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

Photographic Record

– digital folder of all photographs taken on site (provided with the Final Report).

Purpose of the Reserve Study

Your community contains infrastructure and amenities (capital assets) that are owned in common by all property or unit owners. Your owners' association is responsible for replacing these assets when they wear out or become unusable. A capital reserve account is a savings account designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Funds in this dedicated account can be accumulated over a period of many years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot, for example, be returned to the operating account without the Association paying a penalty. Each capital asset is referred to in this study as a *component* of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study looks at various ways to adequately fund your reserves.

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

A reserve study is also not an engineering study. A reserve study is geared toward evaluating when a component needs to be replaced and how much it will cost to replace. It is not an in-depth engineering assessment of the component's functional operation, defects or design. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all of the components listed, however in-depth assessments of specific components is outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

Governing Statutes

Virginia Updated on: 7/31/2021

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

Personnel and Project Information

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

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

DMA was awarded the contract on 9/24/2020

DMA conducted site visits at the property on 2/3/2021.

Photographs were taken at the site and a digital folder will be provided with the Final Report at the completion of the project. In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

11 2020 Creeks Edge Financials 005.pdf

Address list.xls

BMS - CreeksEdge stairs 9422.pdf

CE 2019 GL.pdf

CE 2019 Trial Balance.pdf

CE-2021 Approved Budget.pdf

Creeks Edge 2014-2018 Reserve GL.pdf

Creeks Edge 2019-2020 Reserve GL.pdf

Creeks Edge RFP Survey Data.pdf

Criterion.poolfurnREHAB..pdf

Exhibit C - Pt 1. Articles of Incorporation.pdf

Exhibit C - Pt 2. Bylaws.pdf

Exhibit C - Pt 3. Declaration with Amendment.pdf

Finley Asphalt - Repairs to all the roads.pdf

Heritage Mcehancial - Creeks Edge shed heater.pdf

Hurricane fence signed quote 01292021 near 9439.pdf

Hy-Tech - Creeks Edge pavement repairs.pdf

Map - Address Site Plan.pdf

Personnel and Project Information

NTS Revised 2021 Billing.pdf

Outdoor Kitchen Creations - Creeks Edge grill.pdf

prostone quote, brick work.docx

ROC Construction - CE asphalt repair 040418.pdf

Signature Pool - Creeks Edge drain covers.pdf

Signature Pool - Creeks Edge lights-boxes.pdf

Signature Pool - Creeks Edge tiles.pdf

Reserve Study Updates

Draft Analysis

Published on: Friday, February 26, 2021

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

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

Revision 3-10-2021 - Managers Review

Published on: Wednesday, March 10, 2021

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

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

Reserve Study Updates

Post Working Session

Published on: Thursday, July 15, 2021

This is the third draft of the reserve study generated after the working session held on 6/22/2021 in person at the community's clubhouse with the Property Manager and several Board members present. Several changes have been made in this draft, which reflect the discussion that occurred during the working session including: 1) not all of the shared main entrance components were included in the previous draft. The community is invoiced annually for 40% of the cost of maintenance and replacement of these shared entrance components - all components are now included and an annual allowance for the community's 40% share is included; 2) patios were not included in the previous study and are now included as a percentage replacement over time for the total estimated quantity of concrete patio; 3) brick steps and walks have been adjusted based on 2020 repair-replacement costs incurred for several townhouse units and included on a 5-year cycle throughout the study period.

Based on the above adjustments, Creek's Edge would need to e to increase the annual transfer rate to the reserve account by 7.1% for the remainder of the reserve study period in order to maintain a reserve account balance at or above the account Threshold (yellow horizontal line on the Reserve Funding Navigator Graph) for the full 30-year study period with the exception of 2049, or year 29 of this 30-year reserve study. Please note that inflation will vary throughout the reserve study period, as will investment income typically included as contributing income to the reserve account balance, which, for 2021 is budgeted at $0.

Reserve Study Updates

Final Report

Published on: Wednesday, August 25, 2021

This is the final reserve study report based on comments generated after the working session held on 6/22/2021 in person at the community's clubhouse with the Property Manager and several Board members present. Several changes have been made in this draft, which reflect the discussion that occurred during the working session including: 1) not all of the shared main entrance components were included in the previous draft. The community is invoiced annually for 40% of the cost of maintenance and replacement of these shared entrance components - all components are now included and an annual allowance for the community's 40% share is included; 2) patios were not included in the previous study and are now included as a percentage replacement over time for the total estimated quantity of concrete patio; 3) brick steps and walks have been adjusted based on 2020 repair-replacement costs incurred for several townhouse units and included on a 5-year cycle throughout the study period.

Based on the above adjustments, Creek's Edge would need to e to increase the annual transfer rate to the reserve account by 7.1% for the remainder of the reserve study period in order to maintain a reserve account balance at or above the account Threshold (yellow horizontal line on the Reserve Funding Navigator Graph) for the full 30-year study period with the exception of 2049, or year 29 of this 30-year reserve study. Please note that inflation will vary throughout the reserve study period, as will investment income typically included as contributing income to the reserve account balance, which, for 2021 is budgeted at $0.

The financial scenario outlined above was approved by the Board at their August 2021 meeting.

Community Synopsis

Association Name:	Creek's Edge at Stony Point Town Home Homeowner's Asscociation
Community Location / Address:	9400 Creek Crossing Blvd Richmond, VA 23235
Community Size (Number of Units):	110
Unit Types:	Townhomes
Year(s) constructed:	2007
Year converted:	N/A
Management:	Community Partners of VA
Represented by:	Dave Hering
Telephone:	(804) 378-5000
E-mail:	dhering@communitypartnersva.com
Study Level:	Capital Reserve Study, Level II

Financial Summary

Fiscal Year: 1/1/2021 to 12/31/2021 Current Fiscal Year Name: 2021 All Values are for Study Year: 2021 Study Period: 30 Years

	Reserve Account Starting Balance	Avg Earnings Rate	Budgeted Contribution
Creeks Edge	**$306,840**	**0.00%**	**$62,366**

Financial Information Source: 2020 Balance Sheet, 2021 Approved Budget. NOTE - Total Annual Budgeted Assessment for 2021 shown here is for 110 units at $237.00 per unit X 12 months = $312,840

Reserve Study History

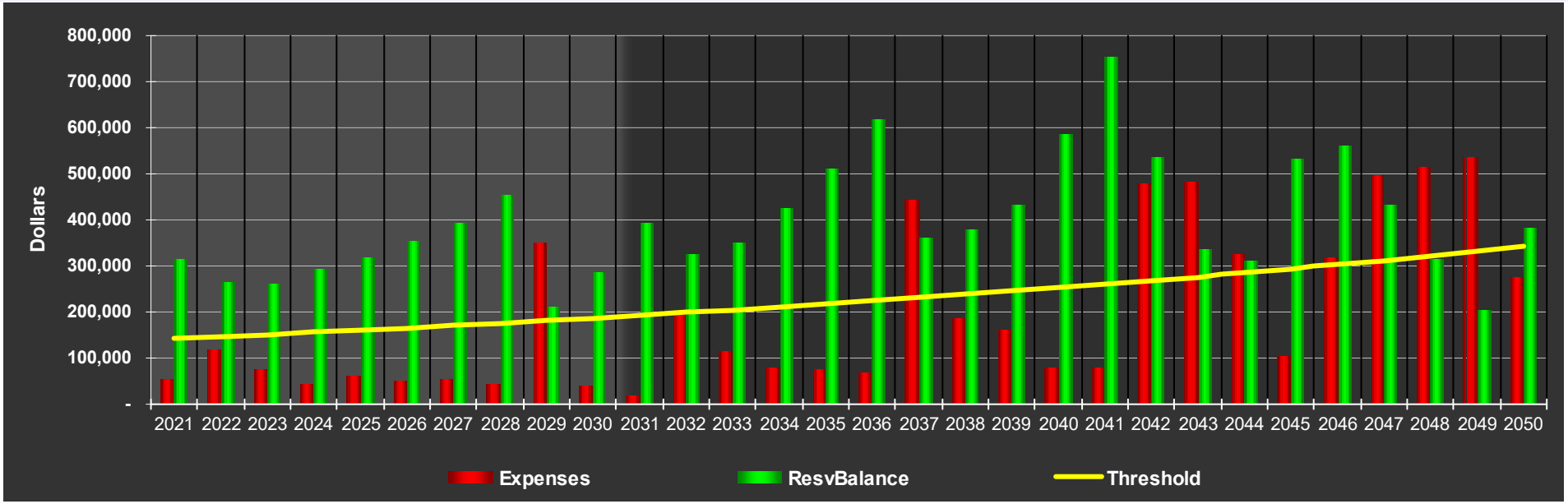
Previous Study		This Analysis	
Study Date:	9/23/2016	Study Date:	8/25/2021
Prepared by:	DMA Reserves, Inc.	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	230	Total Number of Components Included:	240
Est. Single Replacement Value of All Components:	$1,887,221	Est. Single Replacement Value of All Components:	$2,839,671
Study Date Balance of Reserve Account:	$138,605	Study Date Balance of Reserve Account:	$306,840
Study Period (Years):	30	Study Period (Years):	30
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If “yes,” what inflation factor was used?	2.61%	If “yes,” what inflation factor was used?	3.08%
Is Investment Income from Reserves put back into the Account?	Yes	Is Investment Income from Reserves put back into the Account?	Yes
Recommended transfer to Reserves – Second Year:	$35,739	Recommended transfer to Reserves – Second Year:	$66,794
Initial Transfer Change Rate (+/-)	6.90%	Initial Transfer Change Rate (+/-)	7.10%

Comments

Creeks Edge

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

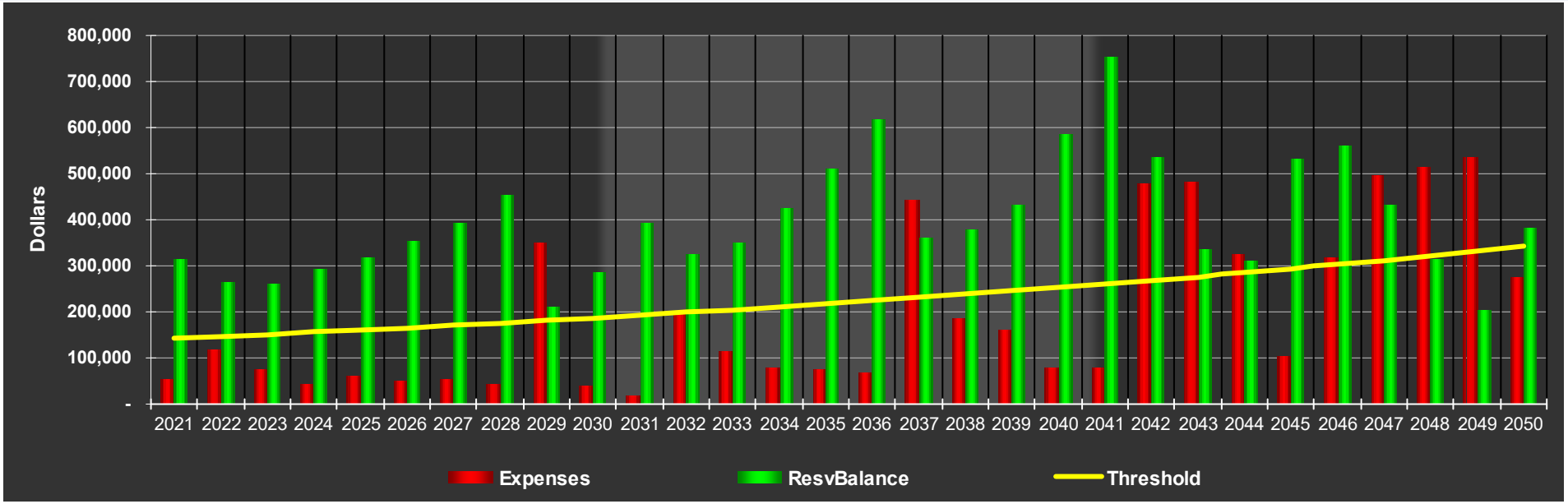
Years:	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	$306,840	$314,785	$263,296	$259,503	$294,402	$317,499	$354,309	$393,303	$451,996	$210,439
Transfer To Reserve	$62,366	$66,794	$71,536	$76,615	$82,055	$87,881	$94,121	$100,804	$107,961	$115,626
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$54,421	-$118,283	-$75,329	-$41,716	-$58,958	-$51,071	-$55,127	-$42,111	-$349,518	-$40,235
EOY Reserve Balance	$314,785	$263,296	$259,503	$294,402	$317,499	$354,309	$393,303	$451,996	$210,439	$285,830
Threshold	$141,984	$146,357	$150,864	$155,511	$160,301	$165,238	$170,327	$175,573	$180,981	$186,555
Transfer Change +/- (%)	*0.00%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

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

Creeks Edge

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

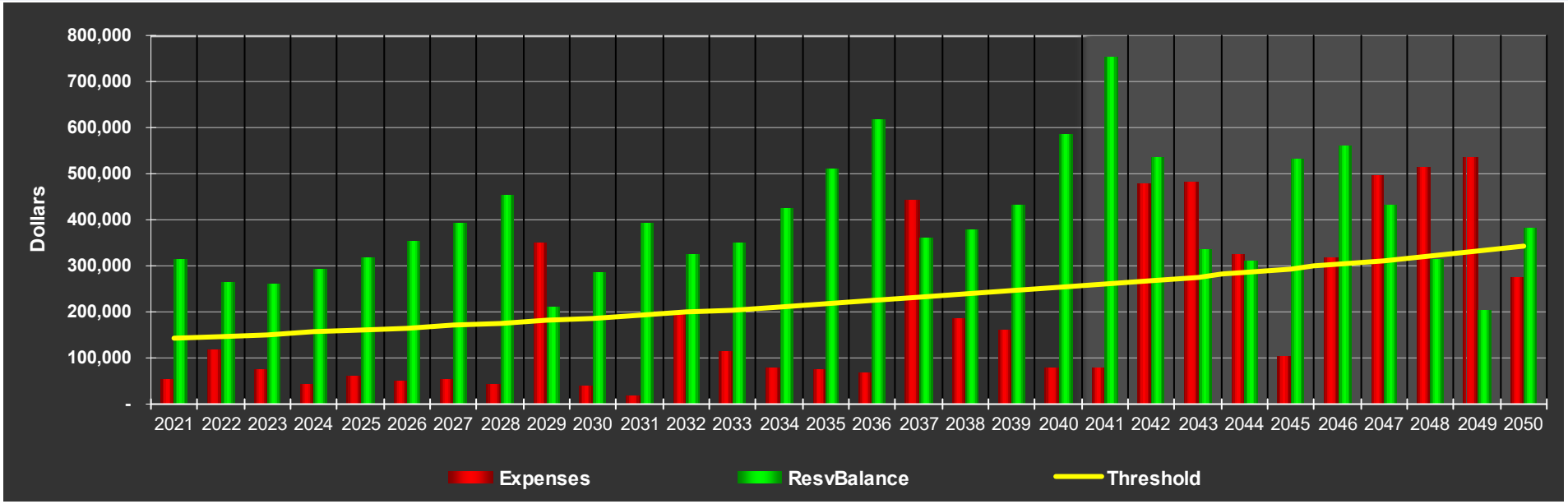
Years:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	$285,830	$392,015	$323,738	$351,007	$424,601	$511,180	$616,508	$362,316	$377,564	$432,977
Transfer To Reserve	$123,835	$132,627	$142,044	$152,129	$162,930	$174,498	$186,887	$200,156	$214,367	$229,587
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$17,650	-$200,904	-$114,775	-$78,535	-$76,351	-$69,170	-$441,079	-$184,908	-$158,954	-$76,889
EOY Reserve Balance	$392,015	$323,738	$351,007	$424,601	$511,180	$616,508	$362,316	$377,564	$432,977	$585,675
Threshold	$192,301	$198,224	$204,329	$210,623	$217,110	$223,797	$230,690	$237,795	$245,119	$252,669
Transfer Change +/- (%)	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

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

Creeks Edge

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

Years:	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	$585,675	$752,287	$535,610	$335,615	$311,300	$531,407	$559,096	$432,431	$315,910	$204,737
Transfer To Reserve	$245,888	$263,346	$282,044	$302,069	$323,516	$346,486	$371,087	$397,434	$425,652	$455,873
Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Projected Expenditures	-$79,276	-$480,022	-$482,039	-$326,384	-$103,409	-$318,797	-$497,752	-$513,955	-$536,825	-$276,780
EOY Reserve Balance	$752,287	$535,610	$335,615	$311,300	$531,407	$559,096	$432,431	$315,910	$204,737	$383,830
Threshold	$260,451	$268,473	$276,742	$285,266	$294,052	$303,109	$312,444	$322,068	$331,987	$342,213
Transfer Change +/- (%)	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*	*7.10%*
Investment Income Rate	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*

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

DMA Assessment Allocation Model

Yearly Change	Year	Operating *	Reserve	Special	TOTAL	Reserves as a % of Total	Annual Increase
	2021	$250,474	$62,366	$0	**$312,840**	19.94%	0.00%
	2022	$254,682	$66,794	$0	**$321,476**	20.78%	2.76%
	2023	$258,961	$71,536	$0	**$330,497**	21.65%	2.81%
	2024	$263,311	$76,615	$0	**$339,926**	22.54%	2.85%
	2025	$267,735	$82,055	$0	**$349,790**	23.46%	2.90%

* In the model above, the annual reserve budget numbers are as recommended in this analysis. The operating budget number is increased annually at the consumer price index and does not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget. The current consumer price index used in this model is 1.68%.

Average Annual Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
110	**Units**	**Units**	100.0%	**2021**	$2,277	$567	$0	**$2,844**
				2022	$2,315	$607	$0	**$2,923**
				2023	$2,354	$650	$0	**$3,005**
				2024	$2,394	$697	$0	**$3,090**
				2025	$2,434	$746	$0	**$3,180**

Average Monthly Assessment per Unit

No Units	Unit Type		Alloc %	Year	Operating *	Reserve	Special	TOTAL
110	**Units**	**Units**	100.0%	**2021**	$190	$47	$0	**$237**
				2022	$193	$51	$0	**$244**
				2023	$196	$54	$0	**$250**
				2024	$199	$58	$0	**$258**
				2025	$203	$62	$0	**$265**

The Physical Analysis

RESERVE COMPONENTS DEFINED

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

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

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

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

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

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

MINIMUM CRITERIA FOR RESERVE COMPONENTS

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

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

The Physical Analysis

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

COMPONENT ASSEMBLIES AND RELATED COMPONENTS

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

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

OPTIONAL COMPONENTS

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

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

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

EXCLUSIONS

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

- Permanent Improvements: This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state. A typical example would be entire building structures.
- Masonry, Stone, Concrete: Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life and their replacement is not envisioned. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.

The Physical Analysis

- Unit or Home Owner Modifications: Components that are part of a Unit in a condominium, or a private home in an HOA are not included unless they are specifically defined in the Declaration or Bylaws as a Common Area or Limited Common Area. On occasion unit or home owners will modify components that are considered common or limited common elements. The cost of these modifications are typically not included as part of the capital reserves.
- Incidental or Maintenance Items: Some components are small enough, or may require repair or replacement on a recurring short-term basis. These items and actions are typically funded from the operating account as annual maintenance items.
- Capital Improvements: These include development or purchase of any new asset to be placed in service for the first time. These are not capital *reserve* components. After the asset has been placed in service, the money set aside for repair and replacement can then be included in the capital reserve study.

COMPONENT QUANTITIES AND MEASUREMENT

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

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

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

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

COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE

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

The Physical Analysis

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

  Our sources for these EUL's include R. S. Means Cost Data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience in many different locations, conditions and building types. Since reserve studies are budget planning tools, these are reasonable approaches to guiding that planning, however, the Analyst performing your study may adjust some EUL's based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location, exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users. Remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.
- Next Replacement Year: This number is computed by adding the Estimated Useful Life (EUL) to the In-Service Date.
- Remaining Useful Life: This number is computed by subtracting the Study Year (the year the analysis is being conducted) from the Next Replacement Year.
- Percent Replaced: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

  This number can also be used to assist in "what if" scenarios. If an association is trying to decide if they want to replace a component, remove it, or do something else; the percent of replacement could be set at zero (0%) in order to remove the component from the funding plan, while still recognizing its existence in the community.

The Physical Analysis

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

REPLACEMENT COST

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

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

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

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

COST ASSEMBLY BY THE RESERVE SPECIALIST

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

YOUR ACTUAL COSTS WILL VARY

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

The Physical Analysis

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

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

OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

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

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

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

The Financial Analysis

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

Parameters:

- Fiscal Year: To determine the beginning point of the study, we first have to identify the fiscal year that the association is using. The fiscal year is identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- Study Year: This study identifies the first year of calculations, which includes the current value of the reserve components. It is normally the calendar year that includes the starting date of the association's fiscal year. However, a fiscal year which is not the calendar year may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- Reserve Account Starting Balance: This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be $0.00.
- Average Earnings Rate: This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- Budgeted Contribution: This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.
- Inflation Rate: This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now. At an inflation rate of just 3.00% a project that costs $10,000 in the current year will cost over $18,000 in 20 years. DMA uses a focused construction inflation index provided by R.S. Means – the same company that provides us with construction cost data. This is an historical record of actual construction costs and can be focused on residential or non-residential construction as opposed to the more general consumer or producer price indices generated by the U. S. Government. We use the most current index available and we use that projection for all years in the study. As the inflation rate changes over time, we can update with one click, which will update all of the information in the analysis immediately.

The Financial Analysis

CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT

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

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

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

DMA'S INTERACTIVE CASH FLOW FUNDING PLAN

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

- Full Funding Model – (Also called the Component Method.) This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a $10,000 replacement cost, it should have $3,000 set aside for its replacement after three years. In this case, $3,000 equals full funding.
- Baseline Funding Model – (Also called a Minimum Funded Model.) The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected *reserve balance* drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- Threshold Funding Model – (Also called the Cash Flow Method.) This model is based on the Baseline Funding concept. However, in this model a minimum cash reserve balance is established at some predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. Associations should take into consideration that depending on the mix of common area major components this model may be more or less conservative than the fully funded model.
- Statutory Funding Model – This model is based on local statutes. To use it, associations set aside a specific minimum dollar amount of reserves as required by statutes.

The Financial Analysis

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

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

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

Reserve Account Transfer Change Rate

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

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

Specific Project Funding, Special Assessments and Commercial Loans

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

The Financial Analysis

Assessment Allocation Model

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

Standards, Limitations, Conditions, Disclosure and Restrictions

STUDY STANDARDS

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

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

STUDY LIMITATIONS AND CONDITIONS

1. No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
2. All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
3. The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
4. Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
5. An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
6. Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.
7. Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.
8. Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
9. Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

Standards, Limitations, Conditions, Disclosure and Restrictions

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

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

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

DISCLOSURE

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

LEGAL RESTRICTIONS ON USE OF THIS INFORMATION

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

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

Reserve Expenditures by Year (First 5 years)

Year 2021

Line #	Component	Location	Replacement Cost *
1.01.01	NTS - Entrance Easement Components	Main Entrance - Shared	$24,809.16
1.06.01	Asphalt patching	Site-Wide	$25,350.00
1.12.03	Mtl.. tube picket fence - 4'h	Stormwater Retention Pond	$1,532.00
7.00.01	DMA Reserve Study Fee	Creeks Edge Community	$2,730.00
Total Expenditures for Year 2021			**$54,421.16**

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

Reserve Expenditures by Year (First 5 years)

Year 2022

Line #	Component	Location	Replacement Cost *
1.01.01	NTS - Entrance Easement Components	Main Entrance - Shared	$10,619.30
1.07.04	Concrete curb and gutter	Site-Wide	$48,627.99
2.02.16	Water heater	Garage Building	$2,300.75
2.02.21	Exhaust vent	Chemical Room	$2,329.61
4.04.03	Refrigerator, side by side	Kitchen	$2,872.84
4.06.02	Sound System receiver	Clubhouse	$561.79
4.06.03	Sound System speakers	Clubhouse	$676.20
4.1.01	HVAC condensing unit	Clubhouse	$9,008.16
4.11.01	Exhaust vent	Restrooms	$797.84
5.00.02	Resurface pool	Pool	$10,948.13
5.00.03	Replace skim line tile	Pool	$5,222.03
5.00.06	Pool equipment, filter system	Pump Room	$4,090.21
5.00.07	Pool equipment, sand filter	Pump Room	$2,192.51
5.00.08	Pool equipment, chlorination system	Pump Room	$3,369.69
5.00.09	Pump & motor	Pump Room	$2,514.12
5.00.10	Pump & motor	Pump Room	$3,866.53
5.00.11	Pump & motor	Pump Room	$8,285.57
Total Expenditures for Year 2022			**$118,283.27**

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

Reserve Expenditures by Year (First 5 years)

Year 2023

Line #	Component	Location	Replacement Cost *
1.01.01	NTS - Entrance Easement Components	Main Entrance - Shared	$10,946.00
1.02.02	Asphalt sealcoating	Creeks Crossing Blvd., Alley #1	$5,668.70
1.02.03	Space striping	Creeks Crossing Blvd., Alley #1	$1,183.68
1.03.02	Asphalt Sealcoating	Creeks Crossing Cir (center)., Alley #2, 3, 5	$7,199.83
1.03.03	Space striping	Creeks Crossing Cir (center)., Alley #2, 3, 5	$233.76
1.04.02	Asphalt Sealcoating	Creeks Crossing Cir (north)., Alley #4, 6, 7	$10,499.04
1.04.03	Space striping	Creeks Crossing Cir (north)., Alley #4, 6, 7	$452.65
1.07.03	Concrete sidewalk, sealing exposed aggregate	Site-Wide	$38,605.58
5.00.15	Replace main drain and equalizer covers	Pool	$539.77
Total Expenditures for Year 2023			**$75,329.01**

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

Reserve Expenditures by Year (First 5 years)

Year 2024

Line #	Component	Location	Replacement Cost *
1.01.01	NTS - Entrance Easement Components	Main Entrance - Shared	$11,284.00
1.07.06	Remove, re-grade, reset, pavers	Pool-Clubhouse-Mail	$2,257.36
1.1.05	Gas lantern	Bridge	$4,940.79
1.12.01	Wood fence, replace pickets	Perimeter	$1,511.48
1.12.02	Wood fence, replace structure	Perimeter	$5,008.69
1.13.01	Irrigation controller	Site-Wide	$2,369.08
2.01.06	Exterior recessed lighting	Mailbox Kiosk	$951.79
2.01.07	Exterior cluster mailbox units	Mailbox Kiosk	$2,076.64
2.05.01	Pool furniture refurbishing project	Pool	$10,205.77
3.05.01	Exterior recessed lighting	Clubhouse	$1,110.61
Total Expenditures for Year 2024			**$41,716.21**

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

Reserve Expenditures by Year (First 5 years)

Year 2025

Line #	Component	Location	Replacement Cost *
1.01.01	NTS - Entrance Easement Components	Main Entrance - Shared	$11,631.00
1.07.01	Concrete walkway, broom finish	Site-Wide	$693.21
1.07.02	Concrete sidewalk, exposed aggregate	Site-Wide	$28,663.30
1.09.04	Dam inspection and engineering	Retention Pond	$0.00
4.01.04	Refinish wood strip flooring	Clubhouse Main Room, Kitchen	$2,256.89
4.01.05	Carpet	Clubhouse Office	$328.54
6.12.01	Concrete patios	All Phases	$8,402.09
6.13.01	Front walks & steps	All Phases	$6,982.92
Total Expenditures for Year 2025			**$58,957.95**

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

Summary Schedule of Components

Total Replacement Cost by Section

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1.00	Site Components	49	$2,566,366	43.34%
2.00	Accessory Buildings and Site Furnishings	39	$203,570	3.44%
3.00	Clubhouse Exterior	19	$100,745	1.70%
4.00	Clubhouse Interior	73	$339,883	5.74%
5.00	Swimming Pool and Pool Equipment	15	$300,416	5.07%
6.00	Residential Building Exteriors	44	$2,385,502	40.29%
7.00	Professional Services	1	$24,743	0.42%
Totals		**240**	**$5,921,225**	

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

Replacement Costs Proportions

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1 - Site Components										
1.01 - NTS Components - Shared at Community Entrance										
1.01.01	NTS - Entrance Easement Components Main Entrance - Shared	1	LS	10%	2020	2	1	2022	$103,024.00	$10,302.00
1.02 - Roads- Parking Areas, Milling-Overlay, Sealcoating, All Areas- No Phasing										
1.02.01	Asphalt milling and overlay Creeks Crossing Blvd., Alley #1	5130	SY	100%	2009	20	8	2029	$13.43	$68,896.00
1.02.02	Asphalt sealcoating Creeks Crossing Blvd., Alley #1	5130	SY	100%	2009	14	2	2023	$1.04	$5,335.00
1.02.03	Space striping Creeks Crossing Blvd., Alley #1	81	SPACE	100%	2009	14	2	2023	$13.75	$1,114.00
1.03 - Roads- Parking Areas, Milling-Overlay, Sealcoating, All Areas- No Phasing										
1.03.01	Mill and Overlay Asphalt Creeks Crossing Cir (center)., Alley #2, 3, 5	4157	SY	100%	2009	20	8	2029	$13.43	$55,829.00
1.03.02	Asphalt Sealcoating Creeks Crossing Cir (center)., Alley #2, 3, 5	4157	SY	100%	2009	14	2	2023	$1.63	$6,776.00
1.03.03	Space striping Creeks Crossing Cir (center)., Alley #2, 3, 5	16	SPACE	100%	2009	14	2	2023	$13.75	$220.00
1.04 - Roads- Parking Areas, Milling-Overlay, Sealcoating, All Areas- No Phasing										
1.04.01	Mill and Overlay Asphalt Creeks Crossing Cir (north)., Alley #4, 6, 7	6062	SY	100%	2009	20	8	2029	$13.43	$81,413.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1.04 - Roads- Parking Areas, Milling-Overlay, Sealcoating, All Areas- No Phasing										
1.04.02	Asphalt Sealcoating Creeks Crossing Cir (north)., Alley #4, 6, 7	6062	SY	100%	2009	14	2	2023	$1.63	$9,881.00
1.04.03	Space striping Creeks Crossing Cir (north)., Alley #4, 6, 7	31	SPACE	100%	2009	14	2	2023	$13.75	$426.00
1.05 - Roads - Fire Road, Milling-Overlay										
1.05.01	Mill and Overlay Asphalt Creeks Crossing Cir (south)	360	SY	100%	2009	32	20	2041	$13.43	$4,835.00
1.06 - Asphalt Patching										
1.06.01	Asphalt patching Site-Wide	15349	SY	5%	2021	5	5	2026	$25,350.00	$25,350.00
1.07 - Concrete and Unit Paving Components										
1.07.01	Concrete walkway, broom finish Site-Wide	1240	SF	5%	2015	10	4	2025	$9.90	$614.00
1.07.02	Concrete sidewalk, exposed aggregate Site-Wide	22290	SF	5%	2015	10	4	2025	$22.78	$25,388.00
1.07.03	Concrete sidewalk, sealing exposed aggregate Site-Wide	22290	SF	100%	2015	8	2	2023	$1.63	$36,333.00
1.07.04	Concrete curb and gutter Site-Wide	20280	LF	3%	2015	7	1	2022	$77.54	$47,175.00
1.07.05	Cobblestone block pavement Bridge	3100	SF	5%	2009	20	8	2029	$72.33	$11,211.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1.07 - Concrete and Unit Paving Components										
1.07.06	Remove, re-grade, reset, pavers Pool-Clubhouse-Mail	2360	SF	5%	2014	10	3	2024	$17.47	$2,061.00
1.07.07	Replace-repair brick step, stoops & treads Site-Wide	2480	SF	5%	2020	10	9	2030	$6,184.80	$6,185.00
1.08 - Community Signage										
1.08.01	Street name signs Site-Wide	4	EA	100%	2009	20	8	2029	$314.91	$1,260.00
1.08.02	Traffic control signs Site-Wide	5	EA	100%	2009	20	8	2029	$216.65	$1,083.00
1.08.03	Sign post Site-Wide	5	EA	100%	2009	35	23	2044	$726.68	$3,633.00
1.09 - Stormwater Drainage										
1.09.01	Curb inlet Site-Wide	24	EA	5%	2009	30	18	2039	$9,875.81	$11,851.00
1.09.02	Dry, fine grade & seed pond slopes Retention Pond	1573	SY	20%	2009	30	18	2039	$4.35	$1,369.00
1.09.03	Storm pipe Site-Wide	7200	LF	5%	2009	50	38	2059	$229.24	$82,526.00
1.09.04	Dam inspection and engineering Retention Pond	1	LS	100%	2014	10	3	2024	$902.74	$0.00
1.09.05	Dry, fine grade & seed pond bottom Retention Pond	1886	SY	20%	2009	30	18	2039	$8.69	$3,278.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1.09 - Stormwater Drainage										
1.09.06	Riser Retention Pond	2	EA	100%	2009	50	38	2059	$12,312.47	$24,625.00
1.09.07	Trash rack Retention Pond	2	EA	100%	2009	25	13	2034	$921.21	$1,842.00
1.09.08	Piping Retention Pond	80	LF	5%	2009	50	38	2059	$167.78	$671.00
1.09.09	Rip rap Retention Pond	66	SY	20%	2009	30	18	2039	$141.34	$1,866.00
1.09.10	French drain installation Site-Wide	1	LS	5%	2016	30	25	2046	$6,713.51	$6,714.00
1.1 - Site Lighting										
1.1.01	Light pole Site-Wide	36	EA	100%	2009	40	28	2049	$1,589.38	$57,218.00
1.1.02	Road/parking lot fixture, lantern Site-Wide	36	EA	100%	2009	20	8	2029	$1,014.64	$36,527.00
1.1.03	Med. Voltage Underground wiring Site-Wide	4000	LF	100%	2009	50	38	2059	$21.54	$86,160.00
1.1.04	Lighting controller and timer Site-Wide	1	EA	100%	2009	30	18	2039	$6,234.96	$6,235.00
1.1.05	Gas lantern Bridge	4	EA	100%	2009	15	3	2024	$1,127.70	$4,511.00
1.11 - Retaining Walls										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1.11 - Retaining Walls										
1.11.01	Block retaining wall Northwest Perimeter	6000	SF	10%	2009	75	63	2084	$309.55	$185,730.00
1.11.02	Block retaining wall Bridge	4770	SF	10%	2009	75	63	2084	$309.55	$147,655.00
1.11.03	Brick retaining wall Clubhouse	678	SF	10%	2009	40	28	2049	$330.61	$22,415.00
1.11.04	Brick retaining wall Creeks Crossing Units	1007	SF	10%	2009	40	28	2049	$330.61	$33,292.00
1.11.05	Brick retaining wall Creeks Summit Units	678	SF	10%	2009	40	28	2049	$330.61	$22,415.00
1.12 - Fencing										
1.12.01	Wood fence, replace pickets Perimeter	520	LF	10%	2009	15	3	2024	$26.53	$1,380.00
1.12.02	Wood fence, replace structure Perimeter	520	LF	10%	2009	15	3	2024	$87.94	$4,573.00
1.12.03	Mtl.. tube picket fence - 4'h Stormwater Retention Pond	40	LF	100%	2021	40	40	2061	$1,532.00	$1,532.00
1.13 - Irrigation System										
1.13.01	Irrigation controller Site-Wide	4	EA	25%	2009	15	3	2024	$2,163.28	$2,163.00
1.13.02	Backflow preventer Site-Wide	1	EA	100%	2009	20	8	2029	$1,072.96	$1,073.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
1.14 - Water and Sewer Lines										
1.14.01	Sewer piping Site-Wide	2000	LF	5%	2009	30	18	2039	$75.99	$7,599.00
1.14.02	Water piping Site-Wide	2000	LF	5%	2009	30	18	2039	$67.32	$6,732.00
2 - Accessory Buildings and Site Furnishings										
2.01 - Mailbox Kiosk										
2.01.01	Metal roof Mailbox Kiosk	200	SF	100%	2007	40	26	2047	$10.44	$2,088.00
2.01.02	Cement fiber fascia Mailbox Kiosk	56	LF	100%	2007	40	26	2047	$7.18	$402.00
2.01.03	Soffit, perforated cementitious Mailbox Kiosk	56	SF	100%	2007	40	26	2047	$8.24	$461.00
2.01.04	Fiber cement lap siding Mailbox Kiosk	248	SF	100%	2007	40	26	2047	$6.59	$1,634.00
2.01.05	Cement fiber trim Mailbox Kiosk	304	LF	100%	2007	40	26	2047	$7.57	$2,301.00
2.01.06	Exterior recessed lighting Mailbox Kiosk	6	EA	100%	2009	15	3	2024	$144.86	$869.00
2.01.07	Exterior cluster mailbox units Mailbox Kiosk	6	EA	17%	2019	5	3	2024	$1,895.66	$1,896.00
2.02 - Garage Building										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.02 - Garage Building										
2.02.01	Metal roof Garage Building	1400	SF	100%	2007	40	26	2047	$10.44	$14,616.00
2.02.02	Windows, double-hung Garage Building	2	EA	100%	2007	40	26	2047	$635.30	$1,271.00
2.02.03	Cement fiber fascia Garage Building	148	LF	100%	2007	40	26	2047	$7.18	$1,063.00
2.02.04	Soffit, perforated cementitious Garage Building	148	SF	100%	2007	40	26	2047	$8.24	$1,220.00
2.02.05	Fiber cement lap siding Garage Building	1075	SF	100%	2007	40	26	2047	$6.59	$7,084.00
2.02.06	Cement fiber trim Garage Building	168	LF	100%	2007	40	26	2047	$7.57	$1,272.00
2.02.07	9' Garage door, residential Garage Building	1	EA	100%	2007	25	11	2032	$2,675.28	$2,675.00
2.02.08	Exterior door, solid, single Garage Building	3	EA	100%	2007	50	36	2057	$2,815.70	$8,447.00
2.02.09	Interior door Garage Building	1	EA	100%	2007	40	26	2047	$1,092.23	$1,092.00
2.02.10	Exterior wall lighting Garage Building	3	EA	100%	2009	20	8	2029	$218.57	$656.00
2.02.11	Incandescent light fixture Garage Building	1	EA	100%	2007	40	26	2047	$227.06	$227.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.02 - Garage Building										
2.02.12	Fluorescent light fixture Garage Building	9	EA	100%	2007	40	26	2047	$231.22	$2,081.00
2.02.13	Toilet Garage Building	1	EA	100%	2007	30	16	2037	$690.87	$691.00
2.02.14	Bathroom sink, wall mounted Garage Building	1	EA	100%	2007	30	16	2037	$528.76	$529.00
2.02.15	Mop sink Garage Building	1	EA	100%	2007	30	16	2037	$464.95	$465.00
2.02.16	Water heater Garage Building	1	EA	100%	2007	15	1	2022	$2,232.06	$2,232.00
2.02.17	Drinking fountain, wall mounted Garage Building	2	EA	100%	2007	30	16	2037	$1,575.06	$3,150.00
2.02.18	Heating unit Garage Building	1	EA	100%	2018	15	12	2033	$1,929.27	$1,929.00
2.02.19	Electrical panel Garage Building	1	EA	100%	2007	50	36	2057	$2,520.85	$2,521.00
2.02.20	Exhaust vent Garage Building	1	EA	100%	2007	20	6	2027	$257.88	$258.00
2.02.21	Exhaust vent Chemical Room	1	EA	100%	2007	15	1	2022	$2,259.82	$2,260.00
2.03 - Pergolas										
2.03.01	Pergolas Clubhouse and Pool	500	SF	100%	2009	25	13	2034	$20.15	$10,075.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
2.04 - Pool Area Components										
2.04.01	Trash receptacles Pool	2	EA	100%	2019	20	18	2039	$982.59	$1,965.00
2.04.02	Outdoor island kitchen Pool	6	LF	100%	2017	25	21	2042	$6,296.27	$6,296.00
2.04.03	Gas Grill, stainless, 4-burner, drop-in Pool	1	EA	100%	2017	40	36	2057	$1,493.53	$1,494.00
2.04.04	Refrigerator, mini - 4.5 cf Pool	1	EA	100%	2017	15	11	2032	$470.18	$470.00
2.05 - Pool Furniture										
2.05.01	Pool furniture refurbishing project Pool	1	LS	100%	2019	5	3	2024	$9,317.51	$9,318.00
2.05.02	Patio chairs Pool	16	EA	100%	2009	30	18	2039	$169.15	$2,706.00
2.05.03	Chaise lounger Pool	15	EA	100%	2009	30	18	2039	$338.31	$5,075.00
2.05.04	Bench Pool	2	EA	100%	2009	30	18	2039	$1,597.72	$3,195.00
2.05.05	Patio table Pool	4	EA	100%	2009	30	18	2039	$733.00	$2,932.00
2.05.06	Small table Pool	6	EA	100%	2009	30	18	2039	$225.54	$1,353.00
3 - Clubhouse Exterior										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.01 - Roof, Gutters and Downspouts										
3.01.01	Metal roof Clubhouse	2400	SF	100%	2007	45	31	2052	$10.44	$25,056.00
3.01.02	Aluminum gutter Clubhouse	200	LF	100%	2017	30	26	2047	$553.16	$553.00
3.01.03	Aluminum downspout Clubhouse	80	LF	100%	2017	30	26	2047	$663.79	$664.00
3.02 - Windows										
3.02.01	Windows, double-hung Clubhouse	11	EA	100%	2007	40	26	2047	$635.30	$6,988.00
3.02.02	Windows, fixed Clubhouse	16	EA	100%	2007	40	26	2047	$376.81	$6,029.00
3.03 - Doors and Hardware										
3.03.01	Exterior door, solid, single Clubhouse Restrooms (from pool area)	2	EA	100%	2007	50	36	2057	$2,815.70	$5,631.00
3.03.02	Exterior door, glass, double Clubhouse	4	PR	100%	2007	50	36	2057	$4,358.56	$17,434.00
3.03.03	New or Replace Exterior Closers Clubhouse	5	EA	100%	2007	30	16	2037	$368.20	$1,841.00
3.03.04	Key pad, door hardware Clubhouse Restrooms (from pool area)	2	EA	100%	2007	30	16	2037	$364.87	$730.00
3.04 - Exterior Cladding - Siding-Fascia-Soffit-Trim										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
3.04 - Exterior Cladding - Siding-Fascia-Soffit-Trim										
3.04.01	Cement fiber fascia Clubhouse	290	LF	100%	2007	40	26	2047	$7.18	$2,082.00
3.04.02	Soffit, cementitious Clubhouse	765	SF	100%	2007	40	26	2047	$8.24	$6,304.00
3.04.03	Fiber cement lap siding Clubhouse	1431	SF	100%	2007	40	26	2047	$6.59	$9,430.00
3.04.04	Cement fiber trim Clubhouse	825	LF	100%	2007	40	26	2047	$7.57	$6,245.00
3.05 - Lighting										
3.05.01	Exterior recessed lighting Clubhouse	7	EA	100%	2009	15	3	2024	$144.86	$1,014.00
3.05.02	Exterior wall lighting Clubhouse	4	EA	100%	2009	20	8	2029	$218.57	$874.00
3.05.03	Lighting controller and timer Clubhouse	1	EA	100%	2009	30	18	2039	$1,285.62	$1,286.00
3.06 - Fencing										
3.06.01	Mtl.. tube picket fence - 4'h Clubhouse and Pool	210	LF	100%	2009	45	33	2054	$56.66	$11,899.00
3.06.02	Mtl.. tube picket gate - 4'h Clubhouse and Pool	1	EA	100%	2009	20	8	2029	$597.00	$597.00
3.06.03	Mag. Lock Clubhouse and Pool	1	EA	100%	2009	20	8	2029	$525.55	$526.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4 - Clubhouse Interior										
4.01 - Interior Finishes										
4.01.01	Ceramic tile walls Clubhouse Restrooms	380	SF	100%	2007	30	16	2037	$13.62	$5,176.00
4.01.02	Ceramic tile floors Clubhouse Restrooms	400	SF	100%	2007	30	16	2037	$30.67	$12,268.00
4.01.03	Wood strip flooring Clubhouse Main Room, Kitchen	1020	SF	100%	2007	33	19	2040	$10.59	$10,802.00
4.01.04	Refinish wood strip flooring Clubhouse Main Room, Kitchen	1020	SF	100%	2007	18	4	2025	$1.96	$1,999.00
4.01.05	Carpet Clubhouse Office	9	SY	100%	2007	18	4	2025	$32.32	$291.00
4.01.06	Repaint interior walls & ceiling Clubhouse	3600	SF	100%	2017	10	6	2027	$3,374.30	$3,374.00
4.02 - Interior Lighting										
4.02.01	Fluorescent light fixture Clubhouse	2	EA	100%	2007	40	26	2047	$231.22	$462.00
4.02.02	Recessed light fixture Clubhouse	31	EA	100%	2007	40	26	2047	$180.77	$5,604.00
4.02.03	Recessed light fixture Clubhouse	2	EA	100%	2017	40	36	2057	$1,299.94	$1,300.00
4.02.04	Incandescent light fixture Clubhouse	1	EA	100%	2007	40	26	2047	$227.06	$227.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.02 - Interior Lighting										
4.02.05	Chandeliers Clubhouse	1	EA	100%	2017	25	21	2042	$1,853.10	$1,853.00
4.02.06	Emergency lighting Clubhouse	2	EA	100%	2007	40	26	2047	$590.36	$1,181.00
4.02.07	Exit lighting Clubhouse	3	EA	100%	2007	40	26	2047	$273.73	$821.00
4.02.08	Ceiling fan Clubhouse	1	EA	100%	2007	40	26	2047	$509.66	$510.00
4.03 - Casework										
4.03.01	Cabinets Clubhouse	22	LF	100%	2007	30	16	2037	$306.11	$6,734.00
4.03.02	Countertops Clubhouse	28	SF	100%	2007	50	36	2057	$238.18	$6,669.00
4.04 - Appliances										
4.04.01	Microwave, wall mounted Kitchen	1	EA	100%	2007	20	6	2027	$1,256.61	$1,257.00
4.04.02	Cooking range, w/ oven Kitchen	1	EA	100%	2007	20	6	2027	$1,508.43	$1,508.00
4.04.03	Refrigerator, side by side Kitchen	1	EA	100%	2007	15	1	2022	$2,787.19	$2,787.00
4.04.04	Dishwasher Kitchen	1	EA	100%	2007	20	6	2027	$2,958.67	$2,959.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.04 - Appliances										
4.04.05	Garbage disposal Kitchen	1	EA	100%	2007	20	6	2027	$573.78	$574.00
4.05 - Interior Doors										
4.05.01	Interior door Clubhouse Restrooms	4	EA	100%	2007	40	26	2047	$1,092.23	$4,369.00
4.05.02	Doors, solid wood, full glass w-simulated lites Clubhouse Office	1	EA	100%	2007	50	36	2057	$710.08	$710.00
4.05.03	Doors, wood with louvered panels Clubhouse Furnace Room	1	EA	100%	2007	40	26	2047	$485.12	$485.00
4.05.04	Replace door hardware Clubhouse	6	EA	100%	2007	30	16	2037	$202.51	$1,215.00
4.06 - Interior Furnishings and Electronics										
4.06.01	Blinds, horizontal Clubhouse	180	SF	100%	2007	20	6	2027	$8.47	$1,525.00
4.06.02	Sound System receiver Clubhouse	1	EA	100%	2007	15	1	2022	$544.71	$545.00
4.06.03	Sound System speakers Clubhouse	2	EA	100%	2007	15	1	2022	$328.25	$656.00
4.06.04	Sofa - fully upholstered Clubhouse	1	EA	100%	2007	25	11	2032	$2,212.65	$2,213.00
4.06.05	Arm chairs, upholstered Clubhouse	2	EA	100%	2019	13	11	2032	$663.79	$1,328.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.06 - Interior Furnishings and Electronics										
4.06.06	Armless side chairs, upholstered Clubhouse	2	EA	100%	2017	15	11	2032	$553.16	$1,106.00
4.06.07	Dining chairs - fully upholstered Clubhouse	8	EA	100%	2007	25	11	2032	$755.44	$6,044.00
4.06.08	Dining chairs, wood frame, upholstered seat Clubhouse	4	EA	100%	2007	25	11	2032	$299.89	$1,200.00
4.06.09	Dining tables wood base, glass top - round Clubhouse	1	EA	100%	2007	25	11	2032	$919.83	$920.00
4.06.10	Dining tables, wood, pedestal base, octagonal top Clubhouse	1	EA	100%	2007	25	11	2032	$755.57	$756.00
4.06.11	Desk, Queen Anne-style, cabriole legs Clubhouse	1	EA	100%	2007	25	11	2032	$1,622.48	$1,622.00
4.06.12	Chest, wood w-mirrored doors, storage Clubhouse	1	EA	100%	2017	15	11	2032	$710.26	$710.00
4.06.13	Coffee table, wood base, glass top Clubhouse	1	EA	100%	2007	25	11	2032	$652.43	$652.00
4.06.14	Side table, metal base, glass top, round Clubhouse	1	EA	100%	2017	25	21	2042	$660.46	$660.00
4.06.15	Sofa table, wood Clubhouse	1	EA	100%	2007	25	11	2032	$657.02	$657.00
4.06.16	Lamp table, wood, round Clubhouse	1	EA	100%	2007	25	11	2032	$387.22	$387.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.06 - Interior Furnishings and Electronics										
4.06.17	Bookcase-console, wood Clubhouse	1	EA	100%	2019	25	23	2044	$722.72	$723.00
4.06.18	Beverage cart, on casters Clubhouse	1	EA	100%	2019	25	23	2044	$410.64	$411.00
4.06.19	Misc. furniture upgrades Clubhouse	2	EA	100%	2017	10	6	2027	$2,805.64	$2,806.00
4.06.20	Reupholstery allowance Clubhouse	1	EA	100%	2017	10	6	2027	$4,923.15	$4,923.00
4.06.21	Area Rug - 8 x 10 Clubhouse	1	EA	100%	2017	10	6	2027	$1,284.44	$1,284.00
4.06.22	Lamps Clubhouse	3	EA	100%	2007	25	11	2032	$312.48	$937.00
4.06.23	Lamps Clubhouse	3	EA	100%	2017	20	16	2037	$841.91	$842.00
4.06.24	Wall hangings Clubhouse	5	EA	100%	2017	10	6	2027	$954.76	$955.00
4.07 - Restroom Fixtures and Accessories										
4.07.01	Toilet partitions Restrooms	1	EA	100%	2007	25	11	2032	$1,114.83	$1,115.00
4.07.02	ADA toilet partitions Restrooms	2	EA	100%	2007	25	11	2032	$1,526.89	$3,054.00
4.07.03	Urinal screen Restrooms	1	EA	100%	2007	25	11	2032	$525.44	$525.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.07 - Restroom Fixtures and Accessories										
4.07.04	Mirror Restrooms	2	EA	100%	2007	25	11	2032	$483.61	$967.00
4.07.05	Soap dispenser Restrooms	4	EA	100%	2007	25	11	2032	$280.06	$1,120.00
4.07.06	Toilet tissue dispenser Restrooms	3	EA	100%	2007	25	11	2032	$64.22	$193.00
4.07.07	Paper towel dispenser Restrooms	2	EA	100%	2007	25	11	2032	$102.68	$205.00
4.07.08	Countertops, bathroom sink Restrooms	24	SF	100%	2007	50	36	2057	$238.18	$5,716.00
4.08 - Plumbing Components										
4.08.01	Water heater Clubhouse	1	EA	100%	2007	20	6	2027	$3,017.75	$3,018.00
4.08.02	Drinking fountain, wall mounted Clubhouse	2	EA	100%	2007	30	16	2037	$1,575.06	$3,150.00
4.08.03	Kitchen sink Clubhouse	1	EA	100%	2007	30	16	2037	$1,590.74	$1,591.00
4.08.04	Mop sink Clubhouse	1	EA	100%	2007	30	16	2037	$464.95	$465.00
4.08.05	Toilet, floor-mounted w-tank Clubhouse Restrooms	3	EA	100%	2007	30	16	2037	$690.87	$2,073.00
4.08.06	Urinal, wall-hung Clubhouse Restrooms	1	EA	100%	2007	30	16	2037	$1,168.11	$1,168.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.08 - Plumbing Components										
4.08.07	Bathroom sink, inset Clubhouse Restrooms	4	EA	100%	2007	30	16	2037	$634.38	$2,538.00
4.08.08	Shower stall, with ADA equipment Clubhouse Restrooms	2	EA	100%	2007	30	16	2037	$2,003.67	$4,007.00
4.08.09	Plumbing infrastructure, repair allowance Garage and Clubhouse	2350	GSF	5%	2007	30	16	2037	$10.15	$1,193.00
4.09 - Electrical Components										
4.09.01	Wiring riser system, repair allowance Garage and Clubhouse	1950	SF	5%	2007	50	36	2057	$3.95	$385.00
4.09.02	Electrical panel Clubhouse	1	EA	100%	2007	50	36	2057	$1,654.81	$1,655.00
4.1 - HVAC Components										
4.1.01	HVAC condensing unit Clubhouse	2	EA	100%	2007	15	1	2022	$4,369.27	$8,739.00
4.1.02	HVAC air handler Clubhouse	2	EA	100%	2007	25	11	2032	$9,989.90	$19,980.00
4.11 - Building Mechanical Components										
4.11.01	Exhaust vent Restrooms	3	EA	100%	2007	15	1	2022	$257.88	$774.00
4.11.02	Gas meter Clubhouse	1	EA	100%	2007	40	26	2047	$530.87	$531.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
4.11 - Building Mechanical Components										
4.11.03	Gas fireplace insert Clubhouse	1	EA	100%	2007	25	11	2032	$1,703.05	$1,703.00
5 - Swimming Pool and Pool Equipment										
5.00.01	Replace pool structure Pool	1100	SSF	20%	2007	39	25	2046	$163.84	$36,045.00
5.00.02	Resurface pool Pool	2120	SF	100%	2007	15	1	2022	$5.01	$10,621.00
5.00.03	Replace skim line tile Pool	170	LF	100%	2007	15	1	2022	$29.80	$5,066.00
5.00.04	Replace coping Pool	170	LF	100%	2007	20	6	2027	$65.94	$11,210.00
5.00.05	Replace piping and valves Pump Room	160	LF	100%	2007	39	25	2046	$90.59	$14,494.00
5.00.06	Pool equipment, filter system Pump Room	1	LS	100%	2007	15	1	2022	$3,967.95	$3,968.00
5.00.07	Pool equipment, sand filter Pump Room	1	EA	100%	2007	15	1	2022	$2,126.64	$2,127.00
5.00.08	Pool equipment, chlorination system Pump Room	1	LS	100%	2007	15	1	2022	$3,269.24	$3,269.00
5.00.09	Pump & motor Pump Room	1	EA	100%	2007	15	1	2022	$2,439.30	$2,439.00
5.00.10	Pump & motor Pump Room	1	EA	100%	2007	15	1	2022	$3,751.02	$3,751.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
5 - Swimming Pool and Pool Equipment										
5.00.11	Pump & motor Pump Room	1	EA	100%	2007	15	1	2022	$8,037.61	$8,038.00
5.00.12	Ladders, stainless steel, 4 tread Pool	1	EA	100%	2007	40	26	2047	$1,253.21	$1,253.00
5.00.13	Stair rail, stainless Pool	1	EA	100%	2007	40	26	2047	$283.85	$284.00
5.00.14	Pool lights Pool	1	LS	100%	2016	10	5	2026	$2,645.40	$2,645.00
5.00.15	Replace main drain and equalizer covers Pool	1	LS	100%	2016	7	2	2023	$508.50	$508.00
6 - Residential Building Exteriors										
6.01 - Phase I Residential Exterior Building Components										
6.01.01	Shingled roof, full-dimensional asphalt Phase I	350	SQ	100%	2007	30	16	2037	$383.83	$134,340.00
6.01.02	Metal roof Phase I	1440	SF	100%	2007	40	26	2047	$10.44	$15,034.00
6.01.03	Aluminum gutter Phase I	1780	LF	100%	2007	30	16	2037	$5.57	$9,915.00
6.01.04	Aluminum downspout Phase I	720	LF	100%	2007	30	16	2037	$4.05	$2,916.00
6.02 - Phase II Residential Exterior Building Components										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
6.02 - Phase II Residential Exterior Building Components										
6.02.01	Shingled roof, full-dimensional asphalt Phase II	175	SQ	100%	2008	30	17	2038	$383.83	$67,170.00
6.02.02	Metal roof Phase II	720	SF	100%	2008	40	27	2048	$10.44	$7,517.00
6.02.03	Aluminum gutter Phase II	890	LF	100%	2008	30	17	2038	$5.57	$4,957.00
6.02.04	Aluminum downspout Phase II	360	LF	100%	2008	30	17	2038	$4.05	$1,458.00
6.03 - Phase III Residential Exterior Building Components										
6.03.01	Shingled roof, full-dimensional asphalt Phase III	354	SQ	100%	2012	30	21	2042	$383.83	$135,876.00
6.03.02	Metal roof Phase III	1858	SF	100%	2012	40	31	2052	$10.44	$19,398.00
6.03.03	Aluminum gutter Phase III	1376	LF	100%	2012	30	21	2042	$5.57	$7,664.00
6.03.04	Aluminum downspout Phase III	1130	LF	100%	2012	30	21	2042	$4.05	$4,576.00
6.04 - Phase IV Residential Exterior Building Components										
6.04.01	Shingled roof, full-dimensional asphalt Phase IV	420	SQ	100%	2013	30	22	2043	$383.83	$161,209.00
6.04.02	Metal roof Phase IV	1944	SF	100%	2013	40	32	2053	$10.44	$20,295.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
6.04 - Phase IV Residential Exterior Building Components										
6.04.03	Aluminum gutter Phase IV	1920	LF	100%	2013	30	22	2043	$5.57	$10,694.00
6.04.04	Aluminum downspout Phase IV	1240	LF	100%	2013	30	22	2043	$4.05	$5,022.00
6.04.05	Elevated decking Phase IV	530	SF	100%	2013	25	17	2038	$5.22	$2,767.00
6.04.06	Elevated deck railing Phase IV	180	LF	100%	2013	20	12	2033	$41.32	$7,438.00
6.05 - Phase V Residential Exterior Building Components										
6.05.01	Shingled roof, full-dimensional asphalt Phase V	234	SQ	100%	2014	30	23	2044	$383.83	$89,816.00
6.05.02	Metal roof Phase V	1246	SF	100%	2014	40	33	2054	$10.44	$13,008.00
6.05.03	Aluminum gutter Phase V	861	LF	100%	2014	30	23	2044	$5.57	$4,796.00
6.05.04	Aluminum downspout Phase V	690	LF	100%	2014	30	23	2044	$4.05	$2,794.00
6.05.05	Elevated decking Phase V	530	SF	100%	2014	25	18	2039	$5.22	$2,767.00
6.05.06	Elevated deck railing Phase V	180	LF	100%	2014	20	13	2034	$41.32	$7,438.00
6.06 - Phase VI Residential Exterior Building Components										

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
6.06 - Phase VI Residential Exterior Building Components										
6.06.01	Shingled roof, full-dimensional asphalt Phase VI	88	SQ	100%	2016	30	25	2046	$383.83	$33,777.00
6.06.02	Metal roof Phase VI	360	SF	100%	2016	40	35	2056	$10.44	$3,758.00
6.06.03	Aluminum gutter Phase VI	445	LF	100%	2016	30	25	2046	$5.57	$2,479.00
6.06.04	Aluminum downspout Phase VI	180	LF	100%	2016	30	25	2046	$4.05	$729.00
6.07 - Phase VII Residential Exterior Building Components - 2017										
6.07.01	Shingled roof, full-dimensional asphalt Phase VII	166	SQ	100%	2017	30	26	2047	$383.83	$63,716.00
6.07.02	Metal roof Phase VII	656	SF	100%	2017	40	36	2057	$10.44	$6,849.00
6.07.03	Aluminum gutter Phase VII	311	LF	100%	2017	30	26	2047	$5.57	$1,732.00
6.07.04	Aluminum downspout Phase VII	560	LF	100%	2017	30	26	2047	$4.05	$2,268.00
6.08 - Phase VIII Residential Exterior Building Components - 2018										
6.08.01	Shingled roof, full-dimensional asphalt Phase VIII	434	SQ	100%	2018	30	27	2048	$383.83	$166,582.00
6.08.02	Metal roof Phase VIII	1308	SF	100%	2018	40	37	2058	$10.44	$13,656.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
6.08 - Phase VIII Residential Exterior Building Components - 2018										
6.08.03	Aluminum gutter Phase VIII	1958	LF	100%	2018	30	27	2048	$5.57	$10,906.00
6.08.04	Aluminum downspout Phase VIII	1380	LF	100%	2018	30	27	2048	$4.05	$5,589.00
6.09 - Phase IX Residential Exterior Building Components - 2020-21										
6.09.01	Shingled roof, full-dimensional asphalt Phase IX	200	SQ	100%	2020	30	29	2050	$383.83	$76,766.00
6.09.02	Metal roof Phase IX	440	SF	100%	2020	40	39	2060	$10.44	$4,594.00
6.09.03	Aluminum gutter Phase IX	934	LF	100%	2020	30	29	2050	$5.57	$5,202.00
6.09.04	Aluminum downspout Phase IX	680	LF	100%	2020	30	29	2050	$4.05	$2,754.00
6.1 - Snow Guards										
6.1.01	Snow guards Site-Wide	1	LS	100%	2016	10	5	2026	$2,856.81	$2,857.00
6.11 - Concrete Driveways										
6.11.01	Concrete driveways All Phases	29420	SF	5%	2007	25	11	2032	$11.51	$16,931.00
6.12 - Concrete Patios										
6.12.01	Concrete patios All Phases	8800	SF	3%	2020	5	4	2025	$28.19	$7,442.00

Summary Schedule of Components

Component Summary

Red typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
6.13 - Brick Repair - Walks and Steps										
6.13.01	Front walks & steps All Phases	12393	SF	5%	2020	5	4	2025	$6,184.80	$6,185.00
7 - Professional Services										
7.00.01	DMA Reserve Study Fee Creeks Edge Community	1	LS	100%	2021	5	5	2026	$2,730.00	$2,730.00