

Capital Reserve Study:
Leisure Knoll at Manchester Association

August 2013
Appendix B1

YEARLY CAPITAL REPLACEMENT SCHEDULE

ITEM	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
i Factor @4%	1.0000	1.0400	1.0816	1.1249	1.1699	1.2167	1.2653	1.3159	1.3686	1.4233	1.4802	1.5395	1.6010	1.6651	1.7317	1.8009	1.8730	1.9479	2.0258	2.1068	2.1911	2.2788	2.3699	2.4647	2.5633	2.6658	2.7725	2.8834	2.9987	3.1187	
2 SITEWORK																															
3 PAVED SURFACES																															
4 2" CAP ASPHALT RESURFACE & CURB																															
5 Appleby Place (3621 SY)					\$104,995																					\$230,057					
6 Association Road (1156 SY)								\$22,671																				\$49,674			
7 Banbury Avenue (5003 SY)										\$111,997																					\$245,399
8 Blackthorn Place (3228 SY)	\$94,774																					\$207,661									
9 Blythe Lane (696 SY)											\$15,562																				
10 Buckingham Cuts (3600 SY)						\$75,974																									
11 Buckingham Drive (north of Knoll) (9387 SY)					\$189,108																				\$414,359						
12 Buckingham Drive (south of Knoll)(21,120 SY)									\$455,646															\$33,718							\$998,376
13 Carol Court (861 SY)			\$15,388																												
14 Cromwell Court (2100 SY)											\$45,098																				
15 Dorset Road (9124 SY)				\$194,379																					\$425,907						
16 Durham Avenue (4200 SY)							\$86,254																					\$188,993			
17 Edgeware Place (2841 SY)											\$59,357																				
18 Elmswell Avenue (4614 SY)											\$100,358																				
19 Esher Court (1200 SY)											\$26,625																				
20 Flintshire Terrace (4620 SY)											\$101,161																				
21 Filham Lane (2100 SY)	\$40,713																					\$89,208									\$229,734
22 Gladstone Avenue (4764 SY - no curb repl.)										\$104,848																					
23 Greenwich Avenue (5055 SY)			\$114,572																					\$251,042							
24 Harrogate Lane (2607 SY)								\$75,353																				\$143,543			\$165,108
25 Harrow Place (3024 SY)						\$65,511																									
26 Hastings Road (5487 SY)			\$116,884																					\$256,107							
27 Heath Lane (798 SY)											\$19,171																				
28 Hexham Court (531 SY - no curb repl.)																			\$41,638												
29 Kent Lane (744 SY)			\$17,388																				\$38,098								
30 Kirby Lane (4500 SY - no curb repl.)								\$83,648																					\$183,283		
31 Knoll Circle (4944 SY)																			\$288,071												\$80,564
32 Lambeth Lane (1800 SY - no curb repl.)											\$36,768																				
33 Leighton Lane (5034 SY - no curb repl.)							\$91,830																					\$201,210			\$130,099
34 Maidstone Way (3064 SY - no curb repl.)									\$59,376																						
35 Mansfield Avenue (Hastings to Tarworth) (6549 SY - no curb repl.)				\$108,806																					\$238,408						
36 Mansfield Avenue (Tarworth to Buckingham) (3374 SY - no curb repl.)			\$56,032																					\$122,772							
37 Marlow Avenue (2892 SY - no curb repl.)											\$60,192																				
38 Marston Row (2301 SY - no curb repl.)							\$42,157																						\$92,372		
39 Newbury Row (2091 SY - no curb repl.)											\$43,519																				
40 Normanton Avenue (3753 SY)			\$74,066																					\$162,288							
41 Oakham Row (2820 SY - no curb repl.)				\$47,229																					\$103,485						
42 Parking Lot (Lakeside Lodge) (3000 SY - no curb repl.)						\$53,104																					\$116,358				
43 Parking Lot (Association Office) (6000 SY - no curb repl.)	\$89,527																						\$196,165								
44 Parking Lot (Recycling Center) (2560 SY - no curb repl.)	\$41,643																						\$91,244								
45 Parking Lot (Timberland Hall) (2760 SY - no curb repl.)							\$51,397																					\$112,616			
46 Red Hill Road (11,535 SY - no curb repl.)					\$198,536																					\$435,017					
47 Reigate Lane (1434 SY - no curb repl.)											\$29,846																				\$65,270
48 Romford Lane (1521 SY - no curb repl.)									\$29,788																						
49 Sandhurst Street (5139 SY)										\$76,849																					
50 St Paul Place (4068 SY - no curb repl.)											\$27,935																				
51 Surrey Street (1380 SY - no curb repl.)																															
52 Tanworth Terrace (3837 SY - no curb repl.)										\$74,502																					
53 Turnbridge Row (3210 SY - no curb repl.)							\$61,503																								
54 Twyford Lane (3483 SY - no curb repl.)							\$65,710																								
55 Westgate Place (5379 SY - no curb repl.)																									\$191,334						
56 Weybridge Place (2277 SY - no curb repl.)											\$47,394																				
57 Wolverton Place (2558 SY - no curb repl.)								\$49,299																							
58 Woodstock Lane (2991 SY - no curb repl.)											\$62,253																				
59 Wycombe Way (3141 SY)						\$66,751																					\$146,259				

Capital Reserve Study:
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August 2013
Appendix B2

YEARLY CAPITAL REPLACEMENT SCHEDULE

ITEM	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
i Factor @4%	1.0000	1.0400	1.0816	1.1249	1.1699	1.2167	1.2653	1.3159	1.3686	1.4233	1.4802	1.5395	1.6010	1.6651	1.7317	1.8009	1.8730	1.9479	2.0258	2.1068	2.1911	2.2788	2.3699	2.4647	2.5633	2.6658	2.7725	2.8834	2.9987	3.1187		
60 CONCRETE SIDEWALKS																																
61 Concrete Sidewalks (2012) (Hexham, Knoll, Sandhurst)																																
62 Concrete Sidewalks (2013) (Blackthorn, Friham, Westgate)																																
63 Concrete Sidewalks (2014)	\$290,000																															
64 Appleby Place				\$1,181																												
65 Association Road								\$1,771																								
66 Banbury Avenue									\$958																							
67 Blackthorn Place																																
68 Blythe Lane																																
69 Buckingham Cuts					\$1,843																											
70 Buckingham Drive (north of Knoll)				\$1,575																												
71 Buckingham Drive (south of Knoll)								\$2,763																								
72 Carol Court		\$728																														
73 Cromwell Court																																
74 Dorset Road			\$27,256																													
75 Durham Avenue						\$5,962																										
76 Edgeware Place																																
77 Elmwell Avenue																																
78 Esher Court																																
79 Flintshire Terrace																																
80 Friham Lane																																
81 Gladstone Avenue																																
82 Greenwich Avenue		\$17,472																														
83 Harrogate Lane								\$26,572																								
84 Harrow Place					\$11,465																											
85 Hastings Road		\$22,568																														
86 Heath Lane																																
87 Hexham Court																																
88 Kent Lane		\$5,824																														
89 Kirkby Lane								\$2,491																								
90 Knoll Circle																																
91 Lambeth Lane																																
92 Leighton Lane							\$2,680																									
93 Maldstone Way								\$1,764																								
94 Mansfield Avenue (Hastings to Tarworth)			\$3,099																													
95 Mansfield Avenue (Tarworth to Buckingham)			\$1,597																													
96 Marlow Avenue																																
97 Marston Row							\$1,225																									
98 Newbury Row																																
99 Normanton Avenue		\$23,296																														
100 Oakham Row			\$1,334																													
101 Red Hill Road				\$5,677																												
102 Reigate Lane																																
103 Romford Lane																																
104 Sandhurst Street																																
105 St Paul Place																																
106 Surrey Street																																
107 Tarworth Terrace																																
108 Turnbridge Row																																
109 Twyford Lane								\$1,709																								
110 Westgate Place								\$1,854																								
111 Weybridge Place																																
112 Wolverton Place																																
113 Woodstock Lane																																
114 Wycombe Way							\$17,197																									

YEARLY CAPITAL REPLACEMENT SCHEDULE

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i Factor @4%	1.0000	1.0400	1.0816	1.1249	1.1699	1.2167	1.2653	1.3159	1.3686	1.4233	1.4802	1.5395	1.6010	1.6651	1.7317	1.8009	1.8730	1.9479	2.0258	2.1068	2.1911	2.2788	2.3699	2.4647	2.5633	2.6658	2.7725	2.8834	2.9987	3.1187		
115 CONCRETE SURFACES																																
116 Concrete Driveway Aprons (over 3 years)	\$2,669	\$2,775	\$2,886																													
117 Concrete Driveway Aprons (over 5 years)						\$14,110	\$14,674	\$15,261	\$15,871	\$16,506																						
118 Concrete Driveway Aprons (over 5 years)																\$20,886	\$21,721	\$22,590	\$23,494	\$24,433												
119 Concrete Driveway Aprons (over 5 years)																										\$30,916	\$32,153	\$33,439	\$34,776	\$36,167		
120 Concrete Driveway Aprons (2012)																														\$115,200		
121 Concrete Driveway Aprons (2013)																															\$36,061	
122 Concrete Sidewalks (Recreational Areas)			\$126,363																													
123 Concrete Access Road (PAC)						\$12,008																										
124 Concrete Deck (Picnic Area)																							\$35,891									
125 Concrete Slab (Recycling Area)	\$3,106																															
126 Concrete Curb and Gutter																																
127 Concrete Curb and Gutter																																
128 Concrete Curb and Gutter																																
129 Concrete Curb and Gutter																																
130 Concrete Curb and Gutter																																
131 Concrete Curb and Gutter (2012)																																
132 Concrete Curb and Gutter (2013)																																
133 RECREATIONAL: SWIMMING POOL																																
134 4' Aluminum Picket Fence (Pool)																																
135 3' Vinyl Picket Fence (Pool)																																
136 Pool Resurfacing (Marcite)			\$67,059							\$88,245																						
137 Pool Coping (Brick)																																
138 Concrete Pool Deck (Pavers)																\$10,536	\$116,125															
139 Pool Filtration System										\$10,675																						
140 Pool Cover	\$3,000															\$5,403																
141 Pool Furniture (1/2)													\$4,683																			
142 Pool Furniture (1/2 - new)										\$4,163																						
143 Pool Canvas Canopy														\$4,009																		
144 Wood Gazebo (Pool Area) - Roof Replacement																\$4,980																
145 RECREATIONAL: TENNIS COURTS																																
146 10' Vinyl Chainlink Fence (Tennis Court)																																
147 Tennis Court (Replacement)						\$111,932																										
148 Tennis Court (Resurface)													\$46,686																			
149 Tennis Court Nets and Posts (Replacement)						\$2,080							\$2,738																			
150 RECREATIONAL: BOCCIE & SHUFFLEBOARD																																
151 Bocce: Timber Edging																\$64,139																
152 Bocce: Awnings													\$22,254																			
153 Bocce: Resurfacing (Stones, etc)																																
154 Shuffleboard Court (Tile Overlay)				\$13,498																												
155 Pressure Treated Trellis Structure (Shuffleboard Court)				\$17,998																												
156 RECREATIONAL: MISCELLANEOUS																																
157 Putting Green	\$35,000															\$63,033																
158 Lake Pathway Benches																																
159 EXTERIOR ILLUMINATION																																
160 6' Lantern Fixtures on Fiberglass Post																																
161 400 Watt MV on 30' Pole (Dbl Fixture)	\$15,680																															
162 Site Lighting (Timberland, Lakeside, PAC)																																
163 Site Lighting (Association Road)																																
164 Site Lighting (Recycling Area)												\$3,602																				
165 Site Lighting (Bocce Court)																																
166 IRRIGATION																																
167 Common Area																																
168 Common Area (over 5 years)		\$26,312	\$27,364	\$28,459	\$29,597	\$30,783																										
169 Well Pumps (over 3 years)	\$3,805	\$3,957	\$4,115																													
170 Well Pumps												\$11,715																				
171 BOATHOUSE																																
172 Fishing Gazebo, Boathouse, Dock, and Ramp (Roofing & Structural Comp.)		\$36,400																														
173 Aluminum Rowboats (Boathouse)												\$7,690																				
174 LAKE AMENITIES																																
175 Lake Pump (1 HP)						\$1,053																										
176 Aerators (Fountain)						\$4,095										\$1,559																
177 Aerators (Bubbler)						\$7,019										\$6,061																

YEARLY CAPITAL REPLACEMENT SCHEDULE

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i Factor @4%	1.0000	1.0400	1.0816	1.1249	1.1699	1.2167	1.2653	1.3159	1.3686	1.4233	1.4802	1.5395	1.6010	1.6651	1.7317	1.8009	1.8730	1.9479	2.0258	2.1068	2.1911	2.2788	2.3699	2.4647	2.5633	2.6658	2.7725	2.8834	2.9987	3.1187
178 STRUCTURES																														
179 LAKESIDE LODGE																														
180 LAKESIDE LODGE: EXTERIOR																														
181 Dimensional Roof Shingles - (replace)																														
182 Vinyl Siding/ Fascia & Soffit																														
183 Aluminum Gutters																														
184 Aluminum Leaders																														
185 Double Doors, 1 Set (ACE)																														
186 Airlock Entryway (McBG)																														
187 Windows																														
188 LAKESIDE LODGE: INTERIOR																														
189 Carpet																														
190 Bathroom Renovations - ADA Compliance																														
191 Interior Lighting Fixtures																														
192 Interior Amenities Replacement Allowance (Furniture, AV, Cabinets)																														
193 LAKESIDE LODGE: MECHANICAL																														
194 A.C. unit (5 Ton)																														
195 A.C. unit (6.25 Ton)																														
196 A.C. unit (5 Ton)																														
197 Boiler- Propane (366 MBTU)																														
198 Alarm System Control Panel																														
199 TIMBERLAND HALL																														
200 TIMBERLAND HALL: EXTERIOR																														
201 Dimensional Roof Shingles - (replace)																														
202 Vinyl Siding/ Fascia & Soffit																														
203 Aluminum Gutters																														
204 Aluminum Leaders																														
205 Exterior Doors (3 Single, 6 Double)																														
206 Exterior Doors (7 Double)																														
207 Windows																														
208 TIMBERLAND HALL: INTERIOR																														
209 Carpet																														
210 Ceramic Tile (Bathrooms)																														
211 Ceramic Tile (Ceramic Room)																														
212 Parquet Flooring Replacement																														
213 Acoustical Ceiling																														
214 Quarry Tile																														
215 Bathroom Renovations																														
216 Interior Lighting Fixtures																														
217 Exercise Equipment																														
218 Exercise Equipment (Partial 2012)																														
219 Billiard Equipment																														
220 Common Area Renovation Allowance																														
221 TIMBERLAND HALL: MECHANICAL																														
222 Split System - Exercise Room																														
223 A.C. unit (10 Ton)																														
224 A.C. unit (15 Ton)																														
225 A.C. unit (7.5 Ton)																														
226 Boiler- Propane (450 MBTU)																														
227 Hot Water Heater (40 gal.)																														
228 Alarm System Control Panel																														
229 Fire System (Control Panel, Fire Pump & Controller, Jockey P & C)																														

YEARLY CAPITAL REPLACEMENT SCHEDULE

ITEM	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Factor @4%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
230 PERFORMING ARTS CENTER																															
231 PERFORMING ARTS CENTER: EXTERIOR																															
232 Dimensional Roof Shingles - (replace)																															
233 Built- Up Membrane Roofing - replace																															
234 Vinyl Siding/ Fascia & Soffit																															
235 Aluminum Gutters																															
236 Aluminum Leaders																															
237 Exterior Doors																															
238 PERFORMING ARTS CENTER: INTERIOR																															
239 Ceramic Tile	\$5,350																														
240 Hardwood Flooring (Replacement then Resurface)	\$62,000																														
241 Acoustical Ceiling (Complete Repl. then Panels only)	\$75,000																														
242 Bathroom Renovations																															
243 Interior Lighting Fixtures	\$11,275																														
244 Stage Lighting	\$1,100																														
245 Stage Flooring	\$5,000																														
246 Stage Curtains & Furnishings	\$20,000																														
247 Audio System	\$30,000																														
248 Molding Replacement Allowance: Door/Ceiling/Floor Trim, Chair Rails	\$33,700																														
249 Kitchen Stove- Vulcan- Propane - 10 Burner																															
250 Cres-Cor Electric Food Warmer	\$6,500																														
251 Coffee Maker - 200 cup																															
252 Icemaker - Manitowac, Series 400																															
253 PERFORMING ARTS CENTER: MECHANICAL																															
254 HVAC Split System (1 Ton)	\$1,575																														
255 A.C. unit (5 Ton)	\$8,400																														
256 A.C. unit (40 Ton)																															
257 A.C. unit (7.5 Ton)																															
258 Boiler- Propane (500 MBTU)																															
259 Hot Water Heater (40 gal.)	\$1,300																														
260 Hot Water Heater (80 gal.)	\$2,600																														
261 Alarm System Control Panel																															
262 Stand Pipe Pump	\$5,650																														
263 Exhaust Vents (large)																															
264 Exhaust Vents (small)																															
265 ASSOCIATION OFFICES & COMMERCIAL BUILDING																															
266 ASSOCIATION OFFICES: EXTERIOR																															
267 Corrugated Fibergalss Roof (repl. w/ dimensional asphalt shingles)	\$18,000																														
268 Aluminum Gutters																															
269 Aluminum Leaders																															
270 ASSOCIATION OFFICE RENOVATION																															
271 Office Computers																															
272 Office Furnishings																															
273 Interior & Exterior Renovation Allowance	\$27,000																														
274 ASSOCIATION OFFICES: MECHANICAL																															
275 A.C. Condenser (3 ton)																															
276 NEW OFFICE	\$130,000	\$130,000	\$130,000																												
277 GATEHOUSES																															
278 REAR GATEHOUSE																															
279 Dimensional Roof Shingles - (replace)																															
280 Heat Pump																															
281 FRONT GATEHOUSE																															
282 Dimensional Roof Shingles - (replace)																															
283 HVAC Split System																															
284 Emergency Backup Power Generator																															
285 MISCELLANEOUS																															
286 COMMUNITY VEHICLES																															
287 Ford E300 Bus (12 passenger)																															
288 GMC Montana SV6 2500 Truck																															
289 Pickup Truck																															
290 Tractor																															
291 Walker Mower																															
292 Snow Blower																															
293 Tamper - Sled Mount																															
294 Salt Spreader																															
295 Cement Saw																															
296 Chevy Pickup & Plow																															
297 GMC 2500 Truck																															
298 Chipper																															
TOTALS	\$1,064,367	\$424,075	\$770,993	\$587,538	\$564,907	\$485,649	\$450,151	\$458,913	\$641,099	\$745,807	\$651,721	\$171,288	\$138,167	\$269,997	\$132,040	\$140,956	\$150,629	\$182,975	\$861,679	\$541,162	\$1,288,867	\$205,529	\$942,989	\$1,306,802	\$1,358,898	\$1,241,778	\$1,089,346	\$1,129,877	\$2,483,981	\$1,433,599	