

Projected Annual Expenditures Spreadsheet

Component Description	Asset ID	Useful Life	Remain. UL	Annual Totals		\$107,174	2027	\$0	2028	\$0	2029	\$0	2030	\$1,893	2031
				Current Cost											
>> Site Components <<															
Asphalt - Overlay/Resurface	1001	25	0	\$78,031		\$78,031									
Asphalt - Seal Coat	1002	5	0	\$10,041		\$10,041									\$11,925
Benches (wood) - Replace	1005	25	0	\$750		\$750									
Concrete Surfaces (mailboxes) - Replace	1006	25	7	\$588											
Irrigation Backflow Valve - Replace	1004	50	19	\$1,650											
Irrigation Controllers - Replace	1008	15	0	\$800		\$800									
Irrigation Electrical Panel - Replace	1007	35	4	\$1,650									\$1,893		
Irrigation Piping - Replace	1009	40	9	\$29,376											
Landscaping - Refurbish	1010	20	0	\$7,876		\$7,876									
Lights (landscape) - Replace	1011	25	0	\$600		\$600									
Mailbox Cluster - Replace	1012	25	7	\$5,100											
Newspaper Structures - Replace	1014	50	19	\$4,200											
Parking Posts (wood) - Replace	1015	25	0	\$1,250		\$1,250									
Signage (entry/masonry) - Refurbish	1016	40	9	\$2,500											
Signage (entry/wood) - Replace	1018	20	9	\$3,200											
Signage (road) - Replace	1017	20	6	\$620											
Storm Drain System - Local Repairs	1019	5	0	\$7,825		\$7,825									\$9,294

Projected Annual Expenditures Spreadsheet

Component Description	Asset ID	\$762	\$7,237	\$0	\$47,805	\$25,201	\$0	2038	\$0
>> Site Components <<									
Asphalt - Overlay/Resurface	1001								
Asphalt - Seal Coat	1002					\$14,164			
Benches (wood) - Replace	1005								
Concrete Surfaces (mailboxes) - Replace	1006		\$748						
Irrigation Backflow Valve - Replace	1004								
Irrigation Controllers - Replace	1008								
Irrigation Electrical Panel - Replace	1007								
Irrigation Piping - Replace	1009				\$40,036				
Landscaping - Refurbish	1010								
Lights (landscape) - Replace	1011								
Mailbox Cluster - Replace	1012		\$6,489						
Newspaper Structures - Replace	1014								
Parking Posts (wood) - Replace	1015								
Signage (entry/masonry) - Refurbish	1016				\$3,407				
Signage (entry/wood) - Replace	1018				\$4,361				
Signage (road) - Replace	1017	\$762							
Storm Drain System - Local Repairs	1019					\$11,038			

Projected Annual Expenditures Spreadsheet

Component Description	Asset ID	\$0	\$31,272	\$0	\$0	\$0	\$0	\$0	\$11,247	\$51,222	2047
>> Site Components <<											
Asphalt - Overlay/Resurface	1001										
Asphalt - Seal Coat	1002		\$16,822							\$19,979	
Benches (wood) - Replace	1005										
Concrete Surfaces (mailboxes) - Replace	1006										
Irrigation Backflow Valve - Replace	1004								\$3,172		
Irrigation Controllers - Replace	1008		\$1,340								
Irrigation Electrical Panel - Replace	1007										
Irrigation Piping - Replace	1009										
Landscaping - Refurbish	1010									\$15,672	
Lights (landscape) - Replace	1011										
Mailbox Cluster - Replace	1012										
Newspaper Structures - Replace	1014							\$8,075			
Parking Posts (wood) - Replace	1015										
Signage (entry/masonry) - Refurbish	1016										
Signage (entry/wood) - Replace	1018										
Signage (road) - Replace	1017										
Storm Drain System - Local Repairs	1019		\$13,110							\$15,570	

Projected Annual Expenditures Spreadsheet

Component Description	Asset ID	\$0	\$0	\$0	\$0	\$232,773	\$1,516	\$0	\$0	\$0	\$8,678
>> Site Components <<											
Asphalt - Overlay/Resurface	1001					\$184,407					
Asphalt - Seal Coat	1002					\$23,729					
Benches (wood) - Replace	1005					\$1,772					
Concrete Surfaces (mailboxes) - Replace	1006										
Irrigation Backflow Valve - Replace	1004										
Irrigation Controllers - Replace	1008										
Irrigation Electrical Panel - Replace	1007										
Irrigation Piping - Replace	1009										
Landscaping - Refurbish	1010										
Lights (landscape) - Replace	1011					\$1,418					
Mailbox Cluster - Replace	1012										
Newspaper Structures - Replace	1014										
Parking Posts (wood) - Replace	1015					\$2,954					
Signage (entry/masonry) - Refurbish	1016										
Signage (entry/wood) - Replace	1018										\$8,678
Signage (road) - Replace	1017						\$1,516				
Storm Drain System - Local Repairs	1019					\$18,492					

Component Details

Asphalt - Overlay/Resurface

Asset ID	1001	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Asphalt Surfaces	Next Replacement Year	2026
Install / Allocate Year	1995	Units	28,688 sf
Useful Life (UL)	25	Unit Cost	\$2.72
Remaining UL	0	% Replace	100.0%
Cost Source	Client Supplied	Total Current Cost	\$78,031

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Asphalt - Overlay/Resurface (year end)									
\$3,230	\$6,687	\$10,382	\$14,327	\$18,535	\$23,021	\$27,798	\$32,881	\$38,286	\$44,028
Inflation Rate for Asphalt - Overlay/Resurface Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$78,031
2051	\$184,407
Next replace year then only within timeframe of this study	

Comments for Asphalt - Overlay/Resurface

Appears to be deteriorating at a rate typical of its age. As routine maintenance, keep surface clean, ensure that drains are clean and free flowing, repair cracks and clean oils stains promptly. Best to plan for eventual intervals of resurfacing (overlay). If properly built, asphalt surfaces will deteriorate from the top down, which only requires the replacement of a layer of asphalt, or preferably the application of a layer on top of the existing asphalt (overlay). The asphalt overlay not only provides a new paving surface for a fraction of the cost of rebuilding the entire surface, but it is the only preventive maintenance technique that adds structural value while extending a pavement's service life. Cost estimate assumes a 2 inch overlay over

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Comments for Asphalt - Overlay/Resurface ... Continued

existing surfaces.

> FY 2025 Update - The Client has stated that there is a discussion about chip sealing the asphalt roads instead of doing an Overlay soon. It has been our experience that chip seals are not cost effective and typically last 5-7 years (slightly longer than a sealcoat) and are not meant to be in place of an Overlay of the asphalt surfaces. Chip sealing is simply a sealcoat with some aggregate added and is an alternative to a sealcoat not an Overlay. It has also been our experience that chip seals typically have a negative impact on market appeal in communities; usually due to the higher noise from the roadways, loose aggregate on the roads which can cause chips in vehicles paint/windows, and making riding bikes/motorcycles more hazardous). Note that the most common mistake we see when budgeting for asphalt is pushing out the overlay project too far in time due to the high expense. The typical outcome of this scenario is that Vendors will no longer be able to complete an overlay project due to advanced deterioration and there must be a replacement project completed (often at approximately twice the expense of an overlay project). Deterioration to asphalt typically rapidly increases in the later years of its useful life so delaying an Overlay project is often an extremely costly budgeting mistake. The Client obtained bids in 2023 to do an Overlay of the asphalt roads. It has been our experience that the cost will increase significantly each year the Overlay project is pushed out due to more areas in need of patching/repair before an Overlay can be done. Note this deterioration and patching will typically increase the cost to such a degree that a replacement project will then become the most cost effective option (usually 5-7 years).

We suggest obtaining annual bids from the Vendor(s) to keep up on the cost and timing of when the Vendor will continue to feel an Overlay is still doable. Note that each vendor will have a different opinion and comfort level as to when an Overlay is not the appropriate (based on their comfort level, guarantee, experience level, manpower, equipment, etc.). Should the Client wish to budget for a Replacement project versus an Overlay (based on the Asphalt Vendor recommendations or Client preference) this reserve study, or a future update should be revised to reflect that decision.

> FY 2026 Update - Cost estimated based on Client obtained bid for \$75,293.40 dated 10/16/2025 and inflated to current estimate. Note this is significantly lower than the prior estimates obtained by the Client and provided to us in the prior year's study. We strongly suggest following the Vendor's opinion when timing the Overlay as pushing out the project for budgeting purposes (i.e., there is not enough money in the reserve account) typically leads to a more expensive replacement or patch and overlay scenario.

Component Details

Asphalt - Seal Coat

Asset ID	1002	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Asphalt Surfaces	Next Replacement Year	2026
Install / Allocate Year	1995	Units	28,688 sf
Useful Life (UL)	5	Unit Cost	\$0.35
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$10,041

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Asphalt - Seal Coat (year end)									
\$2,078	\$4,302	\$6,679	\$9,218	\$11,925	\$2,469	\$5,110	\$7,933	\$10,948	\$14,164
Inflation Rate for Asphalt - Seal Coat Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$10,041
2031	\$11,925
2036	\$14,164
2041	\$16,822
Next replace year then only within timeframe of this study	

Comments for Asphalt - Seal Coat

The primary reason to seal coat is to protect the pavement from the deteriorating effects of sun and water, which causes the asphalt to harden, or oxidize; the pavement turns brittle. The seal coat provides a waterproof membrane which slows the oxidation process and helps the pavement shed water, preventing the water to infiltrate the base material. Proper drainage is vital for the longevity of asphalt surfaces. Standing water can seep through the asphalt and get into the sub-base and sub-grade below, significantly weakening the structural integrity of the road and causing premature failure. Oil spills eat through the asphalt seal and should be cleaned up between seal coats. Power washing is recommended annually where needed and treated as an

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Component Details

Comments for Asphalt - Seal Coat ... Continued

operating expense. Cost estimate includes crack filling and 2 coats are to be applied. We typically recommend funding for this component at the same time as the Overlay/Replacement project for cost efficiency with the Vendor.

No sealcoat present on the roadways surfaces at this time. We have set this coincide with the asphalt overlay component.

Component Details

Benches (wood) - Replace

Asset ID	1005	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Recreation	Next Replacement Year	2026
Install / Allocate Year	2000	Units	1 ea
Useful Life (UL)	25	Unit Cost	\$750.00
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$750

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Benches (wood) - Replace (year end)									
\$31	\$64	\$100	\$138	\$178	\$221	\$267	\$316	\$368	\$423
Inflation Rate for Benches (wood) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$750
2051	\$1,772
Next replace year then only within timeframe of this study	

Comments for Benches (wood) - Replace

We recommend planning for replacement at the time frame indicated due to constant exposure. Clean and inspect annually - paint/stain from paid for from the Operating budget as necessary. It is assumed that repairs to the benches will be paid from the operational account as needed (e.g., replacement of the wood surfaces).

Component Details

Concrete Surfaces (mailboxes) - Replace

Asset ID	1006	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Concrete Surfaces	Next Replacement Year	2033
Install / Allocate Year	2008	Units	28 sf
Useful Life (UL)	25	Unit Cost	\$21.00
Remaining UL	7	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$588

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Concrete Surfaces (mailboxes) - Replace (year end)									
\$463	\$504	\$548	\$594	\$642	\$694	\$748	\$31	\$64	\$100
Inflation Rate for Concrete Surfaces (mailboxes) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2033	\$748
Next replace year then only within timeframe of this study	

Comments for Concrete Surfaces (mailboxes) - Replace

This component is for the replacement of the concrete surfaces on site. No widespread damage or deterioration noted at time of site visit. We recommend repairing trip hazards immediately to limit liability.

Component Details

Irrigation Backflow Valve - Replace

Asset ID	1004	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Irrigation Systems	Next Replacement Year	2045
Install / Allocate Year	1995	Units	1 ea
Useful Life (UL)	50	Unit Cost	\$1,650.00
Remaining UL	19	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$1,650

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Irrigation Backflow Valve - Replace (year end)									
\$1,093	\$1,167	\$1,244	\$1,325	\$1,411	\$1,501	\$1,595	\$1,695	\$1,799	\$1,909
Inflation Rate for Irrigation Backflow Valve - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2045	\$3,172
Next replace year then only within timeframe of this study	

Comments for Irrigation Backflow Valve - Replace

Reportedly in functional and in operating condition. As routine maintenance, inspect regularly, test system, repair as needed from operating budget. We recommend funding for this component at the time frame indicated.

Component Details

Irrigation Controllers - Replace

Asset ID	1008	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Irrigation Systems	Next Replacement Year	2026
Install / Allocate Year	2010	Units	1 ea
Useful Life (UL)	15	Unit Cost	\$800.00
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$800

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Irrigation Controllers - Replace (year end)									
\$55	\$114	\$177	\$245	\$317	\$393	\$475	\$562	\$654	\$752
Inflation Rate for Irrigation Controllers - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$800
2041	\$1,340
Next replace year then only within timeframe of this study	

Comments for Irrigation Controllers - Replace

Reported to be functioning properly with no significant repair/replacement history. We recommend funding for replacement at the timeframe indicated.

Component Details

Irrigation Electrical Panel - Replace

Asset ID	1007	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Irrigation Systems	Next Replacement Year	2030
Install / Allocate Year	1995	Units	1 ea
Useful Life (UL)	35	Unit Cost	\$1,650.00
Remaining UL	4	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$1,650

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Irrigation Electrical Panel - Replace (year end)									
\$1,561	\$1,667	\$1,777	\$1,893	\$56	\$116	\$180	\$248	\$321	\$399
Inflation Rate for Irrigation Electrical Panel - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2030	\$1,893
Next replace year then only within timeframe of this study	

Comments for Irrigation Electrical Panel - Replace

The irrigation electrical panel and pedestal is assumed to be functioning as designed. We recommend budgeting for eventual replacement due to the environment in which this is located as deterioration to the panel which will occur over time.

Component Details

Irrigation Piping - Replace

Asset ID	1009	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Irrigation Systems	Next Replacement Year	2035
Install / Allocate Year	1995	Units	8,640 sf
Useful Life (UL)	40	Unit Cost	\$3.40
Remaining UL	9	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$29,376

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Irrigation Piping - Replace (year end)									
\$24,323	\$25,961	\$27,684	\$29,496	\$31,401	\$33,402	\$35,506	\$37,716	\$40,036	\$1,036
Inflation Rate for Irrigation Piping - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2035	\$40,036
Next replace year then only within timeframe of this study	

Comments for Irrigation Piping - Replace

No reported problems with the irrigation distribution piping at this time. As routine maintenance, inspect and test system regularly, perform any minor repairs as necessary from maintenance budget. Although the failure rate of the elements within this component are typically difficult to predict, prudent planning suggests setting aside funding, for larger scale refurbishing of irrigation systems (e.g., piping, valves, etc.), on a cyclical basis. This component is for the replacement of the underground irrigation piping. Note that ongoing repairs and replacement of sprinkler heads are assumed to be paid from the Operating Account as needed. Note that it is likely that there will be areas that need replacement well before the end of the useful life

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Component Details

Comments for Irrigation Piping - Replace ... Continued

for this component (typically due to root intrusion); as these areas of piping are replaced the reserve study should be updated to reflect those particular phases. Cost includes replacement of landscaping that has to be redone due to trenching/removal of piping.

Component Details

Landscaping - Refurbish

Asset ID	1010	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Landscaping	Next Replacement Year	2026
Install / Allocate Year	2005	Units	1,624 sf
Useful Life (UL)	20	Unit Cost	\$4.85
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$7,876

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Landscaping - Refurbish (year end)									
\$408	\$844	\$1,310	\$1,808	\$2,339	\$2,905	\$3,507	\$4,149	\$4,831	\$5,555
Inflation Rate for Landscaping - Refurbish Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$7,876
2046	\$15,672
Next replace year then only within timeframe of this study	

Comments for Landscaping - Refurbish

Although ongoing maintenance is funded from the Operating Account, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as: weed barrier replacement, large scale plantings, common area drainage projects, resodding lawn areas, landscape improvement projects, etc.

> Note that this refurbishment component measurement includes only those areas around the community signs. Other common area lawn area is typically covered and maintained from the Operating Account as needed.

Component Details

Lights (landscape) - Replace

Asset ID	1011	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Lighting	Next Replacement Year	2026
Install / Allocate Year	1995	Units	3 ea
Useful Life (UL)	25	Unit Cost	\$200.00
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$600

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Lights (landscape) - Replace (year end)									
\$25	\$51	\$80	\$110	\$143	\$177	\$214	\$253	\$294	\$339
Inflation Rate for Lights (landscape) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$600
2051	\$1,418
Next replace year then only within timeframe of this study	

Comments for Lights (landscape) - Replace

Landscape lights appear to be deteriorating at a rate typical of their age. We recommend budgeting for replacement at the timeframe indicated due to constant exposure to the elements and deterioration of the component over time. This expense is only for replacement of the fixtures, not to rewire the whole system. It is assumed the wiring was appropriately installed and buried to a depth that has minimized the deterioration/damage to it. Should it be determined that the wiring also need to be redone this can be added into an update to this reserve study.

> Note the light at the Par 4 Circle sign is a solar light.

Component Details

Mailbox Cluster - Replace

Asset ID	1012	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Mailboxes	Next Replacement Year	2033
Install / Allocate Year	2008	Units	2 ea
Useful Life (UL)	25	Unit Cost	\$2,550.00
Remaining UL	7	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$5,100

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Mailbox Cluster - Replace (year end)									
\$4,012	\$4,371	\$4,750	\$5,150	\$5,573	\$6,018	\$6,489	\$269	\$556	\$863
Inflation Rate for Mailbox Cluster - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2033	\$6,489
Next replace year then only within timeframe of this study	

Comments for Mailbox Cluster - Replace

Appears to be deteriorating at a rate typical of its age based on our visual inspection of this component. As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget. Best to plan for total replacement at roughly the time frame indicated due to constant usage and wear over time.

Component Details

Newspaper Structures - Replace

Asset ID	1014	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Mailboxes	Next Replacement Year	2045
Install / Allocate Year	1995	Units	2 ea
Useful Life (UL)	50	Unit Cost	\$2,100.00
Remaining UL	19	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$4,200

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Newspaper Structures - Replace (year end)									
\$2,782	\$2,969	\$3,166	\$3,374	\$3,592	\$3,821	\$4,061	\$4,314	\$4,579	\$4,858
Inflation Rate for Newspaper Structures - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2045	\$8,075
Next replace year then only within timeframe of this study	

Comments for Newspaper Structures - Replace

Wood mailbox structure appears to be deteriorating at a rate typical of its age. This wood structure should be inspected and painted/stained as needed paid from the Operating account. Over time this structure will need replacement due to exposure to the elements.

Component Details

Parking Posts (wood) - Replace

Asset ID	1015	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Grounds Components	Next Replacement Year	2026
Install / Allocate Year	1995	Units	10 ea
Useful Life (UL)	25	Unit Cost	\$125.00
Remaining UL	0	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$1,250

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Parking Posts (wood) - Replace (year end)									
\$52	\$107	\$166	\$230	\$297	\$369	\$445	\$527	\$613	\$705
Inflation Rate for Parking Posts (wood) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2026	\$1,250
2051	\$2,954
Next replace year then only within timeframe of this study	

Comments for Parking Posts (wood) - Replace

We recommend funding for replacement due to the exposure and deterioration of these wood components over time.

Component Details

Signage (entry/masonry) - Refurbish

Asset ID	1016	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Signage	Next Replacement Year	2035
Install / Allocate Year	1995	Units	2 ea
Useful Life (UL)	40	Unit Cost	\$1,250.00
Remaining UL	9	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$2,500

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Signage (entry/masonry) - Refurbish (year end)									
\$2,070	\$2,209	\$2,356	\$2,510	\$2,672	\$2,843	\$3,022	\$3,210	\$3,407	\$88
Inflation Rate for Signage (entry/masonry) - Refurbish Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2035	\$3,407
Next replace year then only within timeframe of this study	

Comments for Signage (entry/masonry) - Refurbish

Entry monument appears to be deteriorating at a rate typical of its age and is typically a long life component. As routine maintenance, inspect regularly, clean/touch up for appearance and complete minor repairs, paid from operating budget. Reserve funding for refurbishment of this monument recommended to maintain a consistent, quality appearance.

> This component is for repointing of the masonry monument and repairs to the concrete structure.

Component Details

Signage (entry/wood) - Replace

Asset ID	1018	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Signage	Next Replacement Year	2035
Install / Allocate Year	2015	Units	2 ea
Useful Life (UL)	20	Unit Cost	\$1,600.00
Remaining UL	9	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$3,200

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Signage (entry/wood) - Replace (year end)									
\$1,987	\$2,228	\$2,484	\$2,754	\$3,040	\$3,344	\$3,664	\$4,003	\$4,361	\$226
Inflation Rate for Signage (entry/wood) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2035	\$4,361
2055	\$8,678
Next replace year then only within timeframe of this study	

Comments for Signage (entry/wood) - Replace

Entry sign appears to be deteriorating at a rate typical of its age. As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget. Reserve funding recommended for regular intervals of replacement to maintain a consistent, quality appearance.

Component Details

Signage (road) - Replace

Asset ID	1017	Age Adjust +/-	None
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Signage	Next Replacement Year	2032
Install / Allocate Year	2012	Units	2 ea
Useful Life (UL)	20	Unit Cost	\$310.00
Remaining UL	6	% Replace	100.0%
Cost Source	Reserve Analyst Research	Total Current Cost	\$620

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Signage (road) - Replace (year end)									
\$481	\$531	\$584	\$640	\$700	\$762	\$39	\$82	\$127	\$175
Inflation Rate for Signage (road) - Replace Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
Comments On Replacement History		

*Projected Replacement Years	
Year	Future Cost
2032	\$762
2052	\$1,516
Next replace year then only within timeframe of this study	

Comments for Signage (road) - Replace

Road signs appears to be deteriorating at a rate typical of their age. As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget. Reserve funding recommended for regular intervals of replacement to maintain a consistent, quality appearance.

Component Details

Storm Drain System - Local Repairs

Asset ID	1019	Age Adjust +/-	-1
Funded?	Yes	Delay Funding?	No
Group	Site Components	Repeat Count Limit	No
Category	Stormwater Facilities	Next Replacement Year	2026
Install / Allocate Year	2022	Units	1 ls
Useful Life (UL)	5	Unit Cost	\$7,825.00
Remaining UL	0	% Replace	100.0%
Cost Source	Client Supplied	Total Current Cost	\$7,825

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fully Funded Balance for Storm Drain System - Local Repairs (year end)									
\$1,620	\$3,353	\$5,205	\$7,183	\$9,294	\$1,924	\$3,982	\$6,182	\$8,532	\$11,038
Inflation Rate for Storm Drain System - Local Repairs Component - 10 Year Projections									
3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Photo Inventory

Client Provided Replacement History		
Year	Cost	Source
2022	\$10,250	Client
Comments On Replacement History		
The Client stated one catch basin received repairs in 2021 (\$3,200) and another needs repairs which are expected to be done in 2022 (\$10,250).		

*Projected Replacement Years	
Year	Future Cost
2026	\$7,825
2031	\$9,294
2036	\$11,038
2041	\$13,110
Next replace year then only within timeframe of this study	

Comments for Storm Drain System - Local Repairs

This line item is for local repairs to the storm drainage system, not replacement of the piping or catch basins on a large scale. Review contingency annually and adjust as conditions and repair needs dictate.

> The Client stated one catch basin received repairs in 2021 (\$3,200) and another needs repairs which are expected to be done in 2022 (\$10,250). We have given an adjustment so the next cycle is timed with the asphalt resurfacing project for cost efficiencies. An average cost has been used going forward in time at 5 year increments (to prevent significantly larger one time expenses).