

DECATUR FARM LONG-TERM CAPITAL RESERVE STUDY



DECATUR FARM HOA BERLIN, MARYLAND

PREPARED FOR: BAKER & ASSOCIATES PO BOX 5429 OCEAN CITY, MARYLAND 21842

> JANUARY 2020 GMB FILE NO. R190199



GEORGE, MILES & BUHR, LLC ARCHITECTS/ENGINEERS

206 WEST MAIN STREET SALISBURY, MD 21801 410.742.3115 SALISBURY/BALTIMORE/SEAFORD

DECATUR FARM LONG-TERM CAPITAL RESERVE STUDY

INTRODUCTION

The purpose of this study is to estimate future costs for the repair/replacement of long term items within the Decatur Farm Community in Berlin, Maryland. The current condition of long-term repair items was assessed and the time until repair/replacement of these items was estimated. For this report we have projected the inflation rate as 3.0% per year and funding has been projected with a net investment rate of 2.0% per year. The long-term repair items included in this report are:

- Common space building components which would include roofing, soffits, gutters, downspouts, building exterior components, gym equipment, etc.
- Site features including sidewalks, lighting, signage, etc. under the ownership of the community.
- Pool Area with Entry Fence and Miscellaneous Items.
- Storm Water Management Dredging for the pond.

The following items were excluded from this reserve study:

- Buildings' general exterior maintenance items.
- Regular maintenance items such as interior/exterior painting, light bulbs, HVAC filters, etc.
- HVAC components owned by the units.
- Maintenance items covered by service agreements.
- Long life components that have a life expectancy equal to that of the building, if properly maintained, including building foundations and structure.
- Landscaping, including planting, mulching, pruning, etc.

CONDITION SURVEY

The current conditions of long-term repair items in The Decatur Farm Community were visually observed. For example, the light poles were visually surveyed to determine their condition based on our observations. These surveys were not holistic, however, and individual or small groups of items were used as a representation of the whole. Quantities of items were generally obtained from the previous LTR report and field observations while some were estimated.

The basis of estimations for each long-term repair item was deduced from the current condition of the item, the age of the item, if known, the conditions which the item is and has been subjected to and the typical longevity of the item. For some items, unless there was a cause for a sooner repair/replacement date, the typical longevity of the item was used. For instance:

- Asphalt Shingle roofing is typically assumed to last 30 years.
- Aluminum Guttering and Downspouts are assumed to last 40 years.
- Vinyl siding is assumed to last 40 years.

The longevities noted above were derived from our knowledge of each product's longevity, as well as any warranty/longevity information obtained from manufacturers. Some item's expected remaining life or repair dates were altered based on documentation provided by you, providing information on their schedule for repairs. Longevities of each component are noted on the Inventory of Components worksheets.

Most of the costs for each component were based on our knowledge of each component, along with the conglomeration of data from cost estimating resources, and industry professionals. For instance, the costs for the roofing, gutters, downspouts, siding, and soffit were obtained through the use of prior cost information and discussions with contractors, along with our knowledge of costs for the components in our area.

REPORT SUMMARY

According to information received from you, we understand the long term reserve fund has approximately \$469,000 saved as of October, 2019 and is currently contributing \$20,120 a year to the fund. We were told the community would like to reduce the yearly contribution down to \$11,000. Based on our calculations, we would typically recommend that the annual contribution be at least \$18,305 to cover the projected expenses. Since the reserve currently has \$469,000, we have shown the yearly contribution as \$15,000 which maintains the account balance well through 25 years. Although the yearly contribution could be reduced to \$11,000 and maintain a positive balance through the next 25 years, it would not be sustainable and it would drain the current savings. Our calculations are based on an assumed inflation rate of 3.0% and an assumed interest rate of 2.0%.

This study should be re-evaluated every five years. It is good practice that at least 10% of the annual budget must be assigned to the long term reserve account. The board should review that this is the case prior to proceeding with following the funding recommendations made in this study.

SECTION 1 INVENTORY OF COMPONENTS

Decatur Farm

INVENTORY OF COMPONENTS

January 2020

2 Windows (couche window = 2) 30 17 EA 22 S850.00 S18,700 S48,80 S 4 Asphal Single Roof 30 17 EA 9 S120.00 S10,800 S4,880 S 6 Cattler A Lowmspoul 30 17 EA S4 S50.00 S10,800 S4,800 S4 7 SF 150 S50.00 S1,440 S52.00 S1,410 S2,795 S1 S1 S2,795 S1 S2,795 S1 S2,795 S1,85 S2,795 S1 S1 S2,795 S1,85 S1,795 S2,795 S1,850 <td< th=""><th>ltem #</th><th>Component</th><th>Estimated Useful Life</th><th>Estimated Remaining Useful Life</th><th>Unit</th><th>Quantity</th><th>Unit Replacement Cost</th><th>Estimated Current Replacement Cost</th><th>Current Funding Requirement</th><th>Annual Funding Requirement</th></td<>	ltem #	Component	Estimated Useful Life	Estimated Remaining Useful Life	Unit	Quantity	Unit Replacement Cost	Estimated Current Replacement Cost	Current Funding Requirement	Annual Funding Requirement
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20 Interior Doors (double door = 2) 25 12 EA 12 \$\$20,00 \$\$3,000 \$\$1,560 \$\$2,000 21 Security Cameras 12 8 Lump 1 \$\$6,000.00 \$\$2,600 \$\$2,500 \$\$2,000 \$\$2,600 \$\$1,7,067 \$\$2 23 Gas Freplace 25 11 EA 4 \$\$4 \$\$6,000.00 \$\$5,000 \$\$3,360 \$\$2 23 Gas Freplace 25 11 EA 4 \$\$6,000.00 \$\$7,007.00 \$\$1,400 \$\$2 24 Furniture 50 37 EA 4 \$\$50.00 \$\$2,600 \$\$5,600 \$\$2,600 \$\$2,600 \$\$2,080 \$\$2,700 \$\$1,625 \$\$2 \$\$3,750 \$\$1,625 \$\$2 \$\$3,750 \$\$1,625 \$\$2 \$\$3,750 \$\$1,625 \$\$2 \$\$3,750 \$\$1,625 \$\$2 \$\$3,750 \$\$1,625 \$\$3,757 \$\$1,625 \$\$3 \$\$3,750 \$\$1,625 \$\$3,757 \$\$1,625 \$\$3,757 \$\$1,625 \$\$3,7			-	-						\$420
21 Security Cameras 12 8 Lump 1 \$6,000.0 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$3,000 \$3,000 \$3,100 \$3,100 \$3,100 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$3,100 \$3,750 \$1,625 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,000 \$4,000 \$2,0000 \$2,1000										\$170
122 HVAC Units 12 4 EA 4 \$\$4,0000 \$\$25,600 \$\$17,067 \$\$2 23 Gas Fireplace 25 11 EA 1 \$\$6,0000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$1,000 \$\$2,600 \$\$3,860 \$\$3,860 \$\$2,600 \$\$3,760 \$\$1,625 \$\$ 26 Toilets & Urinal 500 37 EA 4 \$\$65,000 \$\$2,600 \$\$\$ \$\$\$ \$\$\$ \$\$\$ \$\$\$ \$\$\$ \$\$\$ \$\$ \$\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$										\$120
23 Gas Fireplace 25 11 EA 1 \$6,000,00 \$6,000 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360 \$3,360										\$500
24 Bathrooms Furniture 15 12 Lump 1 \$7,000.00 \$7,000 \$1,400 \$1,400 25 Toilets & Urinal 50 37 EA 4 \$650.00 \$2,600 \$87,600 \$1,250.00 \$3,750 \$1,625 \$2 26 Toilets & Urinal 30 17 EA 3 \$1,250.00 \$3,750 \$1,625 \$2 27 Sinks & Counter 30 17 EA 2 \$2,400.00 \$3,800 \$3,600 \$3,750 \$1,625 \$2 28 Shower Head 30 17 EA 1 \$1,500 \$8,100 \$2,000 \$3,70 \$2,000 \$3,70 \$2,000 \$3,70 \$2,000 \$3,70 \$2,000 \$3,70 \$2,100 \$3,70 \$2,100 \$3,70 \$2,100 \$1,150 \$2,106 \$3,757 \$3,70 \$2,106 \$3,757 \$3,70 \$2,106 \$3,757 \$3,70 \$3,757 \$3,757 \$3,757 \$3,757 \$3,757 \$3,757										\$2,133
Bathrooms No. N										\$240
25 Toilets & Urinal 50 37 EA 4 \$650.00 \$2,600 \$676 26 Toilet Compartments 30 17 EA 3 \$1,250.00 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$1,628 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$5,757 \$3,750 \$5,75	24		15	12	Lump	1	\$7,000.00	\$7,000	\$1,400	\$467
26 Toilet Compartments 30 17 EA 3 \$1,250.00 \$3,750 \$1,625 \$3,750 27 Sinks & Counter 30 17 EA 2 \$2,400.00 \$4,800 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$2,000 \$3,60 \$3,60 \$3,60 \$3,737 \$3,60 \$3,60 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737 \$3,737	25		50	37		1	\$650.00	\$2,600	\$676	\$52
27 Sinks & Counter Shower Head 30 17 EA 2 \$2,400.00 \$4,800 \$2,080 \$3 28 Shower Head 30 17 EA 2 \$2,400.00 \$360 \$156 \$300 \$360 \$156 \$300 \$360 \$316 \$300 \$360 \$3737 29 Dishwasher 15 2 EA 1 \$1,150.00 \$\$1,150 \$997 \$300 \$\$8100 \$\$2,106 \$\$2,106 \$\$2,106 \$\$2,106 \$\$2,200 \$\$100 \$\$1,150 \$\$997 \$\$100 \$\$2,100 \$\$100 \$\$2,100 \$\$100 \$\$2,100 \$\$100 \$\$2,100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$100 \$\$1000 \$\$1000 \$\$1000 \$\$1000 \$\$1000 \$\$1000 \$\$1000 \$\$1000 \$\$10000 \$\$1000										\$J2 \$125
28 Shower Head 30 17 EA 4 \$90.00 \$360 \$156 29 Dishwasher 15 2 EA 1 \$850.00 \$850 \$737 30 Refrigerator 15 2 EA 1 \$1,150.00 \$1,150 \$997 31 Cabinets 500 37 LF 27 \$300.00 \$8,100 \$2,106 \$3 32 Microwave 15 2 EA 1 \$175.00 \$107 \$176 33 Sink 30 17 EA 1 \$175.00 \$107 \$16 4 Water Fountains 25 11 EA 2 \$240.00 \$480 \$269 700 Concrete Slab 50 37 SF 8077 \$10.00 \$80,770 \$21,000 \$1 36 Pool Resurfacing 15 5 LUMP 1 \$25,000 \$1,250 \$1 38 Vinyl		·								\$123
29 Dishwasher 15 2 EA 1 \$850.00 \$850 \$737 30 Refrigerator 15 2 EA 1 \$1,50.00 \$1,50.00 \$1,50.00 \$1,50.00 \$1,50.00 \$1,50.00 \$2,997 31 Cabinets 50 37 LF 27 \$300.00 \$8,100 \$2,916 \$2 32 Microwave 15 2 EA 1 \$12.00 \$12.0 \$10.0 \$21.06 \$2 33 Sink 30 17 EA 1 \$175.00 \$175 \$76 4 Water Fountains 25 11 EA 2 \$240.00 \$480 \$250 \$175 \$76 700 Concrete Slab 50 37 SF 8077 \$10.00 \$80,770 \$21,000 \$1 \$25,000 \$1,250 \$3 \$38 Vinyl Fence 30 17 LF 430 \$30.00 \$1,250 \$3 \$3		Shower Head								\$12
30 Refrigerator 15 2 EA 1 \$1,150,00 \$1,150 \$997 31 Cabinets 50 37 LF 27 \$300,00 \$8,100 \$2,106 \$3 32 Microwave 15 2 EA 1 \$170,00 \$120 \$104 33 Sink 30 17 EA 1 \$175,00 \$175 \$76 34 Water Fountains 25 11 EA 2 \$240,00 \$807,70 \$21,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$13 \$175,00 \$175 \$76 901 Correte Slab 50 37 \$F 8077 \$10,00 \$80,770 \$21,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1	29		15	2	EA	1	\$850.00	\$850	\$737	\$57
31 Cabinets 50 37 LF 27 \$300.00 \$8,100 \$2,106 33 32 Microwave 15 2 EA 1 \$120.00 \$120 \$104 33 Sink 30 17 EA 1 \$175.00 \$175 \$76 34 Water Fountains 25 11 EA 1 \$175.00 \$480 \$269 \$269 35 Concrete Slab 50 37 SF 8077 \$10.00 \$80,770 \$21,000 \$1 36 Pool Resurfacing 15 5 LUMP 1 \$18,000 \$12,000 \$1 37 Pool Cover 6 3 LUMP 1 \$2,000 \$2,000 \$2,000 \$2,000 \$1,200 \$1 38 Vinyl Fence 30 17 LF 430 \$30.00 \$10,000 \$4,000 \$4,000 \$1,250 \$2 \$3 40 Interactive Fountains 8 6 LUMP 1 \$20,000 \$2,0000 \$2,000 \$3,1,250										\$77
32 Microwave 15 2 EA 1 \$120.00 \$120.00 \$104 33 Sink 30 17 EA 1 \$175.00 \$175 \$766 4 Water Fountains 25 11 EA 2 \$240.00 \$8480 \$259 35 Concrete Slab 50 37 SF 8077 \$10.00 \$80,770 \$21,000 \$11 \$13 36 Pool Resurfacing 15 5 LUMP 1 \$18,000.00 \$18,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$12,000 \$14 \$14,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$1,120 \$10					LF	27				\$162
34 Water Fountains 25 11 EA 2 \$240.00 \$480 \$269 35 Concrete Slab 50 37 SF 8077 \$10.00 \$80,770 \$21,000 \$1 36 Pool Resurfacing 15 5 LUMP 1 \$18,000.00 \$18,000 \$12,000 \$1 37 Pool Cover 6 3 LUMP 1 \$2,500.00 \$2,500 \$1,200 \$1 38 Vinyl Fence 30 17 LF 430 \$30.00 \$12,900 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$12,900 \$4,000 \$12,900 \$4,000 \$12,900 \$4,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$4,000 \$10,000 \$12,900 \$1,000 \$10,000 \$12,900 \$1	32	Microwave	15	2	EA	1	\$120.00			\$8
Pool Image: Constraint of the state of the	33	Sink	30	17	EA	1	\$175.00	\$175	\$76	\$6
36 Pool Resurfacing 15 5 LUMP 1 \$18,000 \$18,000 \$12,000 \$1 37 Pool Cover 6 3 LUMP 1 \$2,500 \$2,500 \$1,250 \$3 38 Vinyl Fence 30 17 LF 430 \$30.00 \$12,900 \$5,590 \$3 39 Pool Furniture 15 9 LUMP 1 \$10,000.00 \$10,000 \$4,000 \$3 40 Interactive Fountains 8 6 LUMP 1 \$20,000.00 \$5,500 \$1,250 \$3 41 Front Sign/Brick 40 21 LUMP 1 \$20,000.00 \$20,000 \$9,500 \$3 42 Exterior Street Lamps 40 21 EA 29 \$1,100.00 \$31,900 \$15,153 \$3 43 Street Signs 20 1 LUMP 1 \$500.00 \$4,323 \$3 44 Stop Signs 20 1<	34		25	11	EA	2	\$240.00	\$480	\$269	\$19
37 Pool Cover 6 3 LUMP 1 \$2,500 \$1,250 \$1,250 \$3 38 Vinyl Fence 30 17 LF 430 \$30.00 \$12,900 \$5,590 \$3 39 Pool Furniture 15 9 LUMP 1 \$10,000.00 \$10,000 \$4,000 \$3 40 Interactive Fountains 8 6 LUMP 1 \$5,000.00 \$5,500 \$1,250 \$3 41 Front Sign/Brick 40 21 LUMP 1 \$20,000.00 \$20,000 \$31,900 \$15,153 \$3 43 Street Signs 40 21 EA 29 \$1,100.00 \$31,900 \$15,153 \$3 44 Stop Signs 20 1 LUMP 1 \$500.00 \$9,100 \$4,323 \$3 45 Playground 20 15 Lump 1 \$10,000 \$10,000 \$2,500 \$4 5tormwater Management <td< td=""><td>35</td><td>Concrete Slab</td><td>50</td><td>37</td><td>SF</td><td>8077</td><td>\$10.00</td><td>\$80,770</td><td>\$21,000</td><td>\$1,615</td></td<>	35	Concrete Slab	50	37	SF	8077	\$10.00	\$80,770	\$21,000	\$1,615
38 Vinyl Fence 30 17 LF 430 \$30.00 \$12,900 \$5,590 \$33 39 Pool Furniture 15 9 LUMP 1 \$10,000,00 \$10,000 \$4,000 \$30 \$30 \$30 \$10,000,00 \$10,000 \$4,000 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$30 \$31,000 \$31,000 \$31,250 \$30 \$41 \$50 \$30 \$41 \$30 \$31,000 \$31,900 \$15,153 \$30 \$43 \$31,000 \$31,000 \$41,323 \$31 \$44 \$500,500 \$41,323 \$31										\$1,200
39 Pool Furniture 15 9 LUMP 1 \$10,000 \$10,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,000 \$4,300 \$4,323 \$4 \$50,000 \$5,000 \$4,323 \$4 44 Stop Signs 20 1 LUMP 1 \$500,000 \$4,323 \$4 \$4 \$10,000,000 \$5000 \$4,323 \$4 \$4 \$10,000,000 \$5000 \$4,										\$417
40 Interactive Fountains 8 6 LUMP 1 \$5,000.00 \$5,000 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250 \$1,250		-								\$430
Miscellaneous Items				-						\$667
42 Exterior Street Lamps 40 21 EA 29 \$1,100.00 \$31,900 \$15,153 \$43 43 Street Signs 40 21 EA 14 \$650.00 \$9,100 \$4,323 \$44 44 Stop Signs 20 1 LUMP 1 \$500.00 \$500 \$475 45 Playground 20 15 Lump 1 \$10,000.00 \$10,000 \$2,500 \$475 46 Sidewalk 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$475	40		8	6	LUMP	1	\$5,000.00	\$5,000	\$1,250	\$625
43 Street Signs 40 21 EA 14 \$650.00 \$9,100 \$4,323 9 44 Stop Signs 20 1 LUMP 1 \$500.00 \$500 \$475 45 Playground 20 15 Lump 1 \$10,000.00 \$10,000 \$2,500 \$2 46 Sidewalk 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$3		6								\$500
44 Stop Signs 20 1 LUMP 1 \$500.00 \$500 \$475 45 Playground 20 15 Lump 1 \$10,000.00 \$10,000 \$2,500 \$2 46 Sidewalk 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$2		•								\$798
45 Playground 20 15 Lump 1 \$10,000.00 \$10,000 \$2,500 \$3 46 Sidewalk 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$3 50 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$3				21						\$228
46 Sidewalk 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$ Stormwater Management 50 37 SF 977 \$10.00 \$9,770 \$2,540 \$										\$25
Stormwater Management										\$500
	46		50	37	SF	977	\$10.00	\$9,770	\$2,540	\$195
47 Dreaging 20 5 CY 100 \$150.00 \$15.000 \$11.250 9	47	Dredging	20	5	CY	100	\$150.00	\$15,000	\$11,250	\$750

Total \$167,986 \$18,305

ARCHITECTS / ENGINEERS

SECTION 2 SCHEDULE OF REPLACEMENTS

Decatur Farm	
SCHEDULE OF REPLACEMENTS	

January 2020

	y 2020										ARCHITE	CTS/	ENGI	NEERS
ltem #	Component	0	stimated Current blacement Cost	Estimated Remaining Useful Life	2020	EST	IMATI 2021	ED FUTURE 2 - 2022	E COS 2022	3 - 2023	R @ 3.0% 4 2023 -	INFLAT 2024	ION 2024	5
	Exterior Building				2020	2021	2021	2022	LULL	2020	2020	2021	2021	
1	Vinyl Siding	\$	15,138	27	\$	-	\$	-	\$	-	\$	-	\$	-
2	Windows (double window = 2)	\$	18,700	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Exterior Doors (double door = 2)	\$	10,800	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Asphalt Shingle Roof	\$	23,800	28	\$	-	\$	-	\$	-	\$	-	-	-
	Soffit	\$	900	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Gutter & Downspout	\$	1,235	27	\$		\$	-	\$	-	\$		\$	-
	Exterior Lighting	\$	1,440	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Interior Building	¢	0.040	7	¢		¢		¢		۴		¢	
	Carpet	\$	9,318	7	\$		\$	-	-	-	\$		\$	-
	Tile Painted Concrete	\$	8,470	12 17	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-
	Gym Floor Mats	\$ \$	1,300 3,120	17	\$ \$	-	ծ \$	-	ə \$	-	ծ \$	-	ծ \$	-
	Vinyl Flooring	\$	3,120	7	\$	-	\$	-	\$	-	\$	-	φ \$	-
	Acoustical Ceiling Tile	э \$	9,920	12	э \$	-	э \$	-	э \$	-	ֆ \$	-	э \$	-
	Gym Room Misc Equip	\$	2,650	17	\$	-	\$	_	\$	-	\$		\$	-
	Treadmill	\$	5,000	6	\$	-	\$	-	\$	-	\$	-	\$	-
	Elliptical Machine	\$	5,000	6	\$	-	\$	-	\$	-	\$	-	\$	-
	Stationary Bike	\$	3,700	6	\$	-	\$	-	\$	-	\$	-	\$	-
	Fitness Trainer System	\$	4,200	6	\$	-	\$	-	\$	-	\$	-	\$	-
	TV	\$	1,700	6	\$	-	\$	-	\$	-	\$	-	\$	-
20	Interior Doors (double door = 2)	\$	3,000	12	\$	-	\$	-	\$	-	\$	-	\$	-
21	Security Cameras	\$	6,000	8	\$	-	\$	-	\$	-	\$	-	\$	-
22	HVAC Units	\$	25,600	4	\$	-	\$	-	\$	-	\$	28,813	\$	-
23	Gas Fireplace	\$	6,000	11	\$	-	\$	-	\$	-	\$	-	\$	-
24	Furniture	\$	7,000	12	\$	-	\$	-	\$	-	\$	-	\$	-
	Bathrooms													
	Toilets & Urinal	\$	2,600	37	\$	-		-	\$	-	-		\$	-
	Toilet Compartments	\$	3,750	17	\$	-	\$	-	\$	-	\$	-	Ŷ	-
	Sinks & Counter	\$	4,800	17	\$		\$	-	\$	-	\$	-	\$	-
	Shower Head	\$	360	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Kitchen	¢	050	0	¢		¢	000	¢		^		¢	
	Dishwasher	\$ \$	850 1,150	2	\$ \$	-	\$ \$	902 1,220	\$ \$	-	\$ \$	-	\$ \$	-
	Refrigerator Cabinets	э \$	8,100	37	\$		э \$	1,220	э \$	-	э \$		э \$	-
	Microwave	\$	120	2	\$	-	φ \$	- 127	φ \$	-	\$ \$	-		-
	Sink	\$	175	17	\$		\$	-	\$	_	\$		\$	
	Water Fountains	\$	480	11	\$		\$	-	\$	-	\$	-		-
	Pool	*			Ť		•		•		+		•	
35	Concrete Slab	\$	80,770	37	\$	-	\$	-	\$	-	\$	-	\$	-
36	Pool Resurfacing	\$	18,000	5	\$	-	\$	-	\$	-	\$	-	\$	20,867
	Pool Cover	\$	2,500	3	\$	-	\$	-	\$	2,732	\$	-	\$	-
	Vinyl Fence	\$	12,900	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Pool Furniture	\$	10,000	9	\$	-	\$	-	\$	-	\$	-	\$	-
	Interactive Fountains	\$	5,000	6	\$	-	\$	-	\$	-	\$	-	\$	-
	Miscellaneous Items	¢	00.000	0	_		•		•		•		•	
	Front Sign/Brick	\$	20,000	21	\$	-		-	Ψ	-	-		\$	-
	Exterior Street Lamps	\$	31,900	21	\$	-			\$	-	+		\$	-
	Street Signs	\$	9,100	21	\$	-		-	+	-	-		\$	-
	Stop Signs	\$	500	1 15	\$	515			\$	-	T		\$	-
	Playground	\$	10,000 9,770	15 37	\$ \$		\$	-	+		-		\$	-
	Sidewalk Stormwater Management	\$	9,770	37	φ	-	Φ	-	\$	-	\$	-	\$	-
	Dredging	\$	15,000	5	\$	-	\$	-	\$	-	\$	-	\$	17,389
	TOTAL COST PER YEAR	Ŷ	.0,000		\$	515		2,249		2,732		28,813		38,256
					Ľ	2.2	•	_,	·	_,		-,- -	ŕ	,
	Starting Balance	\$	469,000		\$	469,000	\$	492,865	\$	515,473	\$ 5	38,051	\$	534,999
	Annual Deposit	\$	15,000		\$	15,000		15,000	\$	15,000		15,000		15,000
	Expenditures				\$	515		2,249		2,732		28,813		38,256
	Estimated interest @ 2.0%				\$	9,380		9,857	\$	10,309	\$	10,761	\$	10,700
	Ending Balance				\$	492,865	\$	515,473	\$	538,051		34,999	\$	522,443

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Decatur Farm	
SCHEDULE OF REPLACEMENTS	

ARCHITECTS / ENGINEERS

		-	a time a ta al											
ltem #	Component	(stimated Current	Estimated Remaining			TIMATE		COS	TS BY YEAR	R @ 3.0			
		Rep	olacement Cost	Useful Life	2025	6 - 2026	2026	7 - 2027	2027	8 - 2028	2028	9 - 2029	2029	10 - 2030
	Exterior Building													
	Vinyl Siding	\$	15,138	27	\$	-	\$	-	\$	-	- T	-	\$	-
	Windows (double window = 2)	\$	18,700	17	\$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$	-
	Exterior Doors (double door = 2) Asphalt Shingle Roof	\$ \$	10,800 23,800	17 28	\$ \$	-	ֆ \$	-	ծ Տ	-	ֆ \$	-	\$ \$	-
	Soffit	\$	900	17	\$	-	\$	-	\$	-	\$	-	Ψ \$	-
	Gutter & Downspout	\$	1,235	27	\$	-	\$	-	\$	-	\$	-	\$	-
	Exterior Lighting	\$	1,440	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Interior Building													
	Carpet	\$	9,318	7	\$	-	-	11,460	\$	-	- T	-	-	-
9	Tile	\$	8,470	12	\$	-	\$	-	\$	-	\$	-	\$	-
	Painted Concrete	\$	1,300	17	\$	-	\$	-	\$	-	\$	-	\$	-
11 12	Gym Floor Mats Vinyl Flooring	\$ \$	3,120 353	17 7	\$ \$	-	\$ \$	- 434	\$ \$	-	\$ \$	-	\$ \$	-
	Acoustical Ceiling Tile	\$	9,920	12	Ф \$	-	э \$	434	э \$	-	э \$	-	э \$	-
	Gym Room Misc Equip	\$	2,650	17	\$	-	\$	-	\$	-	\$	_	\$	-
15	Treadmill	\$	5,000	6	\$	5,970	\$	-	\$	-	\$	-	\$	-
16	Elliptical Machine	\$	5,000	6	\$	5,970	\$	-	\$	-	\$	-	\$	-
17	Stationary Bike	\$	3,700	6	\$	4,418	\$	-	\$	-	\$	-	\$	-
18	Fitness Trainer System	\$	4,200	6	\$	5,015	\$	-	\$	-	\$	-	\$	-
19	TV	\$	1,700	6	\$	2,030	\$	-	\$	-	\$	-	\$	-
	Interior Doors (double door = 2)	\$	3,000	12	\$	-	\$	-	\$	-	\$	-	\$	-
	Security Cameras HVAC Units	\$ \$	6,000 25,600	8 4	\$ \$	-	\$ \$	-	\$ \$	7,601	\$ \$	-	\$ \$	-
	Gas Fireplace	\$	6,000	11	Ф \$	-	э \$	-	э \$	-	э \$	-	э \$	-
	Furniture	\$	7,000	12	\$	-	\$	-	\$	-		-		-
21	Bathrooms	Ť	.,		Ŷ		Ŧ		Ŷ		¥		¥	
25	Toilets & Urinal	\$	2,600	37	\$	-	\$	-	\$	-	\$	-	\$	-
26	Toilet Compartments	\$	3,750	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Sinks & Counter	\$	4,800	17	\$	-	\$	-	\$	-	\$	-	\$	-
28	Shower Head Kitchen	\$	360	17	\$	-	\$	-	\$	-	\$	-	\$	-
	Dishwasher	\$	850	2	\$	-	\$	-	\$	-	Ψ	-	Ψ	-
	Refrigerator	\$	1,150	2	\$	-	\$	-	\$	-	\$	-	\$	-
	Cabinets	\$	8,100	37 2	\$	-	\$	-	\$	-	\$	-	\$	-
32 33	Microwave Sink	\$ \$	120 175	17	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-
	Water Fountains Pool	\$	480	11	\$	-	\$	-	\$	-	\$	-	-	-
35	Concrete Slab	\$	80,770	37	\$	-	\$	-	\$	-	\$	-	\$	-
36	Pool Resurfacing	\$	18,000	5	\$	-	\$	-	\$	-	\$	-	-	-
	Pool Cover	\$	2,500	3	\$	-	\$	-	\$	-	\$	3,262		-
38	Vinyl Fence	\$	12,900	17	\$	-	\$	-	\$	-	\$		\$	-
	Pool Furniture	\$	10,000	9	\$	-	\$	-	\$	-	\$	13,048	\$	-
	Interactive Fountains Miscellaneous Items	\$	5,000	6 0	\$	5,970	\$	-	\$	-	\$	-	\$	-
	Front Sign/Brick	\$	20,000	21	\$	-	\$	-	\$	-	\$	-	\$	-
	Exterior Street Lamps	\$	31,900	21	\$		\$		\$	-			\$	-
	Street Signs	\$	9,100	21	\$		\$	-	\$		\$		\$	-
	Stop Signs	\$	500	1	\$	-	\$	-	\$	-	\$		\$	-
45	Playground	\$	10,000	15	\$		\$	-	\$		\$		\$	-
	Sidewalk	\$	9,770	37	\$	-	\$	-	\$	-	\$	-	\$	-
	Stormwater Management	^	45.000	0	<u>^</u>		•		•		•		•	
	Dredging	\$	15,000	5	\$		\$		\$		\$		\$	-
	TOTAL COST PER YEAR				\$	29,374		11,893	\$	7,601	\$	16,310	\$	-
	Starting Balance	\$	469,000		\$	522,443		518,518		531,995		550,034		559,725
	Annual Deposit	\$	15,000		\$	15,000		15,000		15,000		15,000		15,000
	Expenditures	1			\$	29,374		11,893		7,601		16,310		-
	Estimated interest @ 2.0%				\$	10,449		10,370		10,640		11,001		11,195
	Ending Balance				\$	518,518	\$	531,995	\$	550,034	\$	559,725	\$	585,920

Decatur Farm	
SCHEDULE OF REPLACEMENTS	

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Exterior Building Control Deedu law 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003 2003		ION			Y YEAR		ECC		IMATE	EST			urrent	С	# Component	Item #
Estairs Building Image: Constraint of the second seco	<u>15</u>)34 - 203	203/			2033		201		2031	2031	2030	Useful Life				
1 Viry Sloing S 15,138 27 S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S - S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S	-04 - 200	2004	2004	2000 -	2000	.002 - 2	200	- 2002	2001	2001	2000				Exterior Building	
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46 Sidewalk Stormwater Management \$ 9,770 37 0 \$ - \$ - \$ - \$ - \$ 47 Dredging \$ 15,000 5 \$ - \$ - \$ - \$ - \$ 47 Dredging \$ 15,000 5 \$ - \$ - \$ - \$ - \$ 5 TOTAL COST PER YEAR \$ 469,000 \$ 585,920 \$ 603,668 \$ 590,264 617,069 \$ Starting Balance \$ 469,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 <td< td=""><td></td><td>\$</td><td>-</td><td></td><td></td><td>5</td><td>\$</td><td>-</td><td>\$</td><td>-</td><td>\$</td><td>1</td><td>500</td><td>\$</td><td>Stop Signs</td><td>44</td></td<>		\$	-			5	\$	-	\$	-	\$	1	500	\$	Stop Signs	44
Stormwater Management 0 47 Dredging \$ 15,000 5 \$ - \$ - \$ - \$ 47 Dredging \$ 15,000 5 \$ - \$ - \$ - \$ - \$ TOTAL COST PER YEAR \$ 469,000 \$ 585,920 \$ 603,668 \$ 590,264 \$ 617,069 \$ \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ \$ 587,920 \$ 603,668 \$ 590,264 \$ 617,069 \$ \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,0	15,58	\$	-	\$	-	5	\$	-	\$	-	\$	15	10,000	\$	Playground	45
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TOTAL COST PER YEAR \$ 8,970 \$ 40,477 \$ - \$ 7,563 \$ Starting Balance \$ 469,000 Annual Deposit \$ 15,000 Expenditures \$ 8,970 \$ 40,477 \$ - \$ 7,563 \$															Stormwater Management	
Starting Balance \$ 469,000 Annual Deposit \$ 15,000 Expenditures \$ 8,970		\$	-	\$	-	5	\$	-	\$	-	\$	5	15,000	\$	Dredging	47
Annual Deposit \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000	19,47	\$	7,563	\$	-	i	\$	40,477	\$	8,970	\$				TOTAL COST PER YEAR	
Annual Deposit \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000	636,84	\$	17.069	\$ F	0.264	590	\$	603.668	\$	5.920	\$		469,000	\$	Starting Balance	
Expenditures \$ 8,970 \$ 40,477 \$ - \$ 7,563 \$	15,00		,													
	19,00												10,000	¥		
	19,47										э \$				Estimated interest @ 2.0%	
Ending Balance \$ 603,668 \$ 590,264 \$ 617,069 \$ 636,848 \$	645,11										\$					

Decatur Farm	
SCHEDULE OF REPLACEMENTS	

										ARCI	HITECTS/	ENG	INEERS
			stimated	Estimated		EST	ΓΙΜΑΤ	ED FUTURE CO	STS BY YEAF	R @ 3.0	0% INFLATI	ON	
Item #	Component		Current lacement	Remaining Useful Life		16		17	18	0	19		20
			Cost		2035	- 2036	2036	- 2037 203	7 - 2038	2038	- 2039	2039	- 2040
	Exterior Building	¢	45 400	07	¢		¢	^		¢		¢	
	Vinyl Siding Windows (double window = 2)	\$ \$	15,138 18,700	27 17	\$ \$	-	\$ \$	- \$ 30,908 \$	-	\$ \$	-	\$ \$	-
	Exterior Doors (double door = 2)	\$	10,800	17	\$ \$	-	э \$	17,851 \$	-	э \$	-	э \$	-
	Asphalt Shingle Roof	\$	23,800	28	\$		φ \$	- \$	-	φ \$	-	φ \$	-
	Soffit	\$	20,000	17	\$	-	\$	1,488 \$		Ψ \$		Ψ \$	_
	Gutter & Downspout	\$	1,235	27	\$	-	\$	- \$	-	\$	-	\$	-
	Exterior Lighting	\$	1,440	17	\$	-	\$	2,380 \$	-		-	\$	-
•	Interior Building	Ţ	.,	••	Ŷ		Ÿ	2,000 \$		Ŷ		Ŷ	
8	Carpet	\$	9,318	7	\$	-	\$	15,401 \$	-	\$	-	\$	-
9	Tile	\$	8,470	12	\$	-	\$	- \$	-	\$	-	\$	-
10	Painted Concrete	\$	1,300	17	\$	-	\$	2,149 \$	-	\$	-	\$	-
11	Gym Floor Mats	\$	3,120	17	\$	-	\$	5,157 \$	-	\$	-	\$	-
12	Vinyl Flooring	\$	353	7	\$	-	\$	- \$	-	\$	-	\$	-
13	Acoustical Ceiling Tile	\$	9,920	12	\$	-	\$	- \$	-	\$	-	\$	-
14	Gym Room Misc Equip	\$	2,650	17	\$	-	\$	4,380 \$	-	\$	-	\$	-
15	Treadmill	\$	5,000	6	\$	8,024	\$	- \$	-	\$	-	\$	-
	Elliptical Machine	\$	5,000	6	\$	8,024	\$	- \$	-	\$	-	\$	-
	Stationary Bike	\$	3,700	6	\$	5,937	\$	- \$	-	\$	-	\$	-
	Fitness Trainer System	\$	4,200	6	\$	6,740	\$	- \$	-	\$	-	\$	-
19	TV	\$	1,700	6	\$	2,728	\$	- \$	-	\$	-	\$	-
	Interior Doors (double door = 2)	\$	3,000	12	\$	-	\$	- \$	-	\$	-	\$	-
	Security Cameras	\$	6,000	8	\$	-	\$	- \$	-	\$	-	\$	10,837
	HVAC Units	\$	25,600	4	\$	41,080	\$	- \$	-	\$	-	\$	-
	Gas Fireplace	\$	6,000	11	\$	-	\$	- \$	-	\$	-	\$	-
24	Furniture	\$	7,000	12	\$	-	\$	- \$	-	\$	-	\$	-
05	Bathrooms	¢	0.000	07	¢		¢	¢		¢		¢	
25	Toilets & Urinal	\$	2,600 3,750	37 17	\$ \$	-	\$ \$	- \$ 6,198 \$	-	\$ \$	-	\$	-
26	Toilet Compartments	\$,		\$ \$, .	-	\$ \$		\$	-
	Sinks & Counter Shower Head	\$ \$	4,800 360	17 17	\$ \$	-	\$ \$	7,934 \$ 595 \$	-	ծ \$	-	\$ \$	-
20	Kitchen	φ	300	17	φ	-	φ	090 ¢	-	φ	-	φ	-
29	Dishwasher	\$	850	2	\$		\$	1,405 \$	-	\$		\$	
-	Refrigerator	\$	1,150	2	\$	-	\$	1,901 \$	-	Ψ \$	-	Ψ \$	_
	Cabinets	\$	8,100	37	\$	-	\$	- \$	-	\$		\$	
	Microwave	\$	120	2	\$	-	\$	198 \$	-	\$	-	\$	-
	Sink	\$	175	17	\$	-	\$	289 \$	-	\$	-	\$	-
	Water Fountains	\$	480	11	\$	-	\$	- \$	-		-	\$	-
	Pool				Ť		*	Ť		•		*	
35	Concrete Slab	\$	80,770	37	\$	-	\$	- \$	-	\$	-	\$	-
36	Pool Resurfacing	\$	18,000	5	\$	-	\$	- \$	-	\$	-	\$	32,510
37	Pool Cover	\$	2,500	3	\$	-	\$	- \$	-	\$	-	\$	-
38	Vinyl Fence	\$	12,900	17	\$	-	\$	21,322 \$	-	\$	-	\$	-
	Pool Furniture	\$	10,000	9	\$	-	\$	- \$	-	\$	-	\$	-
	Interactive Fountains	\$	5,000	6	\$	-	\$	- \$	-	\$	-	\$	-
	Miscellaneous Items			0									
	Front Sign/Brick	\$	20,000	21	\$		\$	- \$		\$	-		-
	Exterior Street Lamps	\$	31,900	21	\$	-	\$	- \$	-			\$	-
	Street Signs	\$	9,100	21	\$	-	-	- \$		\$	-		-
	Stop Signs	\$	500	1	\$	-	\$	- \$		\$	-		-
	Playground	\$	10,000	15	\$	-	-	- \$		\$	-		-
	Sidewalk	\$	9,770	37	\$	-	\$	- \$	-	\$	-	\$	-
	Stormwater Management	•	15 000	0			•	•		•		•	
47	Dredging	\$	15,000	5	\$	-	\$	- \$	-	\$	-	\$	-
l	TOTAL COST PER YEAR				\$	72,533	\$	119,555 \$	-	\$	-	\$	43,347
	Starting Balance	\$	469,000		\$	645,110	\$	600,480 \$	507,934	\$	533,093	\$	558,754
	Annual Deposit	\$	15,000		\$	15,000		15,000 \$	15,000		15,000		15,000
	Expenditures				\$	72,533		119,555 \$	-		-		43,347
	Estimated interest @ 2.0%	1			\$ \$	12,902		12,010 \$	10,159	-	10,662		11,175
	Ending Balance	1			\$	600,480		507,934 \$	533,093		558,754		541,583

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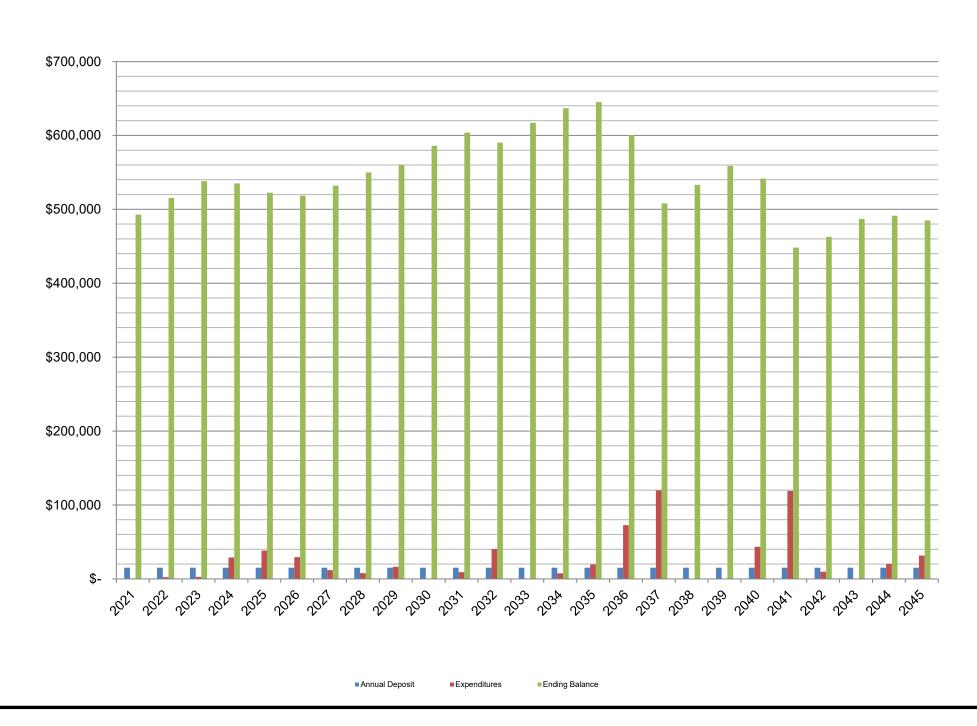
Decatur Farm	
SCHEDULE OF REPLACEMENTS	

											ARC	CHITECTS,	EN	SINCE	Ra
ltem #	Component		stimated Current	Estimated Remaining		ES.	TIMA	TED FUTURE	cos	TS BY YEA	AR @ 3	.0% INFLAT	ION		
item #	Component	Rep	olacement Cost	Useful Life	2040	21 - 2041	204	22 11 - 2042	2042	23 - 2043	2043	24 - 2044	2044	25 1 -	2045
	Exterior Building				2040	- 2041	204	+1 - 2042	2042	- 2043	2043	- 2044	2044		2045
1	Vinyl Siding	\$	15,138	27	\$	-	\$	-	\$	-	\$	-	\$		-
2	Windows (double window = 2)	\$	18,700	17	\$	-	\$	-	\$	-	\$	-	\$		-
3	Exterior Doors (double door = 2)	\$	10,800	17	\$	-	\$	-	\$	-	Ψ	-	\$		-
4	Asphalt Shingle Roof	\$	23,800	28	\$	-	\$	-	\$	-	-	-	\$		-
5	Soffit	\$	900	17	\$	-	\$	-	\$	-	-	-	\$		-
6 7	Gutter & Downspout Exterior Lighting	\$ \$	1,235 1,440	27 17	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$	-	\$ \$		-
1	Interior Building	φ	1,440	17	φ	-	φ	-	φ	-	φ	-	φ		-
8	Carpet	\$	9,318	7	\$	-	\$	-	\$	-	\$	-	\$		-
9	Tile	\$	8,470	12	\$	-	\$	-	\$	-	-	-	\$		-
10	Painted Concrete	\$	1,300	17	\$	-	\$	-	\$	-	-	-	\$		-
11	Gym Floor Mats	\$	3,120	17	\$	-	\$	-	\$	-	\$	-	\$		-
12	Vinyl Flooring	\$	353	7	\$	-	\$	-	\$	-	\$	-	\$		-
13	Acoustical Ceiling Tile	\$	9,920	12	\$	-	\$	-	\$	-	•	-	\$		-
14	Gym Room Misc Equip	\$	2,650	17	\$	-	\$	-	\$	-	Ψ	-	\$		-
15	Treadmill	\$	5,000	6	\$	-	\$	-	\$	-	•	-	\$		-
16	Elliptical Machine	\$	5,000	6	\$	-	\$	-	\$	-		-	\$		-
17	Stationary Bike Fitness Trainer System	\$	3,700	6	\$ \$	-	\$ \$	-	\$ \$	-		-	\$ \$		-
18 19	TV	\$ \$	4,200 1,700	6 6	э \$	-	Դ Տ	-	Դ Տ	-		-	ֆ \$		-
20	Interior Doors (double door = 2)	\$	3,000	12	\$	-	φ \$	-	φ \$	-	\$	-	\$		
20	Security Cameras	\$	6,000	8	Ψ \$	-	\$	-	Ψ \$	-		-	\$		_
22	HVAC Units	\$	25,600	4	\$	-	\$	-	\$	-		-	\$		-
23	Gas Fireplace	\$	6,000	11	\$	-		-	\$	-		-	\$		-
24	Furniture	\$	7,000	12	\$	-	\$	-	\$	-	\$	-	\$		-
	Bathrooms														
25	Toilets & Urinal	\$	2,600	37	\$	-	\$	-	\$		\$	-	-		-
26	Toilet Compartments	\$	3,750	17	\$	-	\$	-	\$		\$	-	-		-
27	Sinks & Counter	\$	4,800	17	\$	-	\$	-	\$		\$	-	\$		-
28	Shower Head	\$	360	17	\$	-	\$	-	\$	-	\$	-	\$		-
29	Kitchen Diebweeber	\$	850	2	¢		\$	-	\$		\$		\$		
30	Dishwasher Refrigerator	э \$	1,150	2	\$ \$	-	э \$	-	э \$	-		-	Ф \$		-
31	Cabinets	\$	8,100	37	\$	_	\$	-	Ψ \$	_	\$	-	\$		_
32	Microwave	\$	120	2	\$	-	\$	-	\$	-		-	\$		-
33	Sink	\$	175	17	\$	-	\$	-	\$	-		-	\$		-
34	Water Fountains	\$	480	11	\$	-		-	\$	-		-			-
	Pool														
35	Concrete Slab	\$	80,770	37	\$	-	\$	-	\$	-	\$	-	\$		-
36	Pool Resurfacing	\$	18,000	5	\$	-	\$	-	\$	-	- T	-	\$		-
37	Pool Cover	\$	2,500	3	\$	4,651	\$	-	\$	-	\$	-	\$		-
38	Vinyl Fence	\$	12,900	17	\$	-	\$	-	\$	-	Ŷ	-	\$		-
39 40	Pool Furniture Interactive Fountains	\$ \$	10,000 5,000	9 6	\$ \$	-	\$ \$	- 9,581	\$ \$	-	\$ \$	20,328	\$ \$		-
40	Miscellaneous Items	φ	5,000	0	φ	-	φ	9,501	φ	-	Φ	-	φ		-
41	Front Sign/Brick	\$	20,000	21	\$	37,206	\$	-	\$	-	\$	-	\$		_
42	Exterior Street Lamps	\$	31,900	21	\$	59,343		-	\$	-	\$	-			_
43	Street Signs	\$	9,100	21	\$	16,929		-	\$		\$	-	\$		-
44	Stop Signs	\$	500	1	\$	930		-	\$		\$	-	\$		-
45	Playground	\$	10,000	15	\$		\$	-	\$		\$	-			-
46	Sidewalk	\$	9,770	37	\$	-	\$	-	\$	-	\$	-	\$		-
	Stormwater Management			0											
47	Dredging	\$	15,000	5	\$	-	\$	-	\$	-	\$	-	\$	31	1,407
	TOTAL COST PER YEAR				\$	119,059	\$	9,581	\$	-	\$	20,328	\$	31	1,407
	Starting Balance	\$	469,000		\$	541,583	\$	448,356	\$	462,742	\$	486,997	\$	49 1	1,409
	Annual Deposit	\$	15,000		\$	15,000		15,000		15,000		15,000			5,000
	Expenditures				\$	119,059		9,581			\$	20,328			1,407
	Estimated interest @ 2.0%				\$	10,832	\$	8,967		9,255		9,740		ç	9,828
	Ending Balance				\$	448,356	\$	462,742	\$	486,997	\$	491,409	\$	484	4,831

ARCHITECTS / ENGINEERS

SECTION 3 TWENTY-FIVE YEAR CASH FLOW DIAGRAM

DECATUR FARM 25 YEAR CASH FLOW DIAGRAM



SECTION 4 INVENTORY OF COMPONENTS



Exterior Building

1: Vinyl Siding

Area (SF): 2,523 Existing Age (years): 13 Time Until Replacement (years): 27 Estimated Current Replacement Cost: \$6.00 /SF



3: Exterior Doors (double door = 2) Count(EA): 9 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$1,200 /EA

2: <u>Windows (double window = 2)</u>

Count(EA): 22 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$8





4: <u>Asphalt Shingle Roof</u> Area (SF): 3,400 Existing Age (years): 2 Time Until Replacement (years): 28 Estimated Current Replacement Cost: \$7.00 /SF



General Comments:

The vinyl siding appeared to be in fair condition at the time of our site visit. There were some area's observed where the siding had come loose or blown off and we recommend these area's be addressed soon to ensure the building is protected. With proper maintenance, we expect the vinyl siding to last for its full life expectancy of 40 years.

The windows appeared to be in good condition. We did not observe any signs of leakage at the time of our site visit. We expect the windows to last for their full life expectancy of 30 years.

The double doors appeared to be in good/fair condition. There were some signs of sagging and the opening mechanisms were not operating smoothly. These issues can be corrected with maintenance and therefore we have not reduced the life expectancy of this item. We expect the doors to reach their full life expectancy of 30 years. The prices shown for the doors, windows and siding is intended to cover removal of the existing items and installation of the new ones.

The asphalt shingles appeared to be in good condition at the time of our site visit. We did not observe any signs of leakage or loose/damaged shingles. We expect the asphalt shingles to reach their full life expectancy of 30 years. The price shown for the shingles is intended to cover an overlay of shingles since it is believed there is currently only one layer of shingles in place. If removal of the singles is desired, the price will increase slightly.



Exterior Building

5: <u>Soffit</u>

Area (SF): 150 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$6.00 /SF



6: <u>Gutter & Downspout</u> Length(LF): 130 Existing Age (years): 13 Time Until Replacement (years): 27 Estimated Current Replacement Cost: \$9.50 /LF 7: <u>Exterior Lighting</u> Count(EA): 12 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$120 /EA



General Comments:

The vinyl soffit around the perimeter of the building appeared to be in good condition. The aluminum gutters and downspouts also appeared to be in overall good condition. The exterior lighting appeared to be in good condition with a single dislodged fixture observed. The vinyl fencing around the pool and the outdoor concrete slab appeared to be in good condition as well. With proper maintenance, we would expect all of these items to reach their full life expectancy of 30 years. The cost shown for these items is intended to cover removal and replacement with new items.



Interior Building

8: Carpet

Area (SF): 1,553 Existing Age (years): 3 Time Until Replacement (years): 7 Estimated Current Replacement Cost: \$6.00 /SF



10: <u>Painted Concrete</u> Area (SF): 520 Existing Age (years): 3 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$2.50 /SF

11: Gym Floor Mats

Area (SF): 520 Existing Age (years): 3 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$6.00 /SF



9: <u>Tile</u> Area (SF): 385 Existing Age (years): 13 Time Until Replacement (years): 12 Estimated Current Replacement Cost:

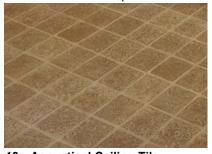
\$22.00 /SF



12: <u>Vinyl Flooring</u> Area (SF): 141 Existing Age (years): 13 Time Until Replacement (years): 7 Estimated Current Replacement Cost:

\$2.50 /SF

\$5 /SF



13: <u>Acoustical Ceiling Tile</u> Area (SF): 1,984 Existing Age (years): 13 Time Until Replacement (years): 12 Estimated Current Replacement Cost:



General Comments:

We observed the carpet, tile and vinyl flooring throughout the building and did not see any significant signs of wear. The flooring in the gym was covered with a rubber matting. We have added this line item to the report and extended the life expectancy of the painted concrete since it is now protected. The pricing shown for the carpet, tile and vinyl flooring is intended to cover removal and replacement.



Interior Building

14: Gym Room Misc Equip

Lump (LS): 1 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$2,650 /EA

16: Elliptical Machine

Count(EA): 1 Existing Age (years): 4 Time Until Replacement (years): 6 Estimated Current Replacement Cost: \$5,000 /EA

17: Stationary Bike

Count(EA): 1 Existing Age (years): 4 Time Until Replacement (years): 6 Estimated Current Replacement Cost: \$3,700 /EA

18: Fitness Trainer System

Count(EA): 1 Existing Age (years): 4 Time Until Replacement (years): 6 Estimated Current Replacement Cost: \$4,200 /EA

19: TV

Count(EA): 2 Existing Age (years): 4 Time Until Replacement (years): 6 Estimated Current Replacement Cost: \$850 /EA



General Comments:

15: <u>Treadmill</u> Count(EA): 1 Existing Age (years): 4 Time Until Replacement (years): 6 Estimated Current Replacement Cost:

\$5,000 /EA



The gym was in use during our site visit. Overall the equipment was in good/fair condition. The costs for these items is intended to cover replacement and are based on cost data provided by the property manager. We understand that the gym equipment is replaced on an as needed basis and the average life expectancy shown is for budgetary purposes.



Interior Building

20: Interior Doors (double door = 2)Count(EA): 12Existing Age (years): 13Time Until Replacement (years): 12Estimated Current Replacement Cost: \$250 /EA

21: <u>Security Cameras</u> Lump (LS): 1 Existing Age (years): 4 Time Until Replacement (years): 8 Estimated Current Replacement Cost: \$6,000

22: <u>HVAC Units</u> Count(EA): 4 Existing Age (years): 8 Time Until Replacement (years): 4 Estimated Current Replacement Cost: \$6,400 /EA

23: <u>Gas Fireplace</u> Count(EA): 1 Existing Age (years): 14 Time Until Replacement (years): 11 Estimated Current Replacement Cost: \$6,000 /EA

24: <u>Furniture</u> Lump (LS): 1 Existing Age (years): 3 Time Until Replacement (years): 12 Estimated Current Replacement Cost: \$7,000

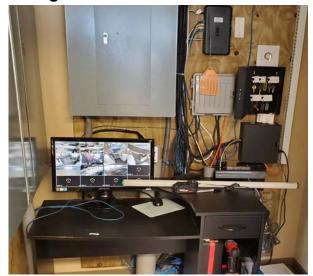
General Comments:

The interior doors appeared to be in good condition at the time of our site visit. The locking mechanism for the main entrance interior door was not operating smoothly but appeared to be a maintenance issue and not in need of a door replacement.

The security cameras appeared to be functioning properly and in good condition at the time of our site visit. The security system was replaced in 2015 and we expect it to need replacement after 15 years.

The HVAC units appeared to be in fair/good condition at the time of our visit and we would expect them to reach their full life expectancy of 20 years.

The gas fireplace and furniture appeared to be in good condition at the time of our site visit. The fire place was not in use but we have not been told of any concerns. We would expect both of these items to reach their full life expectancies.



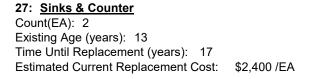




Bathrooms

25: <u>Toilets & Urinal</u> Count(EA): 4 Existing Age (years): 13 Time Until Replacement (years): 37 Estimated Current Replacement Cost: \$650

26: <u>Toilet Compartments</u> Count(EA): 3 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$1,250 /EA







28: <u>Shower Head</u> Count(EA): 4 Existing Age (years): 30 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$90 /EA

General Comments:

The bathrooms and showers appeared to be in good/fair condition at the time of our site visit. We would expect all of these components to reach their full life expectancies. The costs associated with these items is intended to cover removal and replacement of the existing items.



Kitchen

29: <u>Dishwasher</u> Count(EA): 1 Existing Age (years): 13 Time Until Replacement (years): 2 Estimated Current Replacement Cost: \$850 /EA

30: <u>Refrigerator</u> Count(EA): 1 Existing Age (years): 13 Time Until Replacement (years): 2 Estimated Current Replacement Cost: \$1,150 /EA

31: <u>Cabinets</u> Count(EA): 27 Existing Age (years): 13 Time Until Replacement (years): 37 Estimated Current Replacement Cost: \$300 /EA

32: <u>Microwave</u> Count(EA): 1 Existing Age (years): 13 Time Until Replacement (years): 2 Estimated Current Replacement Cost: \$120 /EA

33: <u>Sink</u> Count(EA): 1 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Replacement Cost: \$175 /EA

34: Water Fountains

Count(EA): 2 Existing Age (years): 14 Time Until Replacement (years): 11 Estimated Current Replacement Cost: \$240 /EA

General Comments:

The kitchen appliances appeared to be in overall fair condition. We did not test any of the appliances but have not been told of any current problems. Life expectancy for these items has been taken from the previous LTR report and these items are intended to be replaced as needed.

The water fountains appeared to be in good condition and we would expect them to reach their full life expectancy.









Pool

35: Concrete Slab

Area (SF): 8,077 Existing Age (years): 13 Time Until Replacement (years): 37 Estimated Current Replacement Cost: \$10.00 /SF



38: <u>Vinyl Fence</u> Length(LF): 430 Existing Age (years): 13 Time Until Replacement (years): 17 Estimated Current Benlacement Cost



36: <u>Pool Resurfacing</u> Lump (LS): 1 Existing Age (years): 10 Time Until Replacement (years): 5 Estimated Current Replacement Cost: \$18,000

37: Pool Cover

Lump (LS): 1 Existing Age (years): 3 Time Until Replacement (years): 3 Estimated Current Replacement Cost: \$2,500

39: Pool Furniture

Lump (LS): 1 Existing Age (years): 6 Time Until Replacement (years): 9 Estimated Current Replacement Cost: \$10,000

40: Interactive Fountains

Lump (LS): 1 Existing Age (years): 2 Time Until Replacement (years): 6 Estimated Current Replacement Cost: \$5,000



General Comments:

The pool area was locked during our site visit but we were able to see most of the concrete slab and did not see any concerns from outside of the fence. We have extended the pool slab life expectancy to 50 years in total. The cost associated with this item is intended to cover removal and replacement of the concrete slab.

The vinyl fencing appeared to be in good condition. We would expect this item to meet its full life expectancy of 30 years. The cost associated with this item is intended to cover removal and replacement of the existing fence. The pool furniture has been added to this report. We were unable to observe the furniture at the time of our visit however we have estimated that the furniture will require replacement every 15 years.

We were unable to observe the pool coating during our site visit. The replacement life expectancy for this item has been taken from the previous report. We've added the pool cover to this report and have estimated the replacement to be in 3 years. The interactive fountains replacement costs are intended to cover replacement of the pumps and repairs.



Miscellaneous Items

41: Front Sign/Brick

Lump (LS): 1 Existing Age (years): 19 Time Until Replacement (years): 21 Estimated Current Replacement Cost: \$20,000



43: <u>Street Signs</u> Count(EA): 14 Existing Age (years): 19 Time Until Replacement (years): 21 Estimated Current Replacement Cost: \$650 /EA

44: <u>Stop Signs</u> Count(EA): 1 Existing Age (years): 19 Time Until Replacement (years): 1 Estimated Current Replacement Cost: \$500 /EA

45: Playground

Lump (LS): 1 Existing Age (years): 5 Time Until Replacement (years): 15 Estimated Current Replacement Cost: \$10,000



General Comments:

The front entrance sign appeared to be in fair condition at the time of our site visit. There were multiple bricks missing from the sign but there were piles of brick seen around the signs as well. We recommend that the sign be repaired and the missing bricks replaced, these repairs would be considered a maintenance item and have not been included in this report. With maintenance, we would expect that the sign will reach its full life expectancy of 40 years.

The street lamps appeared to be in fair to good condition at the time of our site visit. The street signs and posts appeared to be in good to fair condition, however some of the signs were showing signs of fading and should be replaced. We have added a new line item for signage replacement which is separated from the posts and street signs.

The sidewalks had some signs of cracking but overall appeared to be in good/fair condition. We would expect the sidewalks to reach their full life expectancy.

42: <u>Exterior Street Lamps</u> Count(EA): 29 Existing Age (years): 19 Time Until Replacement (years): 21 Estimated Current Replacement Cost:





\$1,100 /EA

46: <u>Sidewalk</u> Area (SF): 977 Existing Age (years): 13 Time Until Replacement (years): 37 Estimated Current Replacement Cost: \$10.00 /SF





Stormwater Management

47: Dredging Volume: 100 CY Existing Age (years): 15 Time Until Replacement (years): 5 Estimated Current Replacement Cost: \$150 /CY



General Comments:

The ponds were showing signs of soil accumulation along the edges but did not appear to be building up around the outfall structures. Typically we would recommend ponds to be dredged and maintained every 20 years.