

SOUTH PORT OF WALL																						
		Capital Replacement Schedule																				
SOUTH PORT OF WALL		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
SITework																						
Asphalt Surfaces																						
2" Cap Asphalt Resurface	NEW																134498					
Asphalt Sealcoating	RESERVE	8506					7557					8761					10156				11774	
Concrete Surfaces																						
Concrete Sidewalks- 5% in 1st year	STUDY																					
Concrete Sidewalks			33614																			
Concrete Dumpster Pad	2020	0																				
Belgian Block curbing												69765										
Fencing																						
6" Wood Board - Dumpster		6125															4699					
2" Timber Retaining Rail - Dumpster																						
2" Timber Retaining Rail - Bldg F				849														1322				
2" Timber Retaining Rail - Bldg E		2800														1052						
Illumination	NEW																					
Dbl. Fixture/10' Steel Pole	RESERVE			17378																		
Miscellaneous																						
Community Entrance Sign	STUDY																6419				353	
Community Irrigation																						
Drainage	2020																					
STRUCTURE																						
Building Exteriors																						
Chimney caps B, E,F																						
Chimney caps A, C, D, G																						
Roof Shingles- Bldg E																51413						
Roof Shingles- Bldg C	NEW																36106					
Roof Shingles - Bldg F	RESERVE																	37189				
Roof Singles - Bldgs B and G																			78908			
Roof Shingles- Bldg D																				40638		
Roof Shingles- Bldg A	STUDY																					
Aluminum Gutter			6916																			
Aluminum Leader	2020		5442																			
Wood Siding (Over 2 years)												190232										
Concrete Front Stoops																						
Aluminum Railings																						
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
ANNUAL TOTALS		17431	45972	18227	0	0	7557	0	0	0	0	268758	195939	0	0	52465	191878	38511	0	78908	40638	12127
ANNUAL					103393																	
Begin year Reserve Fund	NEW	47740	66309	62817	87070	142993	182593	214636	259636	304636	349636	394636	170878	25339	75739	126139	124074	-17404	1685	59285	37977	54939
Study Fund Maintenance Add		36000	42480	42480	39600	39600	39600	45000	45000	45000	45000	45000	50400	50400	50400	50400	50400	57600	57600	57600	57600	
Assessment/ Payback	STUDY																					
Capital Improvements	2020	17431	45972	18227	0	0	7557	0	0	0	0	268758	195939	0	0	52465	191878	38511	0	78908	40638	12127
End year Reserve Fund		66309	62817	87070	142993	182593	214636	259636	304636	349636	394636	170878	25339	75739	126139	124074	-17404	1685	59285	37977	54939	100412
2020 RESERVE STUDY MARKERS		77907	103393	99276	140705	182937	224907	274778	325044	374753	423949	211701	72478	128681	182588	193753	66133	91378	115588	136128	154937	202314
				103393																		
PER UNIT / PER MONTH																						
reserve		100	118	118	110	110	110	125	125	125	125	125	140	140	140	140	140	160	160	160	160	
deferred		8	12	12	5	5	5	10	10	10	10	10	15	15	15	15	15	15	15	15	15	
expenses		192	195	195	210	210	210	215	215	215	215	215	220	220	220	220	220	225	225	225	225	
Total HOA fee		300	325	325	325	325	325	350	350	350	350	350	375	375	375	375	375	400	400	400	400	
reserve total- budget		36000	42480	42480	39600	39600	39600	45000	45000	45000	45000	45000	50400	50400	50400	50400	50400	57600	57600	57600	57600	
deferred total- budget		3000	4320	4320	1800	1800	1800	3600	3600	3600	3600	3600	5400	5400	5400	5400	5400	5400	5400	5400	5400	
expense total- budget		69000	70200	70200	75600	75600	75600	77400	77400	77400	77400	77400	79200	79200	79200	79200	79200	81000	81000	81000	81000	
Total		108000	117000	117000	117000	117000	117000	126000	126000	126000	126000	126000	135000	135000	135000	135000	135000	144000	144000	144000	144000	

40440
Deferred accumulated
end 2032 for painting
after new siding is done

[illegible]