

The UOA of Pheasant Ridge Condominiums

Roanoke, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Component Record

Final Report

Date: 5/3/2024

DMA Project #2401008



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The UOA of Pheasant Ridge Condominiums

001.001 ASPHALT & CONCRETE COMPONENTS

001.001.0001		Patching, crack filling, sealcoating, striping					All Drive & Parking Areas				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2011	13	7	0	2024	1	LS	100.0%	100.00%	\$10,434.00	\$10,434.00	
Detail of components within the assembly:											
1	Asphalt repair / patching, All Drive & Parking Areas				3345	SY	2.0%	100.00%	\$49.00	\$3,278.00	
2	Asphalt seal coating, All Drive & Parking Areas				3345	SY	100.0%	100.00%	\$1.10	\$3,680.00	
3	Asphalt crack filler, All Drive & Parking Areas				1150	LF	100.0%	100.00%	\$2.78	\$3,197.00	
4	Parking lot striping, Parking at Circle				44	SPACE	100.0%	100.00%	\$6.33	\$279.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2024			\$10,434.00		2038			\$15,805.65		2045 \$18,501.99	
2052			\$21,198.80								
Expenditures in the year(s) below have been manually removed from the yearly expenditures.											
2031											
On 3/27/2024 By David Herring, DMA Reserves											
Previous patching and crack filling noted. Last occurrence circa 2011. Pavement noted in overall fair condition with new cracks and alligator cracking and pavement deterioration noted at the bottom of driveways to building parking garages.											

The UOA of Pheasant Ridge Condominiums

001.001.0002	Asphalt milling & overlay	All Drive & Parking Areas
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	33	25	7	2031	3435	SY	100.0%	100.00%	\$20.14	\$69,181.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2031	\$86,916.98
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On 3/27/2024 By David Herring, DMA Reserves

Observed in fair condition. Funding for a full mill and overlay project included in 2031.

001.001.0003	Asphalt walking paths	Site-Wide
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	10	5	2029	283	SY	10.0%	100.00%	\$21.12	\$598.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$707.15	2039	\$927.95	2049	\$1,148.70
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On 3/27/2024 By David Herring, DMA Reserves

The UOA is responsible for only their portion of the overall area walking paths. Previous patching and crack filling noted. Funding include to patch and replace a portion of the overall surface area as required on a 10-year cycle beginning in 2029.

The UOA of Pheasant Ridge Condominiums

001.001.0004		Asphalt milling & overlay - shared main road					Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	35	25	9	2033	5033	SY	100.0%	20.00%	\$20.14	\$20,273.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2033			\$26,966.49							
On 3/27/2024 By David Herring, DMA Reserves Main road shared by different sections of the overall Pheasant Ridge development. We have included a 25% share as the responsibility for the UOA in 2033 for asphalt milling & overlay project. This is placeholder figure until there is a determined around of time to coordinate with the other properties.										

001.001.0005		Concrete curb and gutter					Site-Wide					
Component Details												
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
1998	32	5	6	2030	1630	LF	2.0%	100.00%	\$100.93	\$3,290.00		
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).												
2030			\$4,011.90		2035		\$4,619.35		2040		\$5,226.88	
2045			\$5,833.95		2050		\$6,441.16					
On 3/27/2024 By David Herring, DMA Reserves Good overall condition with minor cracking noted.												

The UOA of Pheasant Ridge Condominiums

001.001.0006		Concrete sidewalks					Site-Wide					
Component Details												
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
1998	32	5	6	2030	5100	SF	3.0%	100.00%	\$12.88	\$1,971.00		
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).												
2030			\$2,403.48		2035			\$2,767.40		2040		\$3,131.35
2045			\$3,495.04		2050			\$3,858.80				
On 3/27/2024 By David Herring, DMA Reserves Good overall condition with minor cracking noted.												
Total for 001.001 ASPHALT & CONCRETE COMPONENTS										\$105,747.00		

The UOA of Pheasant Ridge Condominiums

001.002 COMMUNITY SIGNAGE

001.002.0001		Private residential community sign					Pheasant Ridge Road at Circle					
Component Details												
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
2015	20	20	11	2035	21	SF	100.0%	100.00%	\$130.02	\$2,769.00		
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <table><tr><td>2035</td><td>\$3,887.83</td></tr></table>											2035	\$3,887.83
2035	\$3,887.83											
<div>On 3/29/2024</div> <div>By David Herring, DMA Reserves</div> <div>Observed in good condition.</div>												
Total for 001.002 COMMUNITY SIGNAGE										\$2,769.00		

The UOA of Pheasant Ridge Condominiums

001.003 RETAINING WALLS

001.003.0001 Interlocking block retaining wall Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	45	45	33	2057	400	SF	100.0%	100.00%	\$37.17	\$14,868.00

On 3/29/2024 By David Herring, DMA Reserves

This is a long useful life component with replacement funding not yet calculating financially in the reserve study period.

001.003.0002 Conc./stone retaining walls Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	50	10	24	2048	3332	SF	10.0%	100.00%	\$124.52	\$41,490.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2048	\$78,166.80
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On 3/29/2024 By David Herring, DMA Reserves

Stone retaining walls are located around the property typically located at driveways to parking garage entrances, or around a building perimeter. All noted in generally good condition. Future funding is included to address repair issues as may be required on a 10-year cycle beginning in 2048 - 45 years after initial construction.

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001.003.0003		CMU retaining wall				Utility Screen				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	45	10	19	2043	175	SF	20.0%	100.00%	\$28.31	\$991.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2043		\$1,684.11			2053		\$2,050.08			
On 3/29/2024 By David Herring, DMA Reserves CMU retaining wall screens underground utility hubs and was noted in good condition. Future funding for repairs as may be required is included here.										
Total for 001.003 RETAINING WALLS										\$57,349.00

The UOA of Pheasant Ridge Condominiums

001.004 SITE FURNISHINGS & STRUCTURES

001.004.0001 Park bench seating areas - allowance for refurbishment Community Circle

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	2	EA	100.0%	100.00%	\$1,617.31	\$3,235.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$3,469.64
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On 3/29/2024 By David Herring, DMA Reserves
Observed in good condition.

The UOA of Pheasant Ridge Condominiums

001.004.0002 Gazebo furniture & fixtures Community Circle

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	5	4	2028	1	LS	20.0%	100.00%	\$11,804.00	\$2,361.00

Detail of components within the assembly:

1	Chairs, Gazebo	8	EA	100.0%	100.00%	\$390.36	\$3,123.00
2	Tables, Gazebo	1	EA	100.0%	100.00%	\$389.10	\$389.00
3	Rocker Loveseat, Gazebo	1	EA	100.0%	100.00%	\$4,101.07	\$4,101.00
4	Bench, Gazebo	2	EA	100.0%	100.00%	\$566.17	\$1,132.00
5	Sun shades - pull down, Gazebo	6	EA	100.0%	100.00%	\$269.78	\$1,619.00
6	Paddle fan, residential, variable speed (w/o lights), Gazebo	1	EA	100.0%	100.00%	\$499.18	\$499.00
7	Recessed, incand.light fixture, Gazebo	4	EA	100.0%	100.00%	\$235.29	\$941.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$2,704.85	2033	\$3,140.54	2038	\$3,576.51
2043	\$4,012.26	2048	\$4,448.13	2053	\$4,884.18

On 3/29/2024 By David Herring, DMA Reserves

This is an allowance for ongoing funding allocated to replace a percentage of the total value of the gazebo furnishings & fixtures as may be required on a 5-year cycle with the first occurrence anticipated in 2028.

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001.004.0003		Gazebo roof					Community Circle			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	25	25	13	2037	5	SQ	100.0%	100.00%	\$358.50	\$1,793.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2037			\$2,649.82							
On 3/29/2024 By David Herring, DMA Reserves Observed in good condition.										

001.004.0004		Gazebo replacement					Community Circle			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	40	40	14	2038	332	SF	100.0%	100.00%	\$58.39	\$19,385.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$29,364.84							
On 3/29/2024 By David Herring, DMA Reserves Replacement cost is an estimate by DMA based on our component database that has been adjusted to included future inflation.										

Total for 001.004 SITE FURNISHINGS & STRUCTURES										\$26,774.00
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The UOA of Pheasant Ridge Condominiums

001.005 STORMWATER DRAINAGE

001.005.0001		Curb inlets					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1998	36	5	10	2034	2	EA	15.0%	100.00%	\$12,855.11	\$3,857.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2034			\$5,273.08		2039		\$5,985.22		2044		\$6,696.74
2049			\$7,408.97								
On 3/29/2024 By David Herring, DMA Reserves This is an allowance for periodic repair of the common curb inlets.											

001.005.0002		Drop inlets					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1998	36	5	10	2034	1	EA	15.0%	100.00%	\$8,407.89	\$1,261.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2034			\$1,723.98		2039		\$1,956.81		2044		\$2,189.43
2049			\$2,422.27								
On 3/29/2024 By David Herring, DMA Reserves This is an allowance for periodic repair of the common drop inlet.											

Total for 001.005 STORMWATER DRAINAGE										\$5,118.00	
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The UOA of Pheasant Ridge Condominiums

002.001 EXTERIOR COMPONENTS (4434)

002.001.0001		Awning frame aluminum frame					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	37	30	11	2035	162	SF	100.0%	100.00%	\$99.28	\$16,083.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2035			\$22,581.47							
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

002.001.0002		Awning fabric - replace					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	15	5	2029	162	SF	100.0%	100.00%	\$34.74	\$5,628.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$6,655.26		2044		\$9,771.66			
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

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002.001.0003		Roof: EPDM					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	74	SQ	100.0%	100.00%	\$803.30	\$59,444.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$68,101.29							
On 3/28/2024 By David Herring, DMA Reserves Good overall condition with no significant deficiencies noted.										

002.001.0004		Shingled roof, heavy weight (50 year) dim. asphalt shingles					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	40	40	34	2058	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
On 3/28/2024 By David Herring, DMA Reserves Replaced in 2018, asphalt shingles noted in good overall condition. The previous study noted a 50-year shingle - this needs to be verified as this may be the limited warranty period, not the actual lifespan of the shingle. We have retained the 40 year lifespan from the 2018 reserve study.										

002.001.0005		Rain gutters and downspouts					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	40	40	14	2038	1250	LF	100.0%	100.00%	\$7.24	\$9,050.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$13,709.15							
On 3/28/2024 By David Herring, DMA Reserves Appeared to be in good condition and assumed to be functioning properly.										

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002.001.0006		Caulking at windows and doors					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	15	4	2028	3140	LF	100.0%	100.00%	\$3.88	\$12,183.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$13,957.31		2043			\$20,703.57		
On 3/28/2024 By David Herring, DMA Reserves Management stated leaks had previously occurred due to poor caulking and water infiltration around the windows. We have included a cost here to occur when EIFS repairs are taking place.										

002.001.0007		EIFS - repair & paint w/ crane allowance					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	15	4	2028	1	LS	100.0%	100.00%	\$20,609.00	\$20,609.00
Detail of components within the assembly:										
1	Repair/resurface EIFS, 4434 Pheasant Ridge Road				4052	SF	5.0%	100.00%	\$8.85	\$1,793.00
2	Paint EIFS, 4434 Pheasant Ridge Road				4052	SF	100.0%	100.00%	\$1.12	\$4,538.00
3	Crane & crew, hydraulic, w/oper. cost. - allowance, 4434 Pheasant Ridge Road				3	DAY	100.0%	100.00%	\$4,759.20	\$14,278.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$23,610.44		2043			\$35,022.53		
On 3/28/2024 By David Herring, DMA Reserves EIFS requires periodic repair, caulking, minor refinishing and repair for this cladding system to reach its full useful lifespan. Funding is included for this purpose on a 15 year cycle with the upcoming occurrence anticipated in 2028.										

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002.001.0008 Exterior Insulation & Finish System (EIFS) at gables - 4434 Pheasant Ridge Road
 replace
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	60	60	34	2058	4052	SY	100.0%	100.00%	\$17.50	\$70,910.00

On 3/28/2024 By David Herring, DMA Reserves

Replacement cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet calculating financially.

002.001.0009 Exterior wall lights 4434 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	35	35	9	2033	4	EA	100.0%	100.00%	\$188.56	\$754.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2033 \$1,002.94

On 3/28/2024 By David Herring, DMA Reserves

Observed during daylight hours and assumed to be working properly.

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002.001.0010		Brick tuck-pointing					4434 Pheasant Ridge Road				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1998	35	10	9	2033	25856	SF	3.0%	100.00%	\$19.85	\$15,397.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2033			\$20,480.59		2043		\$26,165.39		2053		\$31,851.53
On 3/29/2024 By David Herring, DMA Reserves The previous reserve study did not include any brick tuck-pointing work that may eventually be required for the exterior brick cladding. Funding is included for this purpose for a percentage of the overall exterior brick area of each building on a 10-year cycle with the first occurrence anticipated 35 years after initial construction.											

002.001.0011		Glass entrance door, metal clad w/ sidelights and hardware					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	32	6	2030	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$3,889.96							
On 3/28/2024 By David Herring, DMA Reserves Good condition; working properly.										

The UOA of Pheasant Ridge Condominiums

002.001.0012	Overhead doors, commercial grade	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	15	15	3	2027	1	EA	100.0%	100.00%	\$5,785.09	\$5,785.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$6,413.93	2042	\$9,617.40
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On 3/28/2024 By David Herring, DMA Reserves

Overall noted in good condition.

002.001.0013	Door operator	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	15	15	3	2027	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$1,301.63	2042	\$1,951.73
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On 3/28/2024 By David Herring, DMA Reserves

Working properly at this time.

The UOA of Pheasant Ridge Condominiums

002.001.0014		Exterior common steel doors incl. hardware					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	25	4	2028	3	EA	100.0%	100.00%	\$3,665.13	\$10,995.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$12,596.29		2053			\$22,745.17		
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										

002.001.0015		Exterior common steel doors incl. hardware					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	25	25	17	2041	1	EA	100.0%	100.00%	\$3,665.13	\$3,665.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2041			\$5,957.75							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										

The UOA of Pheasant Ridge Condominiums

002.001.0016		Door closers					4434 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$2,196.19							
On 3/28/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

002.001.0017		Door closers					4434 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	1	EA	100.0%	100.00%	\$479.28	\$479.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$884.73							
On 3/28/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

002.001.0018	Common area windows	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	40	40	14	2038	4	EA	100.0%	100.00%	\$880.13	\$3,521.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2038	\$5,333.70
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On 3/28/2024 By David Herring, DMA Reserves

Appeared in good condition and assumed functional. Note that caulking for windows / doors is included as a separate component.

002.001.0019	Porch/balcony wood deck	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	1	5	2029	2280	SF	25.0%	100.00%	\$28.42	\$16,199.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$19,155.76	2030	\$19,753.42	2031	\$20,351.95
2032	\$20,950.30				

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2033	2034	2035	2036	2037	2038	2039	2040	2041
2042	2043	2044	2045	2046	2047	2048	2049	2050
2051	2052	2053						

On 3/28/2024 By David Herring, DMA Reserves

Balcony decking not included for Building One in the 2019 DMA study. We have reintroduced the component here. Assuming the decking is an original component, we have included funds to replace approximately 25% of the building wood decking over a span of 4 years from 2029 - 2032.

The UOA of Pheasant Ridge Condominiums

002.001.0020		Porch aluminum railing					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	45	45	19	2043	394	LF	100.0%	100.00%	\$80.71	\$31,800.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2043			\$54,040.34							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										
Total for 002.001 EXTERIOR COMPONENTS (4434)										\$384,108.00

The UOA of Pheasant Ridge Condominiums

002.002 INTERIOR COMPONENTS (4434)

002.002.0001 Office 4th floor, computer, furniture, supplies 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2014	20	20	10	2034	1	LS	15.0%	100.00%	\$11,247.82	\$1,687.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$8,416.93	15.0%	1	LS	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$2,306.36
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On 3/29/2024 By David Herring, DMA Reserves

We have included only a percentage of the total replacement cost for the office furniture and extended the estimated useful life by 5 years

002.002.0002 Entry panel intercom 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	20	20	7	2031	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2031	\$5,712.71	2051	\$9,070.35
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On 3/29/2024 By David Herring, DMA Reserves

Appeared to be in good condition and assumed to be functioning properly.

The UOA of Pheasant Ridge Condominiums

002.002.0003 Rated hardware replacement, commercial grade 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	5	4	2028	10	EA	20.0%	100.00%	\$1,262.79	\$2,526.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$2,893.89	2033	\$3,360.01	2038	\$3,826.45
2043	\$4,292.65	2048	\$4,758.98	2053	\$5,225.51

On 3/29/2024 By David Herring, DMA Reserves

This is an allowance to periodically replace a percentage of the total number of hardware sets as may be required.

002.002.0004 Common light fixtures - periodic replacement 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	10	6	2030	1	LS	15.0%	100.00%	\$20,018.00	\$3,003.00

Detail of components within the assembly:

1	Fluorescent light fixtures, BUILDING ONE	18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2	Incandescent light fixtures, BUILDING ONE	40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3	Chandeliers, BUILDING ONE	1	EA	100.0%	100.00%	\$871.54	\$872.00
4	Ceiling fans, BUILDING ONE	2	EA	100.0%	100.00%	\$952.72	\$1,905.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2030	\$3,661.93	2040	\$4,770.93	2050	\$5,879.29
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On 3/29/2024 By David Herring, DMA Reserves

This is an allowance to periodically replace a percentage of the total number of light fixtures as may be required.

The UOA of Pheasant Ridge Condominiums

002.002.0005		Carpet - commercial loop over pad					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	8	2032	1030	SY	100.0%	100.00%	\$52.58	\$54,157.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$70,041.67		2047			\$100,030.67		
On 3/29/2024 By David Herring, DMA Reserves Replaced circa 2017, new carpet installation anticipated in 2032.										

002.002.0006		Common area paint					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	15	15	1	2025	24000	SF	100.0%	100.00%	\$1.16	\$27,840.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$28,811.62		2040			\$44,229.84		
On 3/29/2024 By David Herring, DMA Reserves Painting for Building One anticipated in 2025; verify and adjust as necessary after review.										

The UOA of Pheasant Ridge Condominiums

002.002.0007		Furniture - common areas					4434 Pheasant Ridge Road				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1998	35	10	9	2033	1	LS	10.0%	100.00%	\$45,959.00	\$4,596.00	
Detail of components within the assembly:											
1	Chairs, BUILDING ONE				10	EA	100.0%	100.00%	\$390.36	\$3,904.00	
2	Cabinets, BUILDING ONE				4	EA	100.0%	100.00%	\$871.61	\$3,486.00	
3	Desks / Tables, BUILDING ONE				6	EA	100.0%	100.00%	\$2,309.36	\$13,856.00	
4	Lamps, BUILDING ONE				8	EA	100.0%	100.00%	\$1,593.95	\$12,752.00	
5	Art and Mirrors, BUILDING ONE				19	EA	100.0%	100.00%	\$629.50	\$11,961.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2033		\$6,113.45			2043		\$7,810.35		2053		\$9,507.65
On 3/29/2024 By David Herring, DMA Reserves											
This is an allowance to periodically replace a percentage of the total quantity of furniture as may be required or as determined by building residents.											

002.002.0008		Electrical: main switch					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	50	50	24	2048	1	EA	100.0%	100.00%	\$2,154.03	\$2,154.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048		\$4,058.10								
On 3/30/2024 By David Herring, DMA Reserves										
Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

002.002.0009	Electrical: Local load centers	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	50	50	24	2048	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2048	\$5,116.93
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

002.002.0010	Electrical: wiring system, repair allowance	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	50	5	24	2048	25000	GSF	5.0%	100.00%	\$5.13	\$6,413.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2048	\$12,082.01	2053	\$13,266.43
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On 3/29/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any electrical issues in the building related to the common areas.

The UOA of Pheasant Ridge Condominiums

002.002.0011	Electrical: exit signs	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	25	4	2028	14	EA	100.0%	100.00%	\$501.69	\$7,024.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$8,046.97	2053	\$14,530.44
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On 3/29/2024 By David Herring, DMA Reserves

Good condition; working properly.

002.002.0012	Electrical: emergency lighting	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	25	4	2028	23	EA	100.0%	100.00%	\$136.68	\$3,144.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$3,601.89	2053	\$6,503.98
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On 3/29/2024 By David Herring, DMA Reserves

Good condition; working properly.

The UOA of Pheasant Ridge Condominiums

002.002.0013 HVAC: condensers and tubing 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	20	5	2029	2	EA	100.0%	100.00%	\$5,481.69	\$10,963.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$12,964.05	2049	\$21,059.04
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On 3/29/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

002.002.0014 HVAC: air handlers/evaporators 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	20	5	2029	2	EA	100.0%	100.00%	\$2,215.29	\$4,431.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$5,239.78	2049	\$8,511.59
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On 3/29/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

002.002.0015 Plumbing infrastructure: common repair allowance 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	5	4	2028	25000	GSF	3.0%	100.00%	\$13.20	\$9,900.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$11,341.81	2033	\$13,168.66	2038	\$14,996.73
2043	\$16,823.88	2048	\$18,651.52	2053	\$20,479.96

On 3/30/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any plumbing issues in the building related to the common areas.

002.002.0016 Garage: ventilation fans 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	31	25	5	2029	1	EA	100.0%	100.00%	\$1,436.18	\$1,436.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$1,698.11
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On 3/29/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

002.002.0017 Elevator: controller, driver and wiring 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	30	6	2030	1	EA	100.0%	100.00%	\$51,376.36	\$51,376.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2030	\$62,649.03
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

002.002.0018 Elevator: car door operators 4434 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	30	6	2030	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2030	\$7,487.25
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

002.002.0019		Elevator: car operating panel					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	30	6	2030	1	LS	100.0%	100.00%	\$36,697.40	\$36,697.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$44,749.13							
On 3/30/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

002.002.0020		Elevator: car interior refurbish					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	30	30	16	2040	270	SF	100.0%	100.00%	\$70.26	\$18,970.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2040			\$30,137.91							
On 3/30/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

002.002.0021		Elevator: car doors					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	30	6	2030	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$8,445.72							
On 3/30/2024		By David Herring, DMA Reserves Assumed in good condition and functioning properly.								

002.002.0022		Elevator: hallway doors					4434 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	40	40	14	2038	5	PR	100.0%	100.00%	\$2,714.70	\$13,574.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$20,562.19							
On 3/30/2024		By David Herring, DMA Reserves Assumed in good condition and functioning properly.								

The UOA of Pheasant Ridge Condominiums

002.002.0023 Elevator: hallway station panel, position indicator 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	32	30	6	2030	5	EA	100.0%	100.00%	\$978.62	\$4,893.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2030	\$5,966.64
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

002.002.0024 Fire supression: sprinkler system, repair allowance 4434 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	5	4	2028	93000	GSF	3.0%	100.00%	\$5.51	\$15,373.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$17,611.90	2033	\$20,448.67	2038	\$23,287.35
2043	\$26,124.58	2048	\$28,962.58	2053	\$31,801.84

On 3/30/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any fire suppression issues in the building related to the common areas.

The UOA of Pheasant Ridge Condominiums

002.002.0025	Fire supression: dry system air compressor	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$4,561.93
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

002.002.0026	Fire alarm: fire alarm control panel	4434 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2028	\$25,563.76
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

002.002.0027		Fire alarm: fire strobes/alarms					4434 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	8	EA	100.0%	100.00%	\$289.35	\$2,315.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$2,652.15							
On 3/30/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

002.002.0028		Fire alarm: pull stations					4434 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	30	30	4	2028	10	EA	100.0%	100.00%	\$162.55	\$1,626.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$1,862.80							
On 3/30/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

Total for 002.002 INTERIOR COMPONENTS (4434)										\$330,723.00
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The UOA of Pheasant Ridge Condominiums

003.001 EXTERIOR COMPONENTS (4438)

003.001.0001		Awning frame aluminum frame					4438 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	162	SF	100.0%	100.00%	\$99.28	\$16,083.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$20,800.26							
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

003.001.0002		Awning fabric - replace					4438 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	15	8	2032	162	SF	100.0%	100.00%	\$34.74	\$5,628.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$7,278.73		2047		\$10,395.20			
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

The UOA of Pheasant Ridge Condominiums

003.001.0003		Roof: EPDM					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	30	30	16	2040	74	SQ	100.0%	100.00%	\$803.30	\$59,444.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2040			\$94,439.61							
On 3/28/2024		By David Herring, DMA Reserves Good overall condition with no significant deficiencies noted.								

003.001.0004		Shingled roof, heavy weight (50 year) dim. asphalt shingles					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	40	32	2056	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
On 3/28/2024		By David Herring, DMA Reserves Replaced in 2018, asphalt shingles noted in good overall condition. The previous study noted a 50-year shingle - this needs to be verified as this may be the limited warranty period, not the actual lifespan of the shingle. We have retained the 40 year lifespan from the 2018 reserve study.								

003.001.0005		Rain gutters and downspouts					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	40	40	18	2042	1250	LF	100.0%	100.00%	\$7.24	\$9,050.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2042			\$15,045.41							
On 3/28/2024		By David Herring, DMA Reserves Appeared to be in good condition and assumed to be functioning properly.								

The UOA of Pheasant Ridge Condominiums

003.001.0006		Caulking at windows and doors					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	15	3	2027	3140	LF	100.0%	100.00%	\$3.88	\$12,183.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$13,507.51		2042			\$20,253.93		
On 3/28/2024 By David Herring, DMA Reserves Management stated leaks had previously occurred due to poor caulking and water infiltration around the windows. We have included a cost here to occur when EIFS repairs are taking place.										

003.001.0007		EIFS - repair & paint w/ crane allowance					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	15	3	2027	1	LS	100.0%	100.00%	\$20,609.00	\$20,609.00
Detail of components within the assembly:										
1	Repair/resurface EIFS, Gazebo				4052	SF	5.0%	100.00%	\$8.85	\$1,793.00
2	Paint EIFS, Gazebo				4052	SF	100.0%	100.00%	\$1.12	\$4,538.00
3	Crane & crew, hydraulic, w/oper. cost. - allowance, Gazebo				3	DAY	100.0%	100.00%	\$4,759.20	\$14,278.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$22,849.55		2042			\$34,261.92		
On 3/28/2024 By David Herring, DMA Reserves EIFS requires periodic repair, caulking, minor refinishing and repair for this cladding system to reach its full useful lifespan. Funding is included for this purpose on a 15 year cycle with the upcoming occurrence anticipated in 2027.										

The UOA of Pheasant Ridge Condominiums

003.001.0008 Exterior Insulation & Finish System (EIFS) at gables - 4438 Pheasant Ridge Road
 replace
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	60	60	38	2062	4052	SY	100.0%	100.00%	\$17.50	\$70,910.00

On 3/28/2024 By David Herring, DMA Reserves

Replacement cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet calculating financially.

003.001.0009 Brick tuck-pointing 4438 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	35	10	13	2037	25856	SF	3.0%	100.00%	\$19.85	\$15,397.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2037	\$22,754.84	2047	\$28,439.05
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On 3/29/2024 By David Herring, DMA Reserves

The previous reserve study did not include any brick tuck-pointing work that may eventually be required for the exterior brick cladding. Funding is included for this purpose for a percentage of the overall exterior brick area of each building on a 10-year cycle with the first occurrence anticipated 35 years after initial construction.

The UOA of Pheasant Ridge Condominiums

003.001.0010 Exterior wall lights 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	35	35	13	2037	4	EA	100.0%	100.00%	\$188.56	\$754.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2037	\$1,114.30
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On 3/28/2024 By David Herring, DMA Reserves

Observed during daylight hours and assumed to be working properly.

003.001.0011 Glass entrance door, metal clad w/ sidelights and hardware 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	32	32	10	2034	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$4,361.20
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On 3/28/2024 By David Herring, DMA Reserves

Good condition; working properly.

The UOA of Pheasant Ridge Condominiums

003.001.0012		Overhead doors, commercial grade					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	15	8	2032	1	EA	100.0%	100.00%	\$5,785.09	\$5,785.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$7,481.79		2047			\$10,685.17		
On 3/28/2024 By David Herring, DMA Reserves Overall noted in good condition.										

003.001.0013		Door operator					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	8	2032	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$1,518.33		2047			\$2,168.42		
On 3/28/2024 By David Herring, DMA Reserves Working properly at this time.										

The UOA of Pheasant Ridge Condominiums

003.001.0014		Exterior common steel doors incl. hardware					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	3	2027	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$16,254.90		2052			\$29,786.83		
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										

003.001.0015		Door closers					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$3,540.83							
On 3/28/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

003.001.0016		Common area windows					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	40	40	18	2042	4	EA	100.0%	100.00%	\$880.13	\$3,521.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2042			\$5,853.59							
On 3/28/2024 By David Herring, DMA Reserves Appeared in good condition and assumed functional. Note that caulking for windows / doors is included as a separate component.										

003.001.0017		Porch/balcony wood deck					4438 Pheasant Ridge Road										
Component Details																	
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year							
2002	25	1	3	2027	2280	SF	25.0%	100.00%	\$28.42	\$16,199.00							
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).																	
2027			\$17,960.12		2028		\$18,558.19		2029		\$19,155.76						
2030			\$19,753.42														
Expenditures in the year(s) below have been manually removed from the yearly expenditures.																	
2024		2025		2026		2031		2032		2033		2034		2035		2036	
2037		2038		2039		2040		2041		2042		2043		2044		2045	
2046		2047		2048		2049		2050		2051		2052		2053			
On 3/28/2024 By David Herring, DMA Reserves Assuming the decking is an original component, we have included funds to replace approximately 25% of the building wood decking over a span of 4 years from 2027 - 2030.																	

The UOA of Pheasant Ridge Condominiums

003.001.0018		Porch aluminum railing					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	45	45	23	2047	394	LF	100.0%	100.00%	\$80.71	\$31,800.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$58,736.21							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										
Total for 003.001 EXTERIOR COMPONENTS (4438)										\$383,630.00

The UOA of Pheasant Ridge Condominiums

003.002 INTERIOR COMPONENTS (4438)

003.002.0001 Intercom entry panel 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	3	2027	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$5,041.33	2047	\$8,398.53
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0002 Rated hardware replacement, commercial grade 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	3	2027	10	EA	100.0%	100.00%	\$1,262.79	\$12,628.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$14,000.88	2047	\$23,324.56
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functional.

The UOA of Pheasant Ridge Condominiums

003.002.0003		Common light fixtures - periodic replacement					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	32	10	10	2034	1	LS	15.0%	100.00%	\$18,113.00	\$2,717.00
Detail of components within the assembly:										
1	Fluorescent light fixtures, 4438 Pheasant Ridge Road				18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2	Incandescent light fixtures, 4438 Pheasant Ridge Road				40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3	Chandeliers, 4438 Pheasant Ridge Road				1	EA	100.0%	100.00%	\$871.54	\$872.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034			\$3,714.53		2044			\$4,717.40		
On 3/29/2024 By David Herring, DMA Reserves										
This is an allowance to periodically replace a percentage of the total number of light fixtures as may be required.										

003.002.0004		Carpet - commercial loop over pad					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	3	2027	1030	SY	100.0%	100.00%	\$52.58	\$54,157.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$60,044.81		2047			\$100,030.67		
On 3/29/2024 By David Herring, DMA Reserves										
Replaced circa 2017, new carpet installation anticipated in 2032.										

The UOA of Pheasant Ridge Condominiums

003.002.0005 Paint: common areas 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	15	3	2027	24000	SF	100.0%	100.00%	\$1.16	\$27,840.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$30,866.69	2042	\$46,283.28
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On 3/30/2024 By David Herring, DMA Reserves

Verify date common areas were painted in this building. We have included funding in 2027, which can be adjusted when verified.

003.002.0006 Furniture - common areas 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	3	2027	1	LS	10.0%	100.00%	\$45,059.00	\$4,506.00

Detail of components within the assembly:

1	Chairs, BUILDING TWO	12	EA	100.0%	100.00%	\$390.36	\$4,684.00
2	Cabinets, BUILDING TWO	4	EA	100.0%	100.00%	\$871.61	\$3,486.00
3	Desks / Tables, BUILDING TWO	5	EA	100.0%	100.00%	\$2,309.36	\$11,547.00
4	Lamps, BUILDING TWO	8	EA	100.0%	100.00%	\$1,593.95	\$12,752.00
5	Art and Mirrors, BUILDING TWO	20	EA	100.0%	100.00%	\$629.50	\$12,590.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$4,995.88	2052	\$9,154.86
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On 3/30/2024 By David Herring, DMA Reserves

This is an allowance to periodically replace a percentage of the total quantity of furniture as may be required or as determined by building residents.

The UOA of Pheasant Ridge Condominiums

003.002.0007 Electrical: main switch 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	50	50	28	2052	1	EA	100.0%	100.00%	\$2,154.03	\$2,154.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2052	\$4,376.27
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0008 Electrical: local load centers 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	50	50	28	2052	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2052	\$5,518.12
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0009 Electrical: wiring system, repair allowance 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	50	5	28	2052	25000	GSF	5.0%	100.00%	\$5.13	\$6,413.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2052	\$13,029.30
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On 3/29/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any electrical issues in the building related to the common areas.

003.002.0010 Electrical: exit signs 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	40	40	18	2042	14	EA	100.0%	100.00%	\$501.69	\$7,024.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2042	\$11,677.24
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0011 Electrical: emergency lighting 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	40	40	18	2042	23	EA	100.0%	100.00%	\$136.68	\$3,144.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2042	\$5,226.84
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0012 HVAC: condensers and tubing 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	3	2027	2	EA	100.0%	100.00%	\$5,481.69	\$10,963.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$12,154.87	2047	\$20,249.24
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0013 HVAC: air handlers/evaporators 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	3	2027	2	EA	100.0%	100.00%	\$2,215.29	\$4,431.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$4,912.73	2047	\$8,184.28
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0014 Garage: ventilation fans 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	3	2027	1	EA	100.0%	100.00%	\$1,436.18	\$1,436.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2027	\$1,592.12	2052	\$2,917.57
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0015 Plumbing infrastructure: common repair allowance 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	5	8	2032	25000	GSF	3.0%	100.00%	\$13.20	\$9,900.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$12,803.75	2037	\$14,630.96	2042	\$16,458.50
2047	\$18,285.80	2052	\$20,113.89		

On 3/30/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any plumbing issues in the building related to the common areas.

003.002.0016 Elevator: controller, driver and wiring 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	EA	100.0%	100.00%	\$51,376.36	\$51,376.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$66,444.99
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0017 Elevator: car door operators 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$7,940.90
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0018 Elevator: Car operating panel 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	LS	100.0%	100.00%	\$36,697.40	\$36,697.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$47,460.52
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0019 Elevator: car interior refurbish 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	270	SF	100.0%	100.00%	\$70.26	\$18,970.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$24,534.03
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0020 Elevator: car doors 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$8,957.46
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0021 Elevator: hallway doors 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	40	40	18	2042	5	PR	100.0%	100.00%	\$2,714.70	\$13,574.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2042	\$22,566.43
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0022 Elevator: hallway station panel, position indicator 4438 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	5	EA	100.0%	100.00%	\$978.62	\$4,893.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$6,328.16
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0023 Fire suppression: sprinkler system, repair allowance 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	5	8	2032	93000	GSF	3.0%	100.00%	\$5.51	\$15,373.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$19,882.03	2037	\$22,719.37	2042	\$25,557.21
2047	\$28,394.69	2052	\$31,233.39		

On 3/31/2024 By David Herring, DMA Reserves

This is an allowance to periodically repair / replace a percentage of the sprinkler system on a 5-year interval beginning in 2032.

003.002.0024 Fire suppression: dry system air compressor 4438 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$5,149.95
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0025	Fire alarm: control panel	4438 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$28,858.87
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

003.002.0026	Fire alarm: strobes/alarms	4438 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	8	EA	100.0%	100.00%	\$289.35	\$2,315.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2032	\$2,994.01
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On 3/30/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

003.002.0027		Fire alarm: pull stations					4438 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	30	30	8	2032	10	EA	100.0%	100.00%	\$162.55	\$1,626.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$2,102.91							
On 3/30/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										
Total for 003.002 INTERIOR COMPONENTS (4438)										\$338,762.00

The UOA of Pheasant Ridge Condominiums

004.001 EXTERIOR COMPONENTS (4444)

004.001.0001		Awning frame aluminum frame					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	30	24	2048	162	SF	100.0%	100.00%	\$99.28	\$16,083.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048			\$30,300.22							
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

004.001.0002		Awning fabric - replace					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	15	24	2048	162	SF	100.0%	100.00%	\$34.74	\$5,628.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048			\$10,603.10							
On 3/28/2024		By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.								

The UOA of Pheasant Ridge Condominiums

004.001.0003 Provision Roofing 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	1	LS	100.0%	100.00%	\$12,938.79	\$12,939.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$9,373.00	100.0%	1	LS	Cost from DMA 2018 study.

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2047	\$23,898.98
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On 3/28/2024 By David Herring, DMA Reserves

This roof component was included in the DMA 2018 reserve study. The component needs verification as it is not identified other than a cost associated with a roof component.

004.001.0004 Roof: EPDM 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	30	30	16	2040	29	SQ	100.0%	100.00%	\$803.30	\$23,296.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2040	\$37,010.71
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On 3/28/2024 By David Herring, DMA Reserves

Good overall condition with no significant deficiencies noted.

The UOA of Pheasant Ridge Condominiums

004.001.0005 Shingled roof, heavy weight (50 year) dim. asphalt shingles 4444 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	40	40	39	2063	170	SQ	100.0%	100.00%	\$623.04	\$105,917.00

On 3/28/2024 By David Herring, DMA Reserves

According to Board members, the roof was replaced in 2023, and appeared to be good condition. The previous study noted a 50-year shingle - this needs to be verified as this may be the limited warranty period, not the actual lifespan of the shingle. We have retained the 40 year lifespan from the 2018 reserve study.

004.001.0006 Rain gutters and downspouts 4444 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	40	40	22	2046	1250	LF	100.0%	100.00%	\$7.24	\$9,050.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2046	\$16,381.64
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On 3/28/2024 By David Herring, DMA Reserves

Appeared to be in good condition and assumed to be functioning properly.

The UOA of Pheasant Ridge Condominiums

004.001.0007 Caulking at windows and doors 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	2	2026	3140	LF	100.0%	100.00%	\$3.88	\$12,183.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$13,058.30	2041	\$19,804.37
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On 3/28/2024 By David Herring, DMA Reserves

Management stated leaks had previously occurred due to poor caulking and water infiltration around the windows. We have included a cost here to occur when EIFS repairs are taking place.

004.001.0008 EIFS - repair & paint w/ crane allowance 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	25	15	7	2031	1	LS	100.0%	100.00%	\$20,609.00	\$20,609.00

Detail of components within the assembly:

1	Repair/resurface EIFS, Site-Wide	4052	SF	5.0%	100.00%	\$8.85	\$1,793.00
2	Paint EIFS, Site-Wide	4052	SF	100.0%	100.00%	\$1.12	\$4,538.00
3	Crane & crew, hydraulic, w/oper. cost. - allowance, Site-Wide	3	DAY	100.0%	100.00%	\$4,759.20	\$14,278.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2031	\$25,892.54	2046	\$37,304.82
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On 3/28/2024 By David Herring, DMA Reserves

EIFS requires periodic repair, caulking, minor refinishing and repair for this cladding system to reach its full useful lifespan. Funding is included for this purpose on a 15 year cycle with the upcoming occurrence anticipated in 2031.

The UOA of Pheasant Ridge Condominiums

004.001.0009 Exterior Insulation & Finish System (EIFS) at gables - 4444 Pheasant Ridge Road
 replace
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	60	60	42	2066	4052	SY	100.0%	100.00%	\$17.50	\$70,910.00

On 3/28/2024 By David Herring, DMA Reserves

Replacement cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet calculating financially.

004.001.0010 Brick tuck-pointing 4444 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	35	10	17	2041	25856	SF	3.0%	100.00%	\$19.85	\$15,397.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2041	\$25,028.97	2051	\$30,713.98
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On 3/29/2024 By David Herring, DMA Reserves

The previous reserve study did not include any brick tuck-pointing work that may eventually be required for the exterior brick cladding. Funding is included for this purpose for a percentage of the overall exterior brick area of each building on a 10-year cycle with the first occurrence anticipated 35 years after initial construction.

The UOA of Pheasant Ridge Condominiums

004.001.0011		Exterior wall lights					4444 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	35	35	17	2041	4	EA	100.0%	100.00%	\$188.56	\$754.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2041			\$1,225.67							
On 3/28/2024 By David Herring, DMA Reserves Observed during daylight hours and assumed to be working properly.										

004.001.0012		Glass entrance door, metal clad w/ sidelights and hardware					4444 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	32	32	14	2038	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$4,832.29							
On 3/28/2024 By David Herring, DMA Reserves Good condition; working properly.										

The UOA of Pheasant Ridge Condominiums

004.001.0013		Overhead doors, commercial grade					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	2	2026	1	EA	100.0%	100.00%	\$5,785.09	\$5,785.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$6,200.63		2041		\$9,403.93			
On 3/28/2024 By David Herring, DMA Reserves Overall noted in good condition.										

004.001.0014		Door operator					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	2	2026	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$1,258.34		2041		\$1,908.41			
On 3/28/2024 By David Herring, DMA Reserves Working properly at this time.										

The UOA of Pheasant Ridge Condominiums

004.001.0015		Exterior common steel doors incl. hardware					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	25	25	7	2031	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$18,419.65							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										

004.001.0016		Door closers					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$2,762.38							
On 3/28/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

004.001.0017		Common area windows					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	40	40	22	2046	4	EA	100.0%	100.00%	\$880.13	\$3,521.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2046			\$6,373.46							
On 3/28/2024 By David Herring, DMA Reserves Appeared in good condition and assumed functional. Note that caulking for windows / doors is included as a separate component.										

004.001.0018		Porch/balcony wood deck					4444 Pheasant Ridge Road										
Component Details																	
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year							
2006	25	1	7	2031	2280	SF	25.0%	100.00%	\$28.42	\$16,199.00							
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).																	
2031			\$20,351.95		2032			\$20,950.30		2033		\$21,547.38					
2034			\$22,146.40														
Expenditures in the year(s) below have been manually removed from the yearly expenditures.																	
2024		2025		2026		2027		2028		2029		2030		2035		2036	
2037		2038		2039		2040		2041		2042		2043		2044		2045	
2046		2047		2048		2049		2050		2051		2052		2053			
On 3/28/2024 By David Herring, DMA Reserves Assuming the decking is an original component, we have included funds to replace approximately 25% of the building wood decking over a span of 4 years from 2031 - 2034.																	

The UOA of Pheasant Ridge Condominiums

004.001.0019		Porch aluminum railing					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	45	45	27	2051	394	LF	100.0%	100.00%	\$80.71	\$31,800.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2051			\$63,434.70							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										
Total for 004.001 EXTERIOR COMPONENTS (4444)										\$371,013.00

The UOA of Pheasant Ridge Condominiums

004.002 INTERIOR COMPONENTS (4444)

004.002.0001 Intercom entry panel 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	2	2026	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$4,873.68	2046	\$8,230.63
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0002 Rated hardware replacement, commercial grade 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	2	2026	10	EA	100.0%	100.00%	\$1,262.79	\$12,628.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$13,535.27	2046	\$22,858.25
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

004.002.0003 Common light fixtures - periodic replacement 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	32	10	14	2038	1	LS	15.0%	100.00%	\$18,113.00	\$2,717.00

Detail of components within the assembly:

1	Fluorescent light fixtures, 4444 Pheasant Ridge Road	18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2	Incandescent light fixtures, 4444 Pheasant Ridge Road	40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3	Chandeliers, 4444 Pheasant Ridge Road	1	EA	100.0%	100.00%	\$871.54	\$872.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2038	\$4,115.76	2048	\$5,118.79
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On 3/29/2024 By David Herring, DMA Reserves

This is an allowance to periodically replace a percentage of the total number of light fixtures as may be required.

004.002.0004 Carpet - commercial loop over pad 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2024	20	20	20	2044	1030	SY	100.0%	100.00%	\$62.89	\$64,777.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$64,777.00	2044	\$112,469.58
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On 3/31/2024 By David Herring, DMA Reserves

Carpet and painting projects are being completed in 2024. The cost shown here is DMA's estimated cost to replace common area carpet and paint common areas as well. The cost can be adjusted when an invoice or proposal is received.

The UOA of Pheasant Ridge Condominiums

004.002.0005		Common area paint					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2024	15	15	15	2039	24000	SF	100.0%	100.00%	\$1.16	\$27,840.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2024		\$27,840.00		2039		\$43,201.64				
On 3/31/2024 By David Herring, DMA Reserves Carpet and painting projects are being completed in 2024. The cost shown here is DMA's estimated cost to replace common area carpet and paint common areas as well. The cost can be adjusted when an invoice or proposal is received.										

004.002.0006		Furniture - common areas					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	25	25	7	2031	1	LS	10.0%	100.00%	\$45,059.00	\$4,506.00
Detail of components within the assembly:										
1	Chairs, Site-Wide				12	EA	100.0%	100.00%	\$390.36	\$4,684.00
2	Cabinets, Site-Wide				4	EA	100.0%	100.00%	\$871.61	\$3,486.00
3	Desks / Tables, Site-Wide				5	EA	100.0%	100.00%	\$2,309.36	\$11,547.00
4	Lamps, Site-Wide				8	EA	100.0%	100.00%	\$1,593.95	\$12,752.00
5	Art and Mirrors, Site-Wide				20	EA	100.0%	100.00%	\$629.50	\$12,590.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031		\$5,661.20								
On 3/30/2024 By David Herring, DMA Reserves This is an allowance to periodically replace a percentage of the total quantity of furniture as may be required or as determined by building residents.										

The UOA of Pheasant Ridge Condominiums

004.002.0007 Electrical: main switch 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	50	50	32	2056	1	EA	100.0%	100.00%	\$2,154.03	\$2,154.00

On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0008 Electrical: Local load centers 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	50	50	32	2056	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.00

On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0009 Electrical: wiring system, repair allowance 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	50	5	32	2056	25000	GSF	5.0%	100.00%	\$5.13	\$6,413.00

On 3/29/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any electrical issues in the building related to the common areas.

The UOA of Pheasant Ridge Condominiums

004.002.0010	Electrical: exit signs	4444 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	40	40	22	2046	14	EA	100.0%	100.00%	\$501.69	\$7,024.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2046	\$12,714.32
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On 3/31/2024 By David Herring, DMA Reserves

All assumed in good condition and functioning properly.

004.002.0011	Electrical: emergency lighting	4444 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	40	40	22	2046	23	EA	100.0%	100.00%	\$136.68	\$3,144.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2046	\$5,691.05
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On 3/31/2024 By David Herring, DMA Reserves

All assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

004.002.0012 HVAC: condensers and tubing 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	2	2026	2	EA	100.0%	100.00%	\$5,481.69	\$10,963.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$11,750.65	2046	\$19,844.41
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0013 HVAC: air handlers/evaporators 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	2	2026	2	EA	100.0%	100.00%	\$2,215.29	\$4,431.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$4,749.35	2046	\$8,020.66
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

004.002.0014 Garage: ventilation fans 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	2	2026	1	EA	100.0%	100.00%	\$1,436.18	\$1,436.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2026	\$1,539.17	2046	\$2,599.37
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0015 Plumbing infrastructure: common repair allowance 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	5	12	2036	25000	GSF	3.0%	100.00%	\$13.20	\$9,900.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$14,265.76	2041	\$16,093.18	2046	\$17,920.23
2051	\$19,748.54				

On 3/30/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any plumbing issues in the building related to the common areas.

The UOA of Pheasant Ridge Condominiums

004.002.0016 Elevator: controller, driver and wiring 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$51,376.36	\$51,376.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$74,032.08
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0017 Elevator: car door operators 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$8,847.65
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

004.002.0018		Elevator: car operating panel					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	LS	100.0%	100.00%	\$36,697.40	\$36,697.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$52,879.84							
On 3/31/2024		By David Herring, DMA Reserves Assumed in good condition and functioning properly.								

004.002.0019		Elevator: car interior refurbish					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	270	SF	100.0%	100.00%	\$70.26	\$18,970.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$27,335.47							
On 3/31/2024		By David Herring, DMA Reserves Assumed in good condition and functioning properly.								

The UOA of Pheasant Ridge Condominiums

004.002.0020		Elevator: car doors					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$9,980.27							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

004.002.0021		Elevator: hallway doors					4444 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	40	40	22	2046	5	PR	100.0%	100.00%	\$2,714.70	\$13,574.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2046			\$24,570.62							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

004.002.0022 Elevator: hallway station panel, position indicator 4444 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	5	EA	100.0%	100.00%	\$978.62	\$4,893.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$7,050.75
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0023 Fire supression: sprinkler system, repair allowance 4444 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	5	12	2036	93000	GSF	3.0%	100.00%	\$5.51	\$15,373.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$22,152.27	2041	\$24,989.94	2046	\$27,827.02
2051	\$30,666.07				

On 3/31/2024 By David Herring, DMA Reserves

This is an allowance to periodically repair / replace a percentage of the sprinkler system on a 5-year interval beginning in 2032.

The UOA of Pheasant Ridge Condominiums

004.002.0024 Fire supression: dry system air compressor 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$5,738.00
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

004.002.0025 Fire alarm: control panel 4444 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$32,154.15
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

004.002.0026		Fire alarm: fire strobes/alarms					4444 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	8	EA	100.0%	100.00%	\$289.35	\$2,315.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$3,335.89							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

004.002.0027		Fire alarm: pull stations					4444 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	30	30	12	2036	10	EA	100.0%	100.00%	\$162.55	\$1,626.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$2,343.03							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

Total for 004.002 INTERIOR COMPONENTS (4444)										\$349,382.00
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The UOA of Pheasant Ridge Condominiums

005.001 EXTERIOR COMPONENTS (4448)

005.001.0001 Trusses 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	50	50	43	2067	1	LS	100.0%	100.00%	\$10,081.29	\$10,081.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$7,544.00	100.0%	1	LS	

On 3/29/2024 By David Herring, DMA Reserves

A cost for truss work was included for 4448 in 2017. No additional truss work was mentioned as an issue to be addressed; however, we have kept this component as a placeholder for reference that is not calculating in the reserve funding accruals.

005.001.0002 Awning frame aluminum frame 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	30	24	2048	162	SF	100.0%	100.00%	\$99.28	\$16,083.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2048	\$30,300.22
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On 3/28/2024 By David Herring, DMA Reserves

Assumed to be original components with both the frame and fabric noted in good condition.

The UOA of Pheasant Ridge Condominiums

005.001.0003		Awning fabric - replace					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	15	24	2048	162	SF	100.0%	100.00%	\$34.74	\$5,628.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048			\$10,603.10							
On 3/28/2024 By David Herring, DMA Reserves Assumed to be original components with both the frame and fabric noted in good condition.										

005.001.0004		Provision Roofing					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	1	LS	100.0%	100.00%	\$12,938.79	\$12,939.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2018	\$9,373.00	100.0%	1	LS	Cost from DMA 2018 study.					
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$23,898.98							
On 3/28/2024 By David Herring, DMA Reserves This roof component was included in the DMA 2018 reserve study. The component needs verification as it is not identified other than a cost associated with a roof component.										

The UOA of Pheasant Ridge Condominiums

005.001.0005		Roof: EPDM					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	30	30	16	2040	74	SQ	100.0%	100.00%	\$803.30	\$59,444.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2040			\$94,439.61							
On 3/28/2024		By David Herring, DMA Reserves Good overall condition with no significant deficiencies noted.								

005.001.0006		Shingled roof, heavy weight (50 year) dim. asphalt shingles					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	40	40	33	2057	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
On 3/28/2024		By David Herring, DMA Reserves Replaced in 2017, the roof is assumed to be in good, water-tight condition. The previous study noted a 50-year shingle - this needs to be verified as this may be the limited warranty period, not the actual lifespan of the shingle. We have retained the 40 year lifespan from the 2018 reserve study.								

005.001.0007		Rain gutters and downspouts					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	40	40	20	2044	1250	LF	100.0%	100.00%	\$7.24	\$9,050.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2044			\$15,713.15							
On 3/28/2024		By David Herring, DMA Reserves Appeared to be in good condition and assumed to be functioning properly.								

The UOA of Pheasant Ridge Condominiums

005.001.0008 Caulking at windows and doors 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	15	0	2024	3140	LF	100.0%	100.00%	\$3.88	\$12,183.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$12,183.00	2039	\$18,905.38
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On 3/28/2024 By David Herring, DMA Reserves

Management stated leaks had previously occurred due to poor caulking and water infiltration around the windows. We have included a cost here to occur when EIFS repairs are taking place.

005.001.0009 EIFS - repair & paint w/ crane allowance 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	25	15	5	2029	1	LS	100.0%	100.00%	\$20,609.00	\$20,609.00

Detail of components within the assembly:

1	Repair/resurface EIFS, Gazebo	4052	SF	5.0%	100.00%	\$8.85	\$1,793.00
2	Paint EIFS, Gazebo	4052	SF	100.0%	100.00%	\$1.12	\$4,538.00
3	Crane & crew, hydraulic, w/oper. cost. - allowance, Gazebo	3	DAY	100.0%	100.00%	\$4,759.20	\$14,278.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$24,370.70	2044	\$35,782.52
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On 3/28/2024 By David Herring, DMA Reserves

EIFS requires periodic repair, caulking, minor refinishing and repair for this cladding system to reach its full useful lifespan. Funding is included for this purpose on a 15 year cycle with the upcoming occurrence anticipated in 2031.

The UOA of Pheasant Ridge Condominiums

005.001.0010 Exterior Insulation & Finish System (EIFS) at gables - 4448 Pheasant Ridge Road
 replace
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	60	60	40	2064	4052	SY	100.0%	100.00%	\$17.50	\$70,910.00

On 3/28/2024 By David Herring, DMA Reserves

Replacement cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet calculating financially.

005.001.0011 Brick tuck-pointing 4448 Pheasant Ridge Road
Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	35	10	15	2039	25856	SF	3.0%	100.00%	\$19.85	\$15,397.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$23,892.81	2049	\$29,576.38
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On 3/29/2024 By David Herring, DMA Reserves

The previous reserve study did not include any brick tuck-pointing work that may eventually be required for the exterior brick cladding. Funding is included for this purpose for a percentage of the overall exterior brick area of each building on a 10-year cycle with the first occurrence anticipated 35 years after initial construction.

The UOA of Pheasant Ridge Condominiums

005.001.0012 Exterior wall lights 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	35	35	15	2039	4	EA	100.0%	100.00%	\$188.56	\$754.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$1,170.03
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On 3/28/2024 By David Herring, DMA Reserves

Observed during daylight hours and assumed to be working properly.

005.001.0013 Glass entrance door, metal clad w/ sidelights and hardware 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	32	32	12	2036	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2036	\$4,596.75
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On 3/28/2024 By David Herring, DMA Reserves

Good condition; working properly.

The UOA of Pheasant Ridge Condominiums

005.001.0014		Overhead doors, commercial grade					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	15	8	2032	1	EA	100.0%	100.00%	\$5,785.09	\$5,785.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$7,481.79		2047			\$10,685.17		
On 3/28/2024		By David Herring, DMA Reserves Overall noted in good condition.								

005.001.0015		Door operator					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	15	8	2032	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032			\$1,518.33		2047			\$2,168.42		
On 3/28/2024		By David Herring, DMA Reserves Working properly at this time.								

The UOA of Pheasant Ridge Condominiums

005.001.0016		Exterior common steel doors incl. hardware					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	25	25	5	2029	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$17,337.03							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										

005.001.0017		Door closers					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034			\$2,620.83							
On 3/28/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

005.001.0018		Common area windows					4448 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	40	40	20	2044	4	EA	100.0%	100.00%	\$880.13	\$3,521.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2044			\$6,113.38							
On 3/28/2024 By David Herring, DMA Reserves Appeared in good condition and assumed functional. Note that caulking for windows / doors is included as a separate component.										

005.001.0019		Porch/balcony wood deck					4448 Pheasant Ridge Road										
<u>Component Details</u>																	
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year							
2004	25	1	5	2029	2280	SF	25.0%	100.00%	\$28.42	\$16,199.00							
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).																	
2031			\$20,351.95		2032		\$20,950.30		2033		\$21,547.38						
2034			\$22,146.40														
Expenditures in the year(s) below have been manually removed from the yearly expenditures.																	
2024		2025		2026		2027		2028		2029		2030		2035		2036	
2037		2038		2039		2040		2041		2042		2043		2044		2045	
2046		2047		2048		2049		2050		2051		2052		2053			
On 3/28/2024 By David Herring, DMA Reserves Assuming the decking is an original component, we have included funds to replace approximately 25% of the building wood decking over a span of 4 years from 2031 - 2034.																	

The UOA of Pheasant Ridge Condominiums

005.001.0020		Porch aluminum railing					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	45	45	25	2049	394	LF	100.0%	100.00%	\$80.71	\$31,800.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2049			\$61,085.18							
On 3/28/2024 By David Herring, DMA Reserves Observed in good condition.										
Total for 005.001 EXTERIOR COMPONENTS (4448)										\$406,650.00

The UOA of Pheasant Ridge Condominiums

005.002 INTERIOR COMPONENTS (4448)

005.002.0001 Intercom entry panel 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	0	2024	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$4,547.00	2044	\$7,894.76
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0002 Rated hardware replacement, commercial grade 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	0	2024	10	EA	100.0%	100.00%	\$1,262.79	\$12,628.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$12,628.00	2044	\$21,925.48
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0003		Common light fixtures - periodic replacement					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	32	10	12	2036	1	LS	15.0%	100.00%	\$18,113.00	\$2,717.00
Detail of components within the assembly:										
1	Fluorescent light fixtures, 4448 Pheasant Ridge Road				18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2	Incandescent light fixtures, 4448 Pheasant Ridge Road				40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3	Chandeliers, 4448 Pheasant Ridge Road				1	EA	100.0%	100.00%	\$871.54	\$872.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2036			\$3,915.15		2046			\$4,918.09		
On 3/29/2024 By David Herring, DMA Reserves										
This is an allowance to periodically replace a percentage of the total number of light fixtures as may be required.										

005.002.0004		Carpet - commercial loop over pad					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	20	20	19	2043	1030	SY	100.0%	100.00%	\$62.89	\$64,777.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2043			\$110,080.83							
On 3/31/2024 By David Herring, DMA Reserves										
Installed in 2023, new carpet noted in good condition.										

The UOA of Pheasant Ridge Condominiums

005.002.0005	Common area paint	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	15	15	14	2038	24000	SF	100.0%	100.00%	\$1.16	\$27,840.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2038	\$42,172.63	2053	\$57,592.10
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On 3/31/2024 By David Herring, DMA Reserves

Completed in 2023, interior painting observed in good condition.

005.002.0006	Furniture - common areas	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	25	7	5	2029	1	LS	10.0%	100.00%	\$55,812.00	\$5,581.00

Detail of components within the assembly:

1	Chairs, BUILDING FOUR	8	EA	100.0%	100.00%	\$390.36	\$3,123.00
2	Cabinets, BUILDING FOUR	2	EA	100.0%	100.00%	\$871.61	\$1,743.00
3	Desks / Tables, BUILDING FOUR	4	EA	100.0%	100.00%	\$2,309.36	\$9,237.00
4	Lamps, BUILDING FOUR	8	EA	100.0%	100.00%	\$1,593.95	\$12,752.00
5	Art and Mirrors, BUILDING FOUR	46	EA	100.0%	100.00%	\$629.50	\$28,957.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$6,599.69	2036	\$8,042.15	2043	\$9,484.26
2050	\$10,926.51				

On 3/31/2024 By David Herring, DMA Reserves

This is an allowance to periodically replace a percentage of the total quantity of furniture as may be required or as determined by building residents.

The UOA of Pheasant Ridge Condominiums

005.002.0007 Electrical: main switch 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	50	50	30	2054	1	EA	100.0%	100.00%	\$2,154.03	\$2,154.00

On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0008 Electrical: local load centers 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	50	50	30	2054	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.00

On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0009 Electrical: exit signs 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	40	40	20	2044	14	EA	100.0%	100.00%	\$501.69	\$7,024.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2044	\$12,195.49
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0010		Electrical: emergency lighting					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	40	40	20	2044	23	EA	100.0%	100.00%	\$136.68	\$3,144.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2044			\$5,458.82							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

005.002.0011		Electrical: wiring system, repair allowance					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	50	5	30	2054	25000	GSF	5.0%	100.00%	\$5.13	\$6,413.00
On 3/29/2024 By David Herring, DMA Reserves This is a repair allowance to periodically address any electrical issues in the building related to the common areas.										

005.002.0012		HVAC: condensers and tubing					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	22	15	2	2026	2	EA	100.0%	100.00%	\$5,481.69	\$10,963.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$11,750.65		2041		\$17,821.19			
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										

The UOA of Pheasant Ridge Condominiums

005.002.0013 HVAC: air handlers/evaporators 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	0	2024	2	EA	100.0%	100.00%	\$2,215.29	\$4,431.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$4,431.00	2044	\$7,693.36
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0014 Garage: ventilation fans 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	0	2024	1	EA	100.0%	100.00%	\$1,436.18	\$1,436.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2024	\$1,436.00	2044	\$2,493.29
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0015 Plumbing infrastructure: common repair allowance 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	5	10	2034	25000	GSF	3.0%	100.00%	\$13.20	\$9,900.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$13,534.75	2039	\$15,362.65	2044	\$17,188.96
2049	\$19,017.09				

On 3/30/2024 By David Herring, DMA Reserves

This is a repair allowance to periodically address any plumbing issues in the building related to the common areas.

005.002.0016 Elevator: controller, driver and wiring 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	1	EA	100.0%	100.00%	\$51,376.36	\$51,376.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$70,238.49
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0017 Elevator: car door operators 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$8,394.27
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0018 Elevator: car operating panel 4448 Pheasant Ridge Road

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	1	LS	100.0%	100.00%	\$36,697.40	\$36,697.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$50,170.15
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0019	Elevator: car interior refurbish	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	270	SF	100.0%	100.00%	\$70.26	\$18,970.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$25,934.73
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0020	Elevator: car doors	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$9,468.86
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0021	Elevator: hallway doors	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	40	40	20	2044	5	PR	100.0%	100.00%	\$2,714.70	\$13,574.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2044	\$23,567.96
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0022	Elevator: hallway station panel, position indicator	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	5	EA	100.0%	100.00%	\$978.62	\$4,893.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$6,689.45
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0023 Fire suppression: sprinkler system, repair allowance 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	5	10	2034	93000	GSF	5.0%	100.00%	\$5.51	\$25,622.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$35,029.01	2039	\$39,759.79	2044	\$44,486.40
2049	\$49,217.74				

On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0024 Fire suppression: dry system air compressor 4448 Pheasant Ridge Road**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$5,443.97
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0025	Fire alarm: control panel	4444 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	30	30	17	2041	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2041	\$36,273.05
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

005.002.0026	Fire alarm: fire strobes/alarms	4448 Pheasant Ridge Road
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Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	8	EA	100.0%	100.00%	\$289.35	\$2,315.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2034	\$3,164.95
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On 3/31/2024 By David Herring, DMA Reserves

Assumed in good condition and functioning properly.

The UOA of Pheasant Ridge Condominiums

005.002.0027		Fire alarm: pull stations					4448 Pheasant Ridge Road			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	30	30	10	2034	10	EA	100.0%	100.00%	\$162.55	\$1,626.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034			\$2,222.97							
On 3/31/2024 By David Herring, DMA Reserves Assumed in good condition and functioning properly.										
Total for 005.002 INTERIOR COMPONENTS (4448)										\$360,706.00

The UOA of Pheasant Ridge Condominiums

006.000 ALLOWANCES & CONSULTANTS

006.000.0001		Column / foundation repair allowance					4448 Pheasant Ridge Road			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	10	2034	1	LS	25.0%	100.00%	\$60,030.78	\$15,008.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2019	\$44,922.00		25.0%	1	LS					
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034			\$20,518.12		2049			\$28,829.12		
On 3/29/2024 By David Herring, DMA Reserves										
In 2019, building 2 & 4 has issues with building columns settling. The deficiency was determined to be that the building columns were settling because they weren't sitting on helical piers to add foundation support. So, helical piers were added and the columns replaced. The work was completed but there was no funding reserved for this purpose. We have included the 2019 repair cost for work on buildings 2 & 4 and included a percentage of this total cost as a placeholder reserve allowance in case any additional building foundation correction may be required in the future.										

006.000.0002		Lake Bank Erosion Control Mat					All Buildings							
<u>Component Details</u>														
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year				
2002	27	10	5	2029	2512	LF	5.0%	100.00%	\$125.96	\$15,821.00				
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.														
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).														
2029			\$18,708.76		2039			\$24,550.75			2049		\$30,390.80	
On 3/29/2024 By David Herring, DMA Reserves														
Erosion around building perimeters has been a past issue. The area behind building 2 was redone at an earlier point and was corrected with geotech fabric. Building 4 experienced a similar issue that has since been corrected in a similar manner. At the suggestion of management, we are including a funding allowance for future occurrences of erosion around the building perimeters that may occur so funding to correct these will accrue and be available if needed.														

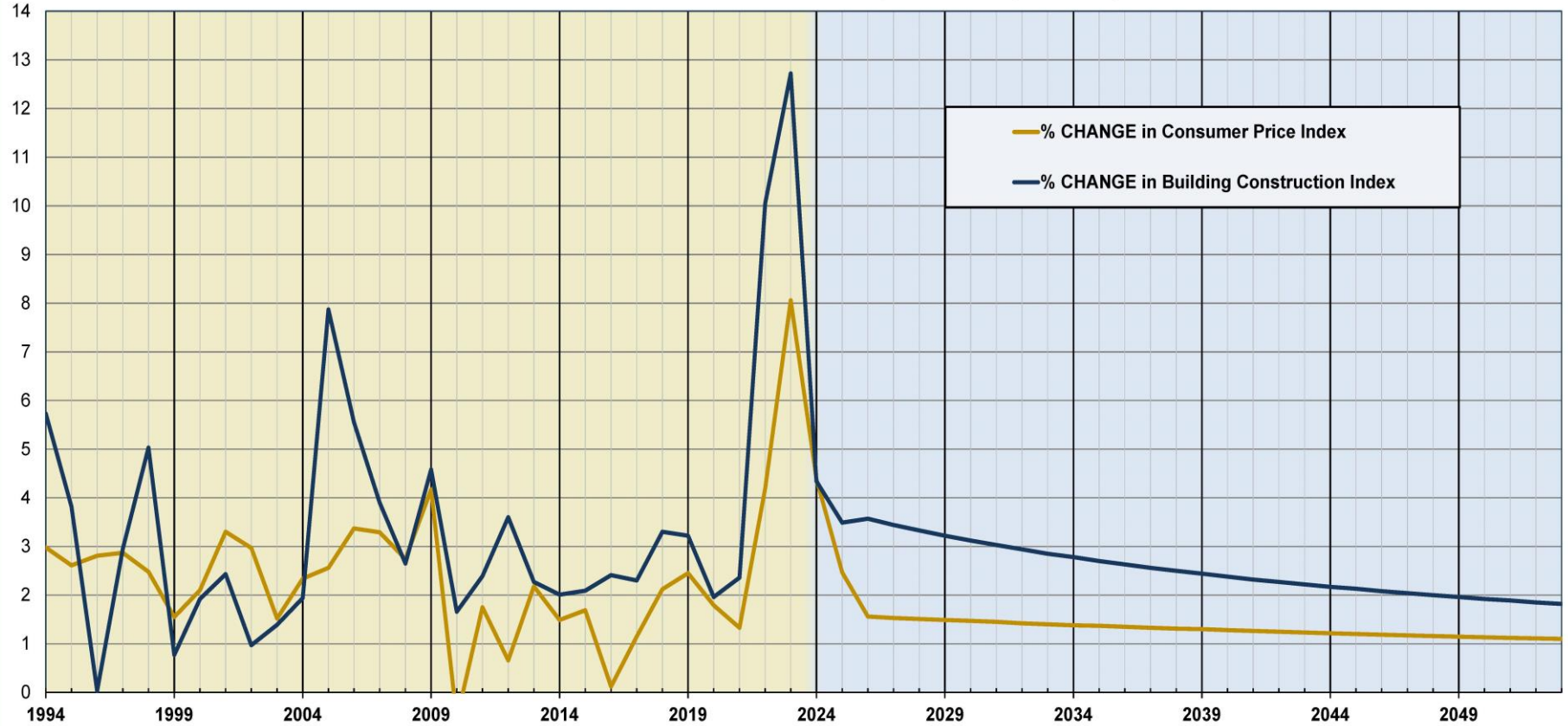
The UOA of Pheasant Ridge Condominiums

006.000.0003		Engineer / constru. mgmt: professional consultant					All Buildings			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	36	50	10	2034	1	LS	100.0%	100.00%	\$7,314.51	\$7,315.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2034	\$10,000.00	100.0%	1	LS	Allowance for future engineering consultant					
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034		\$10,000.68								
On 3/29/2024 By David Herring, DMA Reserves										
An engineering report investigating leaking issues around windows & doors revealed that inadequate / missing brick ties for the brick veneer cladding could be an issue. Management states that core samples were taken in two locations to look for Tyvec building wrap & flashing. Within the sample areas of approximately 36" in diameter, brick ties were not visible. At that time, the Board opted not to investigate this further, since the sample areas were so small and there was a concern that further removal of a larger brick areas might actually create an issue where one doesn't exist. At management's suggestion, we are including an funding allowance for future an engineering consultation as may be required.										
Total for 006.000 ALLOWANCES & CONSULTANTS										\$38,144.00

The UOA of Pheasant Ridge Condominiums



Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
% CHANGE CPI	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06
% CHANGE BCI	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05	12.72
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
% CHANGE CPI	4.39	2.47	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.280	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11	1.10
% CHANGE BCI	4.34	3.49	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.380	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85	1.82

The UOA of Pheasant Ridge Condominiums

4434, 4438, 4444 & 4448 Pheasant Ridge Road, Roanoke, VA 24014



CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Executive Analysis

Final Report

2302 E Cary Street
Richmond, Virginia 23223



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www.DMAreserves.com

Executive Analysis

Final Report

Date: 5/3/2024

DMA Project #2401008

Prepared for: The UOA of Pheasant Ridge Condominiums

Property Management

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Capital Reserve Study Level II

Prepared by: David Herring

DMA Reserves, Inc.

Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

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

We recommend that you take advantage of our live online working session with management and community leaders, which is included in our project fee. During these sessions all aspects of the analysis are open to discussion, correction, and modification in real time along with real-time alternate funding scenarios. This tool will give you greater power, knowledge, and control over your community's capital reserve budgets. We also offer *in-person* working sessions, presentations, and town hall meetings for an additional fee. Contact us for more information on these options.

We are proud to announce our **new** subscription service to our NAVIGATOR™ **PORTAL**. This subscription is **free** with all contracts initiated from 2024 proposals. (If your proposal did not include the subscription, please contact us for subscription information.) In the PORTAL, you will be able to access your final reserve study report, all client information that you submitted for this study, DMA's full photographic record of your property, as well as other resource information for all DMA clients. DMA will also be rolling out interactive access to your analysis and to your component records so that you can run your own client review analysis and update component information when you complete reserve-funded projects. You will be advised when those services become available, and we offer free training on the use of the site.

You should review your reserve expenditures and funding plan at least annually as part of your annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to complete a Level III Financial Update of your study based on any actual capital component replacements that you have made or expect to make, including corresponding adjustments to the funding plan. We provide this service on an hourly fee basis. As part of these adjustments, DMA will update all component costs and useful life estimates, as well as the current inflation rate and your current rates of return on investments. Each Level III final report can be used to create a new updated Client Review study in the PORTAL.

DMA recommends that this analysis be updated every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new components, and delete any that have been removed. We will also update the unit costs, inflation, interest, and threshold factors and revise the funding model. You can request these updates in the NAVIGATOR™ **PORTAL**. Fees for these updates, also called Level II reserve studies, are determined when you request the update. DMA will provide a new proposal for this work. Note that your free subscription to the PORTAL ends after five (5) years from the date of this final report but is renewed automatically with a new Level II contract.

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



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

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ADDITIONAL SEPARATE FILES PROVIDED

Component Record

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

Annual Capital Reserve Expenditures

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

Photographic Record

- digital folder of all photographs taken on site (provided on the NAVIGATOR PORTAL).

The UOA of Pheasant Ridge Condominiums

Purpose of the Reserve Study

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

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

Level I and Level II reserve studies include a walk-through visual inspection of the property and all reserve components. It is not an in-depth engineering assessment of the component's functional operation, defects, or design, and does not include testing, destructive inspection or inspection of concealed spaces or normally inaccessible locations. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all the components listed. However, in-depth assessments of specific components including testing and disassembly are outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation, or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

No reserve study can guarantee any specific result relative to the actual future performance of capital components nor guarantee actual replacement costs, due to the large number of variants outside of the analyst's control. This reserve study is a tool to assist you in developing a logical capital replacement funding plan for your property or facility, and DMA does not provide a warranty of any specific future costs or replacement occurrences for any components in this study, or that the recommended funding plan will match all future capital needs. DMA recommends updating this study when there are material changes to your components or your expenditure activity from what was projected. Updates will incorporate your actual present and recent experience into all current assessments and future projections.

Personnel and Project Information

Community Size (Number of Units):	128	Year(s) constructed:	1998
Unit Types:	Condominium (1-4 stories)	Year converted:	N/A

This study was prepared by David Herring, RS, a Reserve Specialist. Mr. Herring holds a Bachelor of Arts in Interior Design from Virginia Commonwealth University and a Real Estate license in the state of Virginia.

The field survey, inventory, and condition assessment was conducted by David Herring also.

DMA was awarded the contract on 1/9/2024

DMA conducted site visits at the property on 2/16/2024

The Working Session was held on 5/1/2024

Photographs were taken at the site and a digital folder can be provided upon request at the completion of the project.

In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

- 2024 Budget Final
- Amended Bylaws 06_03_15 PR
- Amendments PR
- Amendments to Bylaws
- Articles of Incorporation PR
- ByLaw amendment Article XI Section 1f
- Declaration of Easements 2008 PR
- Declarations PR
- FW The UOA of Pheasant Ridge Condominiums Request for Additional Information
- PR December 2023 Financials

The UOA of Pheasant Ridge Condominiums

Standards, Limitations, Conditions, Disclosure and Restrictions**STUDY STANDARDS**

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

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

STUDY LIMITATIONS AND CONDITIONS

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

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- 10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
- 11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.
- 12 DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

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

LEGAL RESTRICTIONS ON USE OF THIS INFORMATION

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

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

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Governing Statutes**Virginia**

Updated on: 9/12/2022

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. [Section 55.1-1965.](#)

Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. [Section 55.1-1991.](#)

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The Physical Analysis**RESERVE COMPONENTS DEFINED**

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

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

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

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

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

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

MINIMUM CRITERIA FOR RESERVE COMPONENTS

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

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

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

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COMPONENT ASSEMBLIES AND RELATED COMPONENTS

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

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

OPTIONAL COMPONENTS

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

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

EXCLUSIONS

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

- ❖ Permanent Improvements: This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state. A typical example would be entire building structures.
- ❖ Masonry, Stone, Concrete: Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life and their replacement is not envisioned. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.
- ❖ Unit or Home Owner Modifications: Components that are part of a Unit in a condominium, or a private home in an HOA are not included unless they are specifically defined in the Declaration or Bylaws as a Common Area or Limited Common Area. On occasion unit or home owners will modify components that are considered common or limited common elements. The cost of these modifications are typically not included as part of the capital reserves.
- ❖ Incidental or Maintenance Items: Some components are small enough, or may require repair or replacement on a recurring short-term basis. These items and actions are typically funded from the operating account as annual maintenance items.
- ❖ Capital Improvements: These include development or purchase of any new asset to be placed in service for the first time. These are not capital reserve components. After the asset has been placed in service, the money set aside for repair and replacement can then be included in the capital reserve study.

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COMPONENT QUANTITIES AND MEASUREMENT

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

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

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

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

COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE

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

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

Our sources for these EUL's include R. S. Means Cost Data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience

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in many different locations, conditions and building types. Since reserve studies are budget planning tools, these are reasonable approaches to guiding that planning, however, the Analyst performing your study may adjust some EUL's based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location, exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users. Remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.

- ❖ Next Replacement Year: This number is computed by adding the Estimated Useful Life (EUL) to the In-Service Date.
- ❖ Remaining Useful Life: This number is computed by subtracting the Study Year (the year the analysis is being conducted) from the Next Replacement Year.
- ❖ Percent Replaced: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

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

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

REPLACEMENT COST

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

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

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

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

COST ASSEMBLY BY THE RESERVE SPECIALIST

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

YOUR ACTUAL COSTS WILL VARY

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

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

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

OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION

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

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

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

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The Financial Analysis

Parameters:

- ❖ **Fiscal Year:** Your budget year, identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- ❖ **Study Year:** Your current fiscal year, unless otherwise noted in the study. When a fiscal year is not the calendar year, it may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- ❖ **Reserve Account Starting Balance:** This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be \$0.00.
- ❖ **Average Earnings Rate:** This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- ❖ **Budgeted Contribution:** This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.

CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT

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

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

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

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DMA'S INTERACTIVE CASH FLOW FUNDING PLAN

- ❖ **Baseline Funding Model** – The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected reserve balance drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- ❖ **Threshold Funding Model** – This model sets a minimum cash reserve balance at a predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. There are two ways to set this threshold in NAVIGATOR™. The first way is simply to choose a specific dollar amount. The second way is to set a minimum dollar value based on a percentage of the total one-time replacement values of all components in the study. Different thresholds can be evaluated in the *working session*.
- ❖ **Full Funding Model** – (Also called the Component Method.) NAVIGATOR™ can also provide this funding model, upon request, in a separate report. This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a \$10,000 replacement cost, it should have \$3,000 set aside for its replacement after three years. In this case, \$3,000 equals full funding. This method is only good for year-to-year projections and does not include inflation. DMA does not recommend this funding model, however some clients use it and some jurisdictions may require it.

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

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

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

Reserve Account Transfer Change Rate

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

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

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Specific Project Funding, Special Assessments and Commercial Loans

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

Assessment Allocation Model

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

Inflation

This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now: At an inflation rate of just 3.00% a project that costs \$10,000 in the current year will cost over \$18,000 in 20 years.

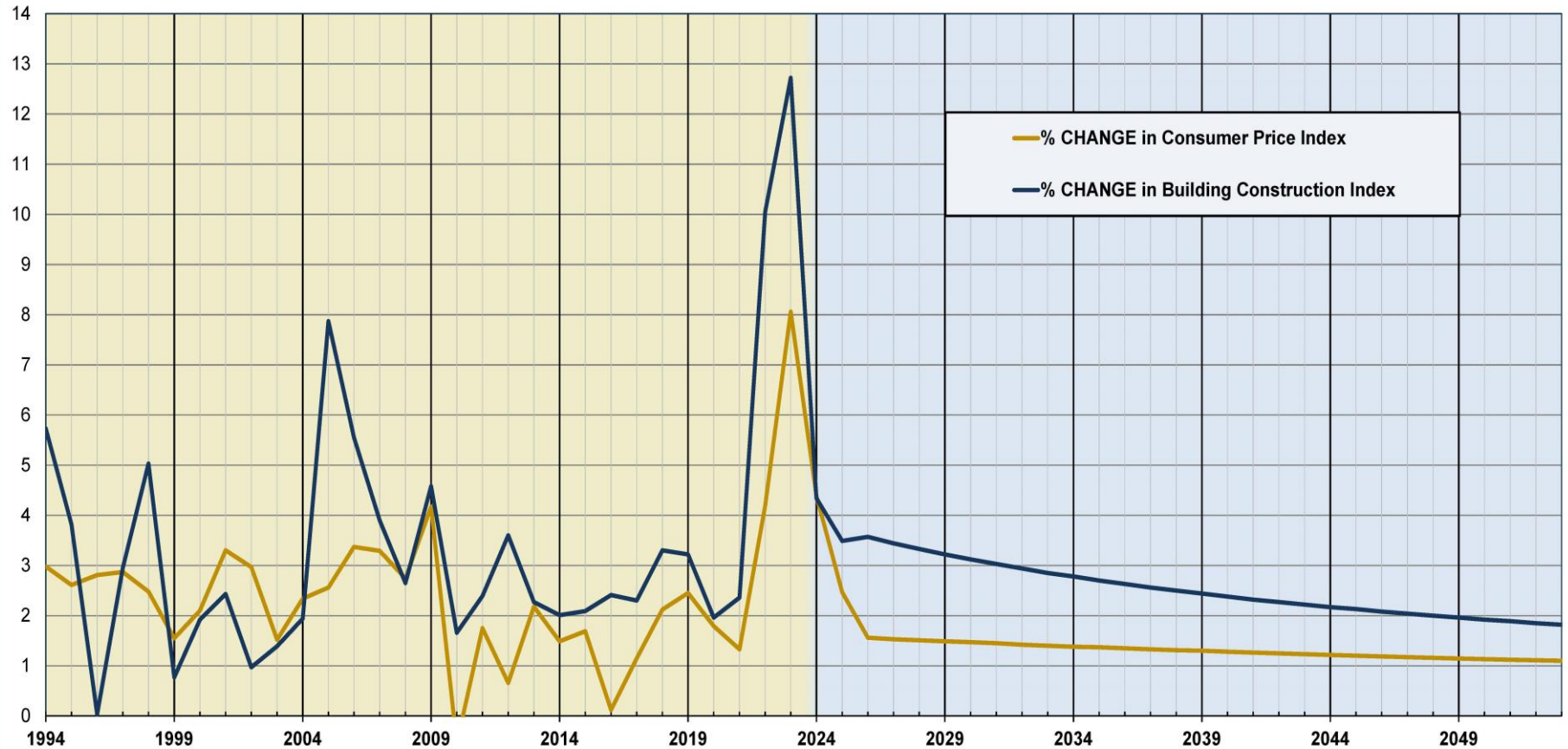
For non-building related components (such as a television), we use the Consumer Price Index (CPI), published by the U.S. Department of Labor, and is a yearly index of price changes for general consumer goods. For building related components (such as flooring), DMA uses a focused building construction inflation (BCI) index provided by R.S. Means. The BCI is an historical record of actual yearly changes to construction costs and is focused on residential or non-residential construction as opposed to the CPI. Each year our rates are updated to include the most recently published rates.

DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project inflation for all years in the study. The Variable Rate uses a rate that changes each year using the Holt-Winters algorithm of regression analysis. If your study uses the Variable Rate method, please refer to the following graph for the yearly rate.

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Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
% CHANGE CPI	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06
% CHANGE BCI	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05	12.72
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
% CHANGE CPI	4.39	2.47	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.280	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11	1.10
% CHANGE BCI	4.34	3.49	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.380	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85	1.82

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Introduction to this Account

Final Report

Published on: Friday, May 3, 2024

This is the **Final Report** of your reserve study. The reporting package includes three (3) reports of which this **Executive Analysis** is the primary report. In this report you will find a preliminary funding plan based on a Cash Flow analysis, narrative information on how the study is conducted, a five-year expenditure plan, and a summary schedule of all components observed at the site and included in the analysis.

The **Component Record** report is a record of all information developed for each component in the community. All narrative commentary and condition assessments are provided in this report. Also, some components may be “assemblies” of groups of like components. The individual components in the group can be viewed here. Any components highlighted in blue include changes made since the previous draft.

The **Annual Capital Reserve Expenditures** is a record of projected reserve expenditures for all years in the study period. The five-year plan in this Executive Summary is included in that record as well.

See the Financial Summary page in this report for a snapshot of your current reserve account, reserve budget for this year, total current replacement value of all components and a summary of our funding recommendation for the first five years of this plan.

The NAVIGATOR™ **Cash Flow Funding Plan**, following the Financial Summary, shows your annual funding needs for all years in the study to pay for all likely reserve expenditures based on future values due to inflation, and to maintain an adequate minimum balance in the account (the Threshold) to cover unforeseen expenses. See “The Physical Analysis” and “The Financial Analysis” discussions to understand all the workings of this study.

DMA conducted an online working session with the manager and the Board of Directors on . In that session we made the following changes:

The NAVIGATOR™ PORTAL

This contract includes your client access key to your reserve analysis, all client information submitted to DMA, and our complete photographic record of your property and components in the NAVIGATOR™ **PORTAL**. Other helpful resources including a listing of reserve related vendors in your area and links to articles on important topics related to reserves and facilities management are also available here. Your Contract Representatives of record can enter the Portal, with the access key provided at the initiation of this contract, however you can request to make access available to additional leaders in your community by contacting DMA.

The **PORTAL** is a powerful tool to help you manage your reserve information, reserve expenditures and annual reserve budget beyond the issue date of this report. Additional interactive tools will be made available to you over the course of this year. We will notify you as they become available. Contact us for assistance should you have any difficulty entering the **PORTAL**.

This is the Final Report to the Reserve Study Report for Jamestown Commons Condominium Association. The draft report was sent out on 3/31/2024, followed by a Working Session on 5/1/2024. During the Working Session, the draft was reviewed and there was discussion

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regarding components, costs and in-service dates. There were no changes to the Schedule of Components; however, the Reserve Account Balance was adjusted to reflect the 2024 Association Budget. Additionally, management and the Board agreed that the Budget Threshold should be adjusted to \$100,000, which represents 3% of the 2024 value of all common components in 2024, which will increase with the annual variable rates of inflation outlined in the Cash Flow Funding Plan.

Based on the current financial information along with the Schedule of Components, the community should consider the following increases the annual contributions to the Reserve Account as follows:

- 2025 - 2034: increase the Reserve Account contribution by 6% annually
- 2033: reduce the Reserve Account contribution to \$175,000 from \$211,179 in 2034 to avoid accruing reserve funds too quickly in the later years of the reserve study period
- 2036-2053: increase the Reserve Account contribution by 3.5% annually

If generally followed and reviewed in conjunction with an analysis of the current, actual inflation and review of economic activity, this cash flow funding scenario will ensure future capital expenses will be funded at or above the Threshold on the Reserve Account through all years of the 30-year study period.

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Reserve Account History

Previous Study

This Analysis

Study Year:	2019	Study Year:	2024
Prepared by:	DMA Reserves	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	190	Total Number of Components Included:	205
Est. Single Replacement Value of All Components:	\$2,997,369	Est. Single Replacement Value of All Components:	\$3,160,875
Study Date Balance of Reserve Account:	\$103,007	Study Date Balance of Reserve Account:	\$309,650
Study Period (Years):	30	Study Period (Years):	30
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If "yes," what inflation factor was used?	2.49%	If "yes," what inflation factor was used?	Variable Rate: See Chart
Is Investment Income from Reserves put back into the Account?	Yes	Is Investment Income from Reserves put back into the Account?	Yes
Recommended transfer to Reserves – Second Year:	\$86,675	Recommended transfer to Reserves – Second Year:	\$124,996
Initial Transfer Change Rate (+/-)	8.00%	Initial Transfer Change Rate (+/-)	6.00%

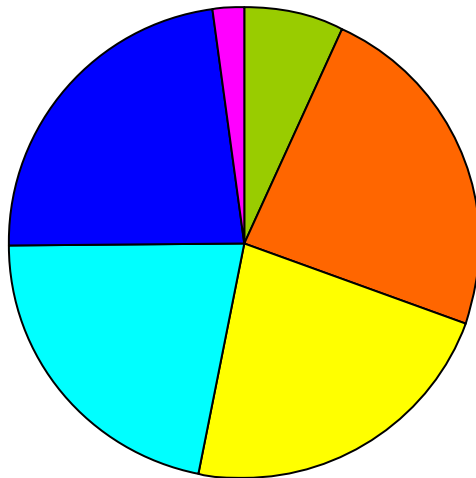
Comments

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Summary Schedule of Components**Total Replacement Cost by Section**

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1	SITE IMPROVEMENTS	16	\$402,093	6.8%
2	BUILDING ONE	48	\$1,398,075	23.7%
3	BUILDING TWO	45	\$1,340,785	22.7%
4	BUILDING THREE	46	\$1,272,335	21.5%
5	BUILDING FOUR	47	\$1,358,610	23.0%
6	ALLOWANCES & CONSULTANTS	3	\$132,998	2.3%
Totals		205	\$5,904,896	100.0%

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

Replacement Costs Proportions

■ 1 - SITE IMPROVEMENTS

■ 2 - BUILDING ONE

■ 3 - BUILDING TWO

■ 4 - BUILDING THREE

■ 5 - BUILDING FOUR

■ 6 - ALLOWANCES & CONSULTANTS

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
001.001 - ASPHALT & CONCRETE COMPONENTS										
001.001.0001	Patching, crack filling, sealcoating, striping All Drive & Parking Areas	1	LS	100%	2011	13	0	2024	\$10,434.00	\$10,434.00
001.001.0002	Asphalt milling & overlay All Drive & Parking Areas	3435	SY	100%	1998	33	7	2031	\$20.14	\$69,181.00
001.001.0003	Asphalt walking paths Site-Wide	283	SY	10%	1998	31	5	2029	\$21.12	\$598.00
001.001.0004	Asphalt milling & overlay - shared main road Pheasant Ridge Road	5033	SY	100%	1998	35	9	2033	\$20.14	\$20,273.00
001.001.0005	Concrete curb and gutter Site-Wide	1630	LF	2%	1998	32	6	2030	\$100.93	\$3,290.00
001.001.0006	Concrete sidewalks Site-Wide	5100	SF	3%	1998	32	6	2030	\$12.88	\$1,971.00
Total for 001.001 - ASPHALT & CONCRETE COMPONENTS										\$105,747.00
001.002 - COMMUNITY SIGNAGE										
001.002.0001	Private residential community sign Pheasant Ridge Road at Circle	21	SF	100%	2015	20	11	2035	\$130.02	\$2,769.00
Total for 001.002 - COMMUNITY SIGNAGE										\$2,769.00
001.003 - RETAINING WALLS										
001.003.0001	Interlocking block retaining wall Site-Wide	400	SF	100%	2012	45	33	2057	\$37.17	\$14,868.00
001.003.0002	Conc./stone retaining walls Site-Wide	3332	SF	10%	1998	50	24	2048	\$124.52	\$41,490.00

The UOA of Pheasant Ridge Condominiums

Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
001.003.0003	CMU retaining wall Utility Screen	175	SF	20%	1998	45	19	2043	\$28.31	\$991.00

Total for 001.003 - RETAINING WALLS**\$57,349.00****001.004 - SITE FURNISHINGS & STRUCTURES**

001.004.0001	Park bench seating areas - allowance for refurbishment Community Circle	2	EA	100%	1998	30	4	2028	\$1,617.31	\$3,235.00
001.004.0002	Gazebo furniture & fixtures Community Circle	1	LS	20%	1998	30	4	2028	\$11,804.00	\$2,361.00
001.004.0003	Gazebo roof Community Circle	5	SQ	100%	2012	25	13	2037	\$358.50	\$1,793.00
001.004.0004	Gazebo replacement Community Circle	332	SF	100%	1998	40	14	2038	\$58.39	\$19,385.00

Total for 001.004 - SITE FURNISHINGS & STRUCTURES**\$26,774.00****001.005 - STORMWATER DRAINAGE**

001.005.0001	Curb inlets Site-Wide	2	EA	15%	1998	36	10	2034	\$12,855.11	\$3,857.00
001.005.0002	Drop inlets Site-Wide	1	EA	15%	1998	36	10	2034	\$8,407.89	\$1,261.00

Total for 001.005 - STORMWATER DRAINAGE**\$5,118.00****002.001 - EXTERIOR COMPONENTS (4434)**

002.001.0001	Awning frame aluminum frame 4434 Pheasant Ridge Road	162	SF	100%	1998	37	11	2035	\$99.28	\$16,083.00
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The UOA of Pheasant Ridge Condominiums

Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.001.0002	Awning fabric - replace 4434 Pheasant Ridge Road	162	SF	100%	1998	31	5	2029	\$34.74	\$5,628.00
002.001.0003	Roof: EPDM 4434 Pheasant Ridge Road	74	SQ	100%	1998	30	4	2028	\$803.30	\$59,444.00
002.001.0004	Shingled roof, heavy weight (50 year) dim. asphalt shingles 4434 Pheasant Ridge Road	153	SQ	100%	2018	40	34	2058	\$623.04	\$95,325.00
002.001.0005	Rain gutters and downspouts 4434 Pheasant Ridge Road	1250	LF	100%	1998	40	14	2038	\$7.24	\$9,050.00
002.001.0006	Caulking at windows and doors 4434 Pheasant Ridge Road	3140	LF	100%	1998	30	4	2028	\$3.88	\$12,183.00
002.001.0007	EIFS - repair & paint w/ crane allowance 4434 Pheasant Ridge Road	1	LS	100%	1998	30	4	2028	\$20,609.00	\$20,609.00
002.001.0008	Exterior Insulation & Finish System (EIFS) at gables - replace 4434 Pheasant Ridge Road	4052	SY	100%	1998	60	34	2058	\$17.50	\$70,910.00
002.001.0009	Exterior wall lights 4434 Pheasant Ridge Road	4	EA	100%	1998	35	9	2033	\$188.56	\$754.00
002.001.0010	Brick tuck-pointing 4434 Pheasant Ridge Road	25856	SF	3%	1998	35	9	2033	\$19.85	\$15,397.00
002.001.0011	Glass entrance door, metal clad w/ sidelights and hardware 4434 Pheasant Ridge Road	1	EA	100%	1998	32	6	2030	\$3,189.69	\$3,190.00
002.001.0012	Overhead doors, commercial grade 4434 Pheasant Ridge Road	1	EA	100%	2012	15	3	2027	\$5,785.09	\$5,785.00
002.001.0013	Door operator 4434 Pheasant Ridge Road	1	EA	100%	2012	15	3	2027	\$1,173.60	\$1,174.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.001.0014	Exterior common steel doors incl. hardware 4434 Pheasant Ridge Road	3	EA	100%	1998	30	4	2028	\$3,665.13	\$10,995.00
002.001.0015	Exterior common steel doors incl. hardware 4434 Pheasant Ridge Road	1	EA	100%	2016	25	17	2041	\$3,665.13	\$3,665.00
002.001.0016	Door closers 4434 Pheasant Ridge Road	4	EA	100%	1998	30	4	2028	\$479.28	\$1,917.00
002.001.0017	Door closers 4434 Pheasant Ridge Road	1	EA	100%	2017	30	23	2047	\$479.28	\$479.00
002.001.0018	Common area windows 4434 Pheasant Ridge Road	4	EA	100%	1998	40	14	2038	\$880.13	\$3,521.00
002.001.0019	Porch/balcony wood deck 4434 Pheasant Ridge Road	2280	SF	25%	1998	31	5	2029	\$28.42	\$16,199.00
002.001.0020	Porch aluminum railing 4434 Pheasant Ridge Road	394	LF	100%	1998	45	19	2043	\$80.71	\$31,800.00
Total for 002.001 - EXTERIOR COMPONENTS (4434)										\$384,108.00
002.002 - INTERIOR COMPONENTS (4434)										
002.002.0001	Office 4th floor, computer, furniture, supplies 4434 Pheasant Ridge Road	1	LS	15%	2014	20	10	2034	\$11,247.82	\$1,687.00
002.002.0002	Entry panel intercom 4434 Pheasant Ridge Road	1	EA	100%	2011	20	7	2031	\$4,547.35	\$4,547.00
002.002.0003	Rated hardware replacement, commercial grade 4434 Pheasant Ridge Road	10	EA	20%	1998	30	4	2028	\$1,262.79	\$2,526.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.002.0004	Common light fixtures - periodic replacement 4434 Pheasant Ridge Road	1	LS	15%	1998	32	6	2030	\$20,018.00	\$3,003.00
002.002.0005	Carpet - commercial loop over pad 4434 Pheasant Ridge Road	1030	SY	100%	2017	15	8	2032	\$52.58	\$54,157.00
002.002.0006	Common area paint 4434 Pheasant Ridge Road	24000	SF	100%	2010	15	1	2025	\$1.16	\$27,840.00
002.002.0007	Furniture - common areas 4434 Pheasant Ridge Road	1	LS	10%	1998	35	9	2033	\$45,959.00	\$4,596.00
002.002.0008	Electrical: main switch 4434 Pheasant Ridge Road	1	EA	100%	1998	50	24	2048	\$2,154.03	\$2,154.00
002.002.0009	Electrical: Local load centers 4434 Pheasant Ridge Road	2	EA	100%	1998	50	24	2048	\$1,357.84	\$2,716.00
002.002.0010	Electrical: wiring system, repair allowance 4434 Pheasant Ridge Road	25000	GSF	5%	1998	50	24	2048	\$5.13	\$6,413.00
002.002.0011	Electrical: exit signs 4434 Pheasant Ridge Road	14	EA	100%	1998	30	4	2028	\$501.69	\$7,024.00
002.002.0012	Electrical: emergency lighting 4434 Pheasant Ridge Road	23	EA	100%	1998	30	4	2028	\$136.68	\$3,144.00
002.002.0013	HVAC: condensers and tubing 4434 Pheasant Ridge Road	2	EA	100%	1998	31	5	2029	\$5,481.69	\$10,963.00
002.002.0014	HVAC: air handlers/evaporators 4434 Pheasant Ridge Road	2	EA	100%	1998	31	5	2029	\$2,215.29	\$4,431.00
002.002.0015	Plumbing infrastructure: common repair allowance 4434 Pheasant Ridge Road	25000	GSF	3%	1998	30	4	2028	\$13.20	\$9,900.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.002.0016	Garage: ventilation fans 4434 Pheasant Ridge Road	1	EA	100%	1998	31	5	2029	\$1,436.18	\$1,436.00
002.002.0017	Elevator: controller, driver and wiring 4434 Pheasant Ridge Road	1	EA	100%	1998	32	6	2030	\$51,376.36	\$51,376.00
002.002.0018	Elevator: car door operators 4434 Pheasant Ridge Road	1	EA	100%	1998	32	6	2030	\$6,140.48	\$6,140.00
002.002.0019	Elevator: car operating panel 4434 Pheasant Ridge Road	1	LS	100%	1998	32	6	2030	\$36,697.40	\$36,697.00
002.002.0020	Elevator: car interior refurbish 4434 Pheasant Ridge Road	270	SF	100%	2010	30	16	2040	\$70.26	\$18,970.00
002.002.0021	Elevator: car doors 4434 Pheasant Ridge Road	1	EA	100%	1998	32	6	2030	\$6,925.90	\$6,926.00
002.002.0022	Elevator: hallway doors 4434 Pheasant Ridge Road	5	PR	100%	1998	40	14	2038	\$2,714.70	\$13,574.00
002.002.0023	Elevator: hallway station panel, position indicator 4434 Pheasant Ridge Road	5	EA	100%	1998	32	6	2030	\$978.62	\$4,893.00
002.002.0024	Fire supression: sprinkler system, repair allowance 4434 Pheasant Ridge Road	93000	GSF	3%	1998	30	4	2028	\$5.51	\$15,373.00
002.002.0025	Fire supression: dry system air compressor 4434 Pheasant Ridge Road	1	EA	100%	1998	30	4	2028	\$3,982.33	\$3,982.00
002.002.0026	Fire alarm: fire alarm control panel 4434 Pheasant Ridge Road	1	EA	100%	1998	30	4	2028	\$22,314.47	\$22,314.00
002.002.0027	Fire alarm: fire strobes/alarms 4434 Pheasant Ridge Road	8	EA	100%	1998	30	4	2028	\$289.35	\$2,315.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.002.0028	Fire alarm: pull stations 4434 Pheasant Ridge Road	10	EA	100%	1998	30	4	2028	\$162.55	\$1,626.00
Total for 002.002 - INTERIOR COMPONENTS (4434)										\$330,723.00
003.001 - EXTERIOR COMPONENTS (4438)										
003.001.0001	Awning frame aluminum frame 4438 Pheasant Ridge Road	162	SF	100%	2002	30	8	2032	\$99.28	\$16,083.00
003.001.0002	Awning fabric - replace 4438 Pheasant Ridge Road	162	SF	100%	2002	30	8	2032	\$34.74	\$5,628.00
003.001.0003	Roof: EPDM 4438 Pheasant Ridge Road	74	SQ	100%	2010	30	16	2040	\$803.30	\$59,444.00
003.001.0004	Shingled roof, heavy weight (50 year) dim. asphalt shingles 4438 Pheasant Ridge Road	153	SQ	100%	2016	40	32	2056	\$623.04	\$95,325.00
003.001.0005	Rain gutters and downspouts 4438 Pheasant Ridge Road	1250	LF	100%	2002	40	18	2042	\$7.24	\$9,050.00
003.001.0006	Caulking at windows and doors 4438 Pheasant Ridge Road	3140	LF	100%	2002	25	3	2027	\$3.88	\$12,183.00
003.001.0007	EIFS - repair & paint w/ crane allowance 4438 Pheasant Ridge Road	1	LS	100%	2002	25	3	2027	\$20,609.00	\$20,609.00
003.001.0008	Exterior Insulation & Finish System (EIFS) at gables - replace 4438 Pheasant Ridge Road	4052	SY	100%	2002	60	38	2062	\$17.50	\$70,910.00
003.001.0009	Brick tuck-pointing 4438 Pheasant Ridge Road	25856	SF	3%	2002	35	13	2037	\$19.85	\$15,397.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.001.0010	Exterior wall lights 4438 Pheasant Ridge Road	4	EA	100%	2002	35	13	2037	\$188.56	\$754.00
003.001.0011	Glass entrance door, metal clad w/ sidelights and hardware 4438 Pheasant Ridge Road	1	EA	100%	2002	32	10	2034	\$3,189.69	\$3,190.00
003.001.0012	Overhead doors, commercial grade 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$5,785.09	\$5,785.00
003.001.0013	Door operator 4438 Pheasant Ridge Road	1	EA	100%	2017	15	8	2032	\$1,173.60	\$1,174.00
003.001.0014	Exterior common steel doors incl. hardware 4438 Pheasant Ridge Road	4	EA	100%	2002	25	3	2027	\$3,665.13	\$14,661.00
003.001.0015	Door closers 4438 Pheasant Ridge Road	4	EA	100%	2017	30	23	2047	\$479.28	\$1,917.00
003.001.0016	Common area windows 4438 Pheasant Ridge Road	4	EA	100%	2002	40	18	2042	\$880.13	\$3,521.00
003.001.0017	Porch/balcony wood deck 4438 Pheasant Ridge Road	2280	SF	25%	2002	25	3	2027	\$28.42	\$16,199.00
003.001.0018	Porch aluminum railing 4438 Pheasant Ridge Road	394	LF	100%	2002	45	23	2047	\$80.71	\$31,800.00
Total for 003.001 - EXTERIOR COMPONENTS (4438)										\$383,630.00
003.002 - INTERIOR COMPONENTS (4438)										
003.002.0001	Intercom entry panel 4438 Pheasant Ridge Road	1	EA	100%	2002	25	3	2027	\$4,547.35	\$4,547.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.002.0002	Rated hardware replacement, commercial grade 4438 Pheasant Ridge Road	10	EA	100%	2002	25	3	2027	\$1,262.79	\$12,628.00
003.002.0003	Common light fixtures - periodic replacement 4438 Pheasant Ridge Road	1	LS	15%	2002	32	10	2034	\$18,113.00	\$2,717.00
003.002.0004	Carpet - commercial loop over pad 4438 Pheasant Ridge Road	1030	SY	100%	2002	25	3	2027	\$52.58	\$54,157.00
003.002.0005	Paint: common areas 4438 Pheasant Ridge Road	24000	SF	100%	2002	25	3	2027	\$1.16	\$27,840.00
003.002.0006	Furniture - common areas 4438 Pheasant Ridge Road	1	LS	10%	2002	25	3	2027	\$45,059.00	\$4,506.00
003.002.0007	Electrical: main switch 4438 Pheasant Ridge Road	1	EA	100%	2002	50	28	2052	\$2,154.03	\$2,154.00
003.002.0008	Electrical: local load centers 4438 Pheasant Ridge Road	2	EA	100%	2002	50	28	2052	\$1,357.84	\$2,716.00
003.002.0009	Electrical: wiring system, repair allowance 4438 Pheasant Ridge Road	25000	GSF	5%	2002	50	28	2052	\$5.13	\$6,413.00
003.002.0010	Electrical: exit signs 4438 Pheasant Ridge Road	14	EA	100%	2002	40	18	2042	\$501.69	\$7,024.00
003.002.0011	Electrical: emergency lighting 4438 Pheasant Ridge Road	23	EA	100%	2002	40	18	2042	\$136.68	\$3,144.00
003.002.0012	HVAC: condensers and tubing 4438 Pheasant Ridge Road	2	EA	100%	2002	25	3	2027	\$5,481.69	\$10,963.00
003.002.0013	HVAC: air handlers/evaporators 4438 Pheasant Ridge Road	2	EA	100%	2002	25	3	2027	\$2,215.29	\$4,431.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.002.0014	Garage: ventilation fans 4438 Pheasant Ridge Road	1	EA	100%	2002	25	3	2027	\$1,436.18	\$1,436.00
003.002.0015	Plumbing infrastructure: common repair allowance 4438 Pheasant Ridge Road	25000	GSF	3%	2002	30	8	2032	\$13.20	\$9,900.00
003.002.0016	Elevator: controller, driver and wiring 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$51,376.36	\$51,376.00
003.002.0017	Elevator: car door operators 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$6,140.48	\$6,140.00
003.002.0018	Elevator: Car operating panel 4438 Pheasant Ridge Road	1	LS	100%	2002	30	8	2032	\$36,697.40	\$36,697.00
003.002.0019	Elevator: car interior refurbish 4438 Pheasant Ridge Road	270	SF	100%	2002	30	8	2032	\$70.26	\$18,970.00
003.002.0020	Elevator: car doors 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$6,925.90	\$6,926.00
003.002.0021	Elevator: hallway doors 4438 Pheasant Ridge Road	5	PR	100%	2002	40	18	2042	\$2,714.70	\$13,574.00
003.002.0022	Elevator: hallway station panel, position indicator 4438 Pheasant Ridge Road	5	EA	100%	2002	30	8	2032	\$978.62	\$4,893.00
003.002.0023	Fire supression: sprinkler system, repair allowance 4438 Pheasant Ridge Road	93000	GSF	3%	2002	30	8	2032	\$5.51	\$15,373.00
003.002.0024	Fire supression: dry system air compressor 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$3,982.33	\$3,982.00
003.002.0025	Fire alarm: control panel 4438 Pheasant Ridge Road	1	EA	100%	2002	30	8	2032	\$22,314.47	\$22,314.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.002.0026	Fire alarm: strobes/alarms 4438 Pheasant Ridge Road	8	EA	100%	2002	30	8	2032	\$289.35	\$2,315.00
003.002.0027	Fire alarm: pull stations 4438 Pheasant Ridge Road	10	EA	100%	2002	30	8	2032	\$162.55	\$1,626.00
Total for 003.002 - INTERIOR COMPONENTS (4438)										\$338,762.00
004.001 - EXTERIOR COMPONENTS (4444)										
004.001.0001	Awning frame aluminum frame 4444 Pheasant Ridge Road	162	SF	100%	2018	30	24	2048	\$99.28	\$16,083.00
004.001.0002	Awning fabric - replace 4444 Pheasant Ridge Road	162	SF	100%	2018	30	24	2048	\$34.74	\$5,628.00
004.001.0003	Provision Roofing 4444 Pheasant Ridge Road	1	LS	100%	2017	30	23	2047	\$12,938.79	\$12,939.00
004.001.0004	Roof: EPDM 4444 Pheasant Ridge Road	29	SQ	100%	2010	30	16	2040	\$803.30	\$23,296.00
004.001.0005	Shingled roof, heavy weight (50 year) dim. asphalt shingles 4444 Pheasant Ridge Road	170	SQ	100%	2023	40	39	2063	\$623.04	\$105,917.00
004.001.0006	Rain gutters and downspouts 4444 Pheasant Ridge Road	1250	LF	100%	2006	40	22	2046	\$7.24	\$9,050.00
004.001.0007	Caulking at windows and doors 4444 Pheasant Ridge Road	3140	LF	100%	2006	20	2	2026	\$3.88	\$12,183.00
004.001.0008	EIFS - repair & paint w/ crane allowance 4444 Pheasant Ridge Road	1	LS	100%	2006	25	7	2031	\$20,609.00	\$20,609.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
004.001.0009	Exterior Insulation & Finish System (EIFS) at gables - replace 4444 Pheasant Ridge Road	4052	SY	100%	2006	60	42	2066	\$17.50	\$70,910.00
004.001.0010	Brick tuck-pointing 4444 Pheasant Ridge Road	25856	SF	3%	2006	35	17	2041	\$19.85	\$15,397.00
004.001.0011	Exterior wall lights 4444 Pheasant Ridge Road	4	EA	100%	2006	35	17	2041	\$188.56	\$754.00
004.001.0012	Glass entrance door, metal clad w/ sidelights and hardware 4444 Pheasant Ridge Road	1	EA	100%	2006	32	14	2038	\$3,189.69	\$3,190.00
004.001.0013	Overhead doors, commercial grade 4444 Pheasant Ridge Road	1	EA	100%	2006	20	2	2026	\$5,785.09	\$5,785.00
004.001.0014	Door operator 4444 Pheasant Ridge Road	1	EA	100%	2006	20	2	2026	\$1,173.60	\$1,174.00
004.001.0015	Exterior common steel doors incl. hardware 4444 Pheasant Ridge Road	4	EA	100%	2006	25	7	2031	\$3,665.13	\$14,661.00
004.001.0016	Door closers 4444 Pheasant Ridge Road	4	EA	100%	2006	30	12	2036	\$479.28	\$1,917.00
004.001.0017	Common area windows 4444 Pheasant Ridge Road	4	EA	100%	2006	40	22	2046	\$880.13	\$3,521.00
004.001.0018	Porch/balcony wood deck 4444 Pheasant Ridge Road	2280	SF	25%	2006	25	7	2031	\$28.42	\$16,199.00
004.001.0019	Porch aluminum railing 4444 Pheasant Ridge Road	394	LF	100%	2006	45	27	2051	\$80.71	\$31,800.00
Total for 004.001 - EXTERIOR COMPONENTS (4444)										\$371,013.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
004.002 - INTERIOR COMPONENTS (4444)										
004.002.0001	Intercom entry panel 4444 Pheasant Ridge Road	1	EA	100%	2006	20	2	2026	\$4,547.35	\$4,547.00
004.002.0002	Rated hardware replacement, commercial grade 4444 Pheasant Ridge Road	10	EA	100%	2006	20	2	2026	\$1,262.79	\$12,628.00
004.002.0003	Common light fixtures - periodic replacement 4444 Pheasant Ridge Road	1	LS	15%	2006	32	14	2038	\$18,113.00	\$2,717.00
004.002.0004	Carpet - commercial loop over pad 4444 Pheasant Ridge Road	1030	SY	100%	2024	20	20	2044	\$62.89	\$64,777.00
004.002.0005	Common area paint 4444 Pheasant Ridge Road	24000	SF	100%	2024	15	15	2039	\$1.16	\$27,840.00
004.002.0006	Furniture - common areas 4444 Pheasant Ridge Road	1	LS	10%	2006	25	7	2031	\$45,059.00	\$4,506.00
004.002.0007	Electrical: main switch 4444 Pheasant Ridge Road	1	EA	100%	2006	50	32	2056	\$2,154.03	\$2,154.00
004.002.0008	Electrical: Local load centers 4444 Pheasant Ridge Road	2	EA	100%	2006	50	32	2056	\$1,357.84	\$2,716.00
004.002.0009	Electrical: wiring system, repair allowance 4444 Pheasant Ridge Road	25000	GSF	5%	2006	50	32	2056	\$5.13	\$6,413.00
004.002.0010	Electrical: exit signs 4444 Pheasant Ridge Road	14	EA	100%	2006	40	22	2046	\$501.69	\$7,024.00
004.002.0011	Electrical: emergency lighting 4444 Pheasant Ridge Road	23	EA	100%	2006	40	22	2046	\$136.68	\$3,144.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
004.002.0012	HVAC: condensers and tubing 4444 Pheasant Ridge Road	2	EA	100%	2006	20	2	2026	\$5,481.69	\$10,963.00
004.002.0013	HVAC: air handlers/evaporators 4444 Pheasant Ridge Road	2	EA	100%	2006	20	2	2026	\$2,215.29	\$4,431.00
004.002.0014	Garage: ventilation fans 4444 Pheasant Ridge Road	1	EA	100%	2006	20	2	2026	\$1,436.18	\$1,436.00
004.002.0015	Plumbing infrastructure: common repair allowance 4444 Pheasant Ridge Road	25000	GSF	3%	2006	30	12	2036	\$13.20	\$9,900.00
004.002.0016	Elevator: controller, driver and wiring 4444 Pheasant Ridge Road	1	EA	100%	2006	30	12	2036	\$51,376.36	\$51,376.00
004.002.0017	Elevator: car door operators 4444 Pheasant Ridge Road	1	EA	100%	2006	30	12	2036	\$6,140.48	\$6,140.00
004.002.0018	Elevator: car operating panel 4444 Pheasant Ridge Road	1	LS	100%	2006	30	12	2036	\$36,697.40	\$36,697.00
004.002.0019	Elevator: car interior refurbish 4444 Pheasant Ridge Road	270	SF	100%	2006	30	12	2036	\$70.26	\$18,970.00
004.002.0020	Elevator: car doors 4444 Pheasant Ridge Road	1	EA	100%	2006	30	12	2036	\$6,925.90	\$6,926.00
004.002.0021	Elevator: hallway doors 4444 Pheasant Ridge Road	5	PR	100%	2006	40	22	2046	\$2,714.70	\$13,574.00
004.002.0022	Elevator: hallway station panel, position indicator 4444 Pheasant Ridge Road	5	EA	100%	2006	30	12	2036	\$978.62	\$4,893.00
004.002.0023	Fire supression: sprinkler system, repair allowance 4444 Pheasant Ridge Road	93000	GSF	3%	2006	30	12	2036	\$5.51	\$15,373.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
004.002.0024	Fire supression: dry system air compressor 4444 Pheasant Ridge Road	1	EA	100%	2006	30	12	2036	\$3,982.33	\$3,982.00
004.002.0025	Fire alarm: control panel 4444 Pheasant Ridge Road	1	EA	100%	2006	30	12	2036	\$22,314.47	\$22,314.00
004.002.0026	Fire alarm: fire strobes/alarms 4444 Pheasant Ridge Road	8	EA	100%	2006	30	12	2036	\$289.35	\$2,315.00
004.002.0027	Fire alarm: pull stations 4444 Pheasant Ridge Road	10	EA	100%	2006	30	12	2036	\$162.55	\$1,626.00
Total for 004.002 - INTERIOR COMPONENTS (4444)										\$349,382.00
005.001 - EXTERIOR COMPONENTS (4448)										
005.001.0001	Trusses 4448 Pheasant Ridge Road	1	LS	100%	2017	50	43	2067	\$10,081.29	\$10,081.00
005.001.0002	Awning frame aluminum frame 4448 Pheasant Ridge Road	162	SF	100%	2018	30	24	2048	\$99.28	\$16,083.00
005.001.0003	Awning fabric - replace 4448 Pheasant Ridge Road	162	SF	100%	2018	30	24	2048	\$34.74	\$5,628.00
005.001.0004	Provision Roofing 4448 Pheasant Ridge Road	1	LS	100%	2017	30	23	2047	\$12,938.79	\$12,939.00
005.001.0005	Roof: EPDM 4448 Pheasant Ridge Road	74	SQ	100%	2010	30	16	2040	\$803.30	\$59,444.00
005.001.0006	Shingled roof, heavy weight (50 year) dim. asphalt shingles 4448 Pheasant Ridge Road	153	SQ	100%	2017	40	33	2057	\$623.04	\$95,325.00
005.001.0007	Rain gutters and downspouts 4448 Pheasant Ridge Road	1250	LF	100%	2004	40	20	2044	\$7.24	\$9,050.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
005.001.0008	Caulking at windows and doors 4448 Pheasant Ridge Road	3140	LF	100%	2004	20	0	2024	\$3.88	\$12,183.00
005.001.0009	EIFS - repair & paint w/ crane allowance 4448 Pheasant Ridge Road	1	LS	100%	2004	25	5	2029	\$20,609.00	\$20,609.00
005.001.0010	Exterior Insulation & Finish System (EIFS) at gables - replace 4448 Pheasant Ridge Road	4052	SY	100%	2004	60	40	2064	\$17.50	\$70,910.00
005.001.0011	Brick tuck-pointing 4448 Pheasant Ridge Road	25856	SF	3%	2004	35	15	2039	\$19.85	\$15,397.00
005.001.0012	Exterior wall lights 4448 Pheasant Ridge Road	4	EA	100%	2004	35	15	2039	\$188.56	\$754.00
005.001.0013	Glass entrance door, metal clad w/ sidelights and hardware 4448 Pheasant Ridge Road	1	EA	100%	2004	32	12	2036	\$3,189.69	\$3,190.00
005.001.0014	Overhead doors, commercial grade 4448 Pheasant Ridge Road	1	EA	100%	2012	20	8	2032	\$5,785.09	\$5,785.00
005.001.0015	Door operator 4448 Pheasant Ridge Road	1	EA	100%	2012	20	8	2032	\$1,173.60	\$1,174.00
005.001.0016	Exterior common steel doors incl. hardware 4448 Pheasant Ridge Road	4	EA	100%	2004	25	5	2029	\$3,665.13	\$14,661.00
005.001.0017	Door closers 4448 Pheasant Ridge Road	4	EA	100%	2004	30	10	2034	\$479.28	\$1,917.00
005.001.0018	Common area windows 4448 Pheasant Ridge Road	4	EA	100%	2004	40	20	2044	\$880.13	\$3,521.00
005.001.0019	Porch/balcony wood deck 4448 Pheasant Ridge Road	2280	SF	25%	2004	25	5	2029	\$28.42	\$16,199.00

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Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
005.001.0020	Porch aluminum railing 4448 Pheasant Ridge Road	394	LF	100%	2004	45	25	2049	\$80.71	\$31,800.00
Total for 005.001 - EXTERIOR COMPONENTS (4448)										\$406,650.00
005.002 - INTERIOR COMPONENTS (4448)										
005.002.0001	Intercom entry panel 4448 Pheasant Ridge Road	1	EA	100%	2004	20	0	2024	\$4,547.35	\$4,547.00
005.002.0002	Rated hardware replacement, commercial grade 4448 Pheasant Ridge Road	10	EA	100%	2004	20	0	2024	\$1,262.79	\$12,628.00
005.002.0003	Common light fixtures - periodic replacement 4448 Pheasant Ridge Road	1	LS	15%	2004	32	12	2036	\$18,113.00	\$2,717.00
005.002.0004	Carpet - commercial loop over pad 4448 Pheasant Ridge Road	1030	SY	100%	2023	20	19	2043	\$62.89	\$64,777.00
005.002.0005	Common area paint 4448 Pheasant Ridge Road	24000	SF	100%	2023	15	14	2038	\$1.16	\$27,840.00
005.002.0006	Furniture - common areas 4448 Pheasant Ridge Road	1	LS	10%	2004	25	5	2029	\$55,812.00	\$5,581.00
005.002.0007	Electrical: main switch 4448 Pheasant Ridge Road	1	EA	100%	2004	50	30	2054	\$2,154.03	\$2,154.00
005.002.0008	Electrical: local load centers 4448 Pheasant Ridge Road	2	EA	100%	2004	50	30	2054	\$1,357.84	\$2,716.00
005.002.0009	Electrical: exit signs 4448 Pheasant Ridge Road	14	EA	100%	2004	40	20	2044	\$501.69	\$7,024.00
005.002.0010	Electrical: emergency lighting 4448 Pheasant Ridge Road	23	EA	100%	2004	40	20	2044	\$136.68	\$3,144.00

The UOA of Pheasant Ridge Condominiums

Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
005.002.0011	Electrical: wiring system, repair allowance 4448 Pheasant Ridge Road	25000	GSF	5%	2004	50	30	2054	\$5.13	\$6,413.00
005.002.0012	HVAC: condensers and tubing 4448 Pheasant Ridge Road	2	EA	100%	2004	22	2	2026	\$5,481.69	\$10,963.00
005.002.0013	HVAC: air handlers/evaporators 4448 Pheasant Ridge Road	2	EA	100%	2004	20	0	2024	\$2,215.29	\$4,431.00
005.002.0014	Garage: ventilation fans 4448 Pheasant Ridge Road	1	EA	100%	2004	20	0	2024	\$1,436.18	\$1,436.00
005.002.0015	Plumbing infrastructure: common repair allowance 4448 Pheasant Ridge Road	25000	GSF	3%	2004	30	10	2034	\$13.20	\$9,900.00
005.002.0016	Elevator: controller, driver and wiring 4448 Pheasant Ridge Road	1	EA	100%	2004	30	10	2034	\$51,376.36	\$51,376.00
005.002.0017	Elevator: car door operators 4448 Pheasant Ridge Road	1	EA	100%	2004	30	10	2034	\$6,140.48	\$6,140.00
005.002.0018	Elevator: car operating panel 4448 Pheasant Ridge Road	1	LS	100%	2004	30	10	2034	\$36,697.40	\$36,697.00
005.002.0019	Elevator: car interior refurbish 4448 Pheasant Ridge Road	270	SF	100%	2004	30	10	2034	\$70.26	\$18,970.00
005.002.0020	Elevator: car doors 4448 Pheasant Ridge Road	1	EA	100%	2004	30	10	2034	\$6,925.90	\$6,926.00
005.002.0021	Elevator: hallway doors 4448 Pheasant Ridge Road	5	PR	100%	2004	40	20	2044	\$2,714.70	\$13,574.00
005.002.0022	Elevator: hallway station panel, position indicator 4448 Pheasant Ridge Road	5	EA	100%	2004	30	10	2034	\$978.62	\$4,893.00

The UOA of Pheasant Ridge Condominiums

Component Summary

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
005.002.0023	Fire supression: sprinkler system, repair allowance 4448 Pheasant Ridge Road	93000	GSF	5%	2004	30	10	2034	\$5.51	\$25,622.00
005.002.0024	Fire supression: dry system air compressor 4448 Pheasant Ridge Road	1	EA	100%	2004	30	10	2034	\$3,982.33	\$3,982.00
005.002.0025	Fire alarm: control panel 4444 Pheasant Ridge Road	1	EA	100%	2011	30	17	2041	\$22,314.47	\$22,314.00
005.002.0026	Fire alarm: fire strobes/alarms 4448 Pheasant Ridge Road	8	EA	100%	2004	30	10	2034	\$289.35	\$2,315.00
005.002.0027	Fire alarm: pull stations 4448 Pheasant Ridge Road	10	EA	100%	2004	30	10	2034	\$162.55	\$1,626.00
Total for 005.002 - INTERIOR COMPONENTS (4448)										\$360,706.00
006.000 - ALLOWANCES & CONSULTANTS										
006.000.0001	Column / foundation repair allowance 4448 Pheasant Ridge Road	1	LS	25%	2019	15	10	2034	\$60,030.78	\$15,008.00
006.000.0002	Lake Bank Erosion Control Mat All Buildings	2512	LF	5%	2002	27	5	2029	\$125.96	\$15,821.00
006.000.0003	Engineer / constru. mgmt: professional consultant All Buildings	1	LS	100%	1998	36	10	2034	\$7,314.51	\$7,315.00
Total for 006.000 - ALLOWANCES & CONSULTANTS										\$38,144.00

The UOA of Pheasant Ridge Condominiums

Component Summary Total for The UOA of Pheasant Ridge Condominiums Final Report

Total Replacement Cost for Study Year	\$3,160,875.00
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The UOA of Pheasant Ridge Condominiums

Reserve Expenditure 5-Year Plan

Year 2024

Line #	Component	Location	Replacement Cost *
001.001.0001	Patching, crack filling, sealcoating, striping	All Drive & Parking Areas	\$10,434.00
004.002.0004	Carpet - commercial loop over pad	4444 Pheasant Ridge Road	\$64,777.00
004.002.0005	Common area paint	4444 Pheasant Ridge Road	\$27,840.00
005.001.0008	Caulking at windows and doors	4448 Pheasant Ridge Road	\$12,183.00
005.002.0001	Intercom entry panel	4448 Pheasant Ridge Road	\$4,547.00
005.002.0002	Rated hardware replacement, commercial grade	4448 Pheasant Ridge Road	\$12,628.00
005.002.0013	HVAC: air handlers/evaporators	4448 Pheasant Ridge Road	\$4,431.00
005.002.0014	Garage: ventilation fans	4448 Pheasant Ridge Road	\$1,436.00
Total Expenditures for Year 2024			\$138,276.00

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

The UOA of Pheasant Ridge Condominiums

Year 2025

Line #	Component	Location	Replacement Cost *
002.002.0006	Common area paint	4434 Pheasant Ridge Road	\$28,811.62
Total Expenditures for Year 2025			\$28,811.62

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

The UOA of Pheasant Ridge Condominiums

Year 2026

Line #	Component	Location	Replacement Cost *
004.001.0007	Caulking at windows and doors	4444 Pheasant Ridge Road	\$13,058.30
004.001.0013	Overhead doors, commercial grade	4444 Pheasant Ridge Road	\$6,200.63
004.001.0014	Door operator	4444 Pheasant Ridge Road	\$1,258.34
004.002.0001	Intercom entry panel	4444 Pheasant Ridge Road	\$4,873.68
004.002.0002	Rated hardware replacement, commercial grade	4444 Pheasant Ridge Road	\$13,535.27
004.002.0012	HVAC: condensers and tubing	4444 Pheasant Ridge Road	\$11,750.65
004.002.0013	HVAC: air handlers/evaporators	4444 Pheasant Ridge Road	\$4,749.35
004.002.0014	Garage: ventilation fans	4444 Pheasant Ridge Road	\$1,539.17
005.002.0012	HVAC: condensers and tubing	4448 Pheasant Ridge Road	\$11,750.65
Total Expenditures for Year 2026			\$68,716.04

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

The UOA of Pheasant Ridge Condominiums

Year 2027

Line #	Component	Location	Replacement Cost *
002.001.0012	Overhead doors, commercial grade	4434 Pheasant Ridge Road	\$6,413.93
002.001.0013	Door operator	4434 Pheasant Ridge Road	\$1,301.63
003.001.0006	Caulking at windows and doors	4438 Pheasant Ridge Road	\$13,507.51
003.001.0007	EIFS - repair & paint w/ crane allowance	4438 Pheasant Ridge Road	\$22,849.55
003.001.0014	Exterior common steel doors incl. hardware	4438 Pheasant Ridge Road	\$16,254.90
003.001.0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$17,960.12
003.002.0001	Intercom entry panel	4438 Pheasant Ridge Road	\$5,041.33
003.002.0002	Rated hardware replacement, commercial grade	4438 Pheasant Ridge Road	\$14,000.88
003.002.0004	Carpet - commercial loop over pad	4438 Pheasant Ridge Road	\$60,044.81
003.002.0005	Paint: common areas	4438 Pheasant Ridge Road	\$30,866.69
003.002.0006	Furniture - common areas	4438 Pheasant Ridge Road	\$4,995.88
003.002.0012	HVAC: condensers and tubing	4438 Pheasant Ridge Road	\$12,154.87
003.002.0013	HVAC: air handlers/evaporators	4438 Pheasant Ridge Road	\$4,912.73
003.002.0014	Garage: ventilation fans	4438 Pheasant Ridge Road	\$1,592.12
Total Expenditures for Year 2027			\$211,896.95

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

The UOA of Pheasant Ridge Condominiums

Year 2028

Line #	Component	Location	Replacement Cost *
001.004.0001	Park bench seating areas - allowance for refurbishment	Community Circle	\$3,469.64
001.004.0002	Gazebo furniture & fixtures	Community Circle	\$2,704.85
002.001.0003	Roof: EPDM	4434 Pheasant Ridge Road	\$68,101.29
002.001.0006	Caulking at windows and doors	4434 Pheasant Ridge Road	\$13,957.31
002.001.0007	EIFS - repair & paint w/ crane allowance	4434 Pheasant Ridge Road	\$23,610.44
002.001.0014	Exterior common steel doors incl. hardware	4434 Pheasant Ridge Road	\$12,596.29
002.001.0016	Door closers	4434 Pheasant Ridge Road	\$2,196.19
002.002.0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$2,893.89
002.002.0011	Electrical: exit signs	4434 Pheasant Ridge Road	\$8,046.97
002.002.0012	Electrical: emergency lighting	4434 Pheasant Ridge Road	\$3,601.89
002.002.0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$11,341.81
002.002.0024	Fire suppression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$17,611.90
002.002.0025	Fire suppression: dry system air compressor	4434 Pheasant Ridge Road	\$4,561.93
002.002.0026	Fire alarm: fire alarm control panel	4434 Pheasant Ridge Road	\$25,563.76
002.002.0027	Fire alarm: fire strobes/alarms	4434 Pheasant Ridge Road	\$2,652.15
002.002.0028	Fire alarm: pull stations	4434 Pheasant Ridge Road	\$1,862.80
003.001.0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$18,558.19
Total Expenditures for Year 2028			\$223,331.30

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Financial Summary

Study Year 2024

Fiscal Year 1/1/2024 to 12/31/2024

Budgeted Total Assessment for current fiscal year	\$491,520
Budgeted Replacement Reserve Transfer (Assessment) for current fiscal year	\$117,921
Balance of the Replacement Reserve Account as of 1/1/2024	\$309,650
Source of current financial information	
2024 Final Budget and the Balance Sheet as of 12/31/2023.	
Total current replacement value of all components	\$3,160,875
Minimum Threshold Reserve Balance in Study Year	\$100,000
Threshold calculated as 5% of total current replacement value of all components.	

Recommended Reserve Transfers (first 5 years)

Year	Reserve Transfer Amount	% Increase
2024	\$117,921	0.00%
2025	\$124,996	6.00%
2026	\$132,496	6.00%
2027	\$140,446	6.00%
2028	\$148,873	6.00%

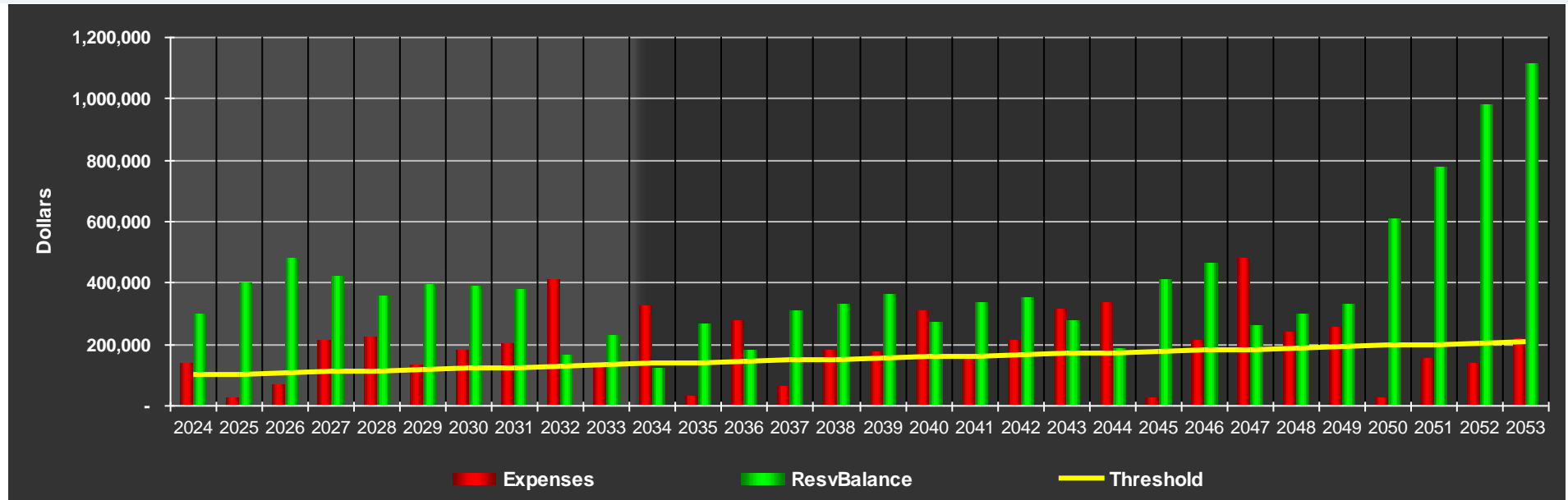
Cash Flow Study Period is 30 Years

Please see the recommended funding plan for the entire study period on the following pages.

This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method “Full Funding” analysis, which can be provided upon request as a separate report

The UOA of Pheasant Ridge Condominiums

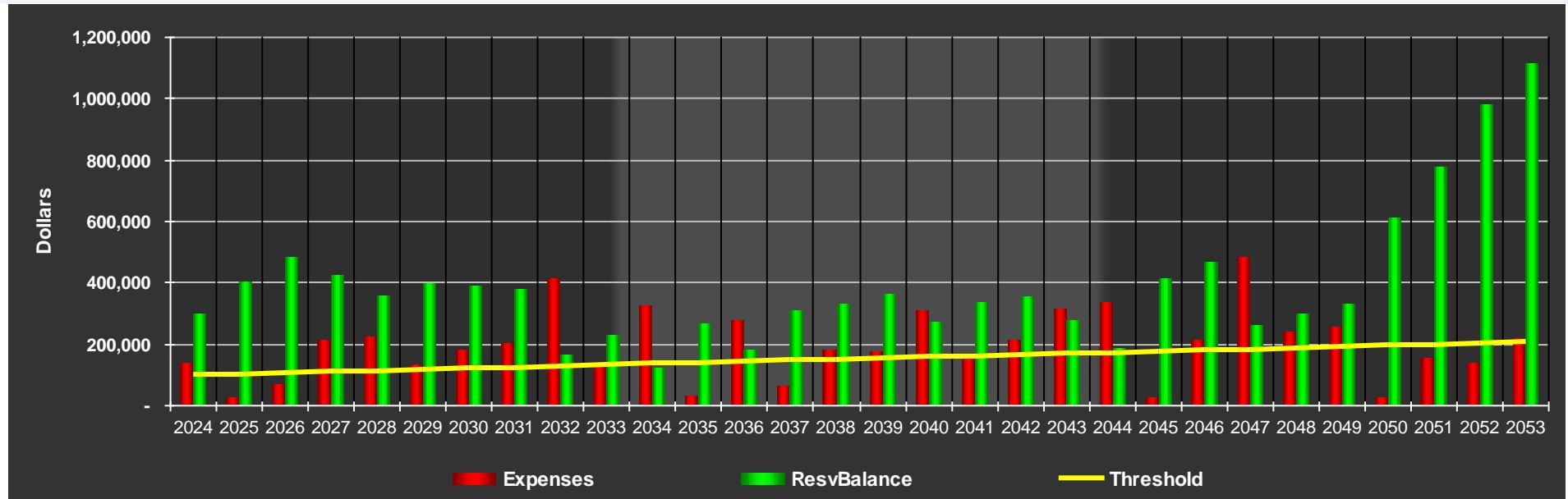
Navigator Cash Flow Funding Plan

NAVIGATOR_{TM}Cash Flow Summary

Years:	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	\$309,650	\$298,584	\$403,726	\$479,618	\$422,556	\$360,775	\$396,811	\$393,216	\$378,662	\$165,541
Transfer to Reserves	\$117,921	\$124,996	\$132,496	\$140,446	\$148,873	\$157,805	\$167,273	\$177,309	\$187,948	\$199,225
Investment Interest	\$9,289	\$8,958	\$12,112	\$14,389	\$12,677	\$10,823	\$11,904	\$11,796	\$11,360	\$4,966
Yearly Expenditures	-\$138,276	-\$28,812	-\$68,716	-\$211,899	-\$223,331	-\$132,593	-\$182,771	-\$203,660	-\$412,429	-\$137,776
Ending Balance	\$298,584	\$403,726	\$479,618	\$422,556	\$360,775	\$396,811	\$393,216	\$378,662	\$165,541	\$231,956
Threshold	\$100,000	\$103,490	\$107,185	\$110,872	\$114,564	\$118,253	\$121,942	\$125,637	\$129,331	\$133,017
Transfer change +/-	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Investment Ave Rate		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

The UOA of Pheasant Ridge Condominiums

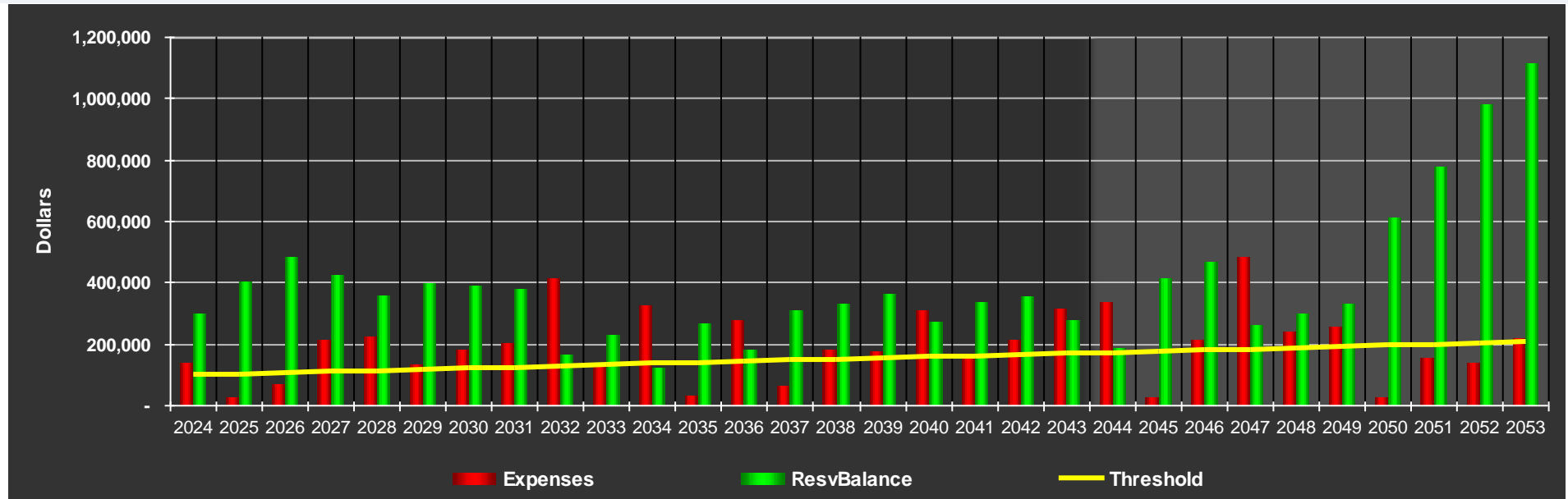
NAVIGATOR™

Cash Flow Summary

Years:	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	\$231,956	\$124,991	\$269,885	\$179,675	\$308,660	\$330,362	\$365,376	\$270,795	\$335,533	\$353,495
Transfer to Reserves	\$211,179	\$175,000	\$181,125	\$187,464	\$194,025	\$200,816	\$207,845	\$215,120	\$222,649	\$230,442
Investment Interest	\$6,959	\$3,750	\$8,097	\$5,390	\$9,260	\$9,911	\$10,961	\$8,124	\$10,066	\$10,605
Yearly Expenditures	-\$325,102	-\$33,855	-\$279,431	-\$63,869	-\$181,584	-\$175,714	-\$313,388	-\$158,506	-\$214,753	-\$316,245
Ending Balance	\$124,991	\$269,885	\$179,675	\$308,660	\$330,362	\$365,376	\$270,795	\$335,533	\$353,495	\$278,297
Threshold	\$136,715	\$140,406	\$144,099	\$147,787	\$151,482	\$155,178	\$158,872	\$162,557	\$166,247	\$169,938
Transfer Change +/-	6.00%	-17.13%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Investment Ave Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

The UOA of Pheasant Ridge Condominiums

NAVIGATOR™

Cash Flow Summary

Years:	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	\$278,297	\$188,795	\$413,483	\$466,127	\$262,148	\$300,534	\$334,154	\$610,258	\$778,378	\$978,467
Transfer to Reserves	\$238,507	\$246,855	\$255,495	\$264,437	\$273,692	\$283,271	\$293,185	\$303,446	\$314,067	\$325,059
Investment Interest	\$8,349	\$5,664	\$12,404	\$13,984	\$7,864	\$9,016	\$10,025	\$18,308	\$23,351	\$29,354
Yearly Expenditures	-\$336,357	-\$27,831	-\$215,254	-\$482,400	-\$243,171	-\$258,667	-\$27,106	-\$153,634	-\$137,329	-\$220,439
Ending Balance	\$188,795	\$413,483	\$466,127	\$262,148	\$300,534	\$334,154	\$610,258	\$778,378	\$978,467	\$1,112,441
Threshold	\$173,626	\$177,324	\$181,012	\$184,705	\$188,399	\$192,092	\$195,780	\$199,480	\$203,170	\$206,868
Transfer Change +/-	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Investment Ave Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

The UOA of Pheasant Ridge Condominiums

Navigator Assessment Allocation Model: Annual Change

Year	Operating Assessment *	% of Budget	% Ann Increase	Reserve Transfer	% of Budget	% Ann Increase	Total Budget Assessments	% Ann Increase	Special Assessments	Total ALL Assessments	% Ann Increase
2024	\$373,599	76.0%	0.0%	\$117,921	24.0%	0.0%	\$491,520	0.0%	\$0	\$491,520	0.0%
2025	\$382,816	75.4%	2.5%	\$124,996	24.6%	6.0%	\$507,812	3.3%	\$0	\$507,812	3.3%
2026	\$388,788	74.6%	1.6%	\$132,496	25.4%	6.0%	\$521,284	2.7%	\$0	\$521,284	2.7%
2027	\$394,736	73.8%	1.5%	\$140,446	26.3%	6.0%	\$535,182	2.7%	\$0	\$535,182	2.7%
2028	\$400,697	72.9%	1.5%	\$148,873	27.1%	6.0%	\$549,570	2.7%	\$0	\$549,570	2.7%
2029	\$406,667	72.0%	1.5%	\$157,805	28.0%	6.0%	\$564,472	2.7%	\$0	\$564,472	2.7%
2030	\$412,645	71.2%	1.5%	\$167,273	28.9%	6.0%	\$579,918	2.7%	\$0	\$579,918	2.7%
2031	\$418,629	70.2%	1.5%	\$177,309	29.8%	6.0%	\$595,938	2.8%	\$0	\$595,938	2.8%
2032	\$424,573	69.3%	1.4%	\$187,948	30.7%	6.0%	\$612,521	2.8%	\$0	\$612,521	2.8%
2033	\$430,517	68.4%	1.4%	\$199,225	31.6%	6.0%	\$629,742	2.8%	\$0	\$629,742	2.8%

* In the model above, the annual reserve transfer amounts are as recommended in this analysis. The operating assessment budget amount is increased annually at a rate based on client input and may not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget.

The UOA of Pheasant Ridge Condominiums

Navigator Assessment Allocation Model: Annual Assessment Per Unit

Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Condominium (1-4 stories)	128	Units	100.0%	2024	\$2,919	\$921	\$0	\$3,840
	128	Units	100.0%	2025	\$2,991	\$977	\$0	\$3,967
	128	Units	100.0%	2026	\$3,037	\$1,035	\$0	\$4,073
	128	Units	100.0%	2027	\$3,084	\$1,097	\$0	\$4,181
	128	Units	100.0%	2028	\$3,130	\$1,163	\$0	\$4,294
	128	Units	100.0%	2029	\$3,177	\$1,233	\$0	\$4,410
	128	Units	100.0%	2030	\$3,224	\$1,307	\$0	\$4,531
	128	Units	100.0%	2031	\$3,271	\$1,385	\$0	\$4,656
	128	Units	100.0%	2032	\$3,317	\$1,468	\$0	\$4,785
	128	Units	100.0%	2033	\$3,363	\$1,556	\$0	\$4,920

The UOA of Pheasant Ridge Condominiums

DMA Assessment Allocation Model: Average Monthly Assessment per Unit

Unit Type		Alloc %	Year	Operating *	Monthly		TOTAL
					Reserve	Special	
Condominium (1-4 stories)	128	Units	100.0%	2024	\$243	\$77	\$320
	128	Units	100.0%	2025	\$249	\$81	\$331
	128	Units	100.0%	2026	\$253	\$86	\$339
	128	Units	100.0%	2027	\$257	\$91	\$348
	128	Units	100.0%	2028	\$261	\$97	\$358
	128	Units	100.0%	2029	\$265	\$103	\$368
	128	Units	100.0%	2030	\$269	\$109	\$378
	128	Units	100.0%	2031	\$273	\$115	\$388
	128	Units	100.0%	2032	\$276	\$122	\$399
	128	Units	100.0%	2033	\$280	\$130	\$410

The UOA of Pheasant Ridge Condominiums

Roanoke, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Annual Capital Reserve Expenditures

Final Report

Date: 5/3/2024

DMA Project #2401008



Prepared by : DMA Reserves, Inc.

2302 E Cary Street
Richmond, Virginia 23223
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Year	Total Expenditures	Page
Year: 2024	\$138,276.00	1
Year: 2025	\$28,811.62	2
Year: 2026	\$68,716.04	3
Year: 2027	\$211,896.95	4
Year: 2028	\$223,331.30	5
Year: 2029	\$132,592.05	6
Year: 2030	\$182,771.88	7
Year: 2031	\$203,658.93	8
Year: 2032	\$412,429.38	9
Year: 2033	\$137,776.11	10
Year: 2034	\$325,103.18	11
Year: 2035	\$33,856.05	12
Year: 2036	\$279,431.59	13
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Year: 2046	\$215,254.57	23
Year: 2047	\$482,399.60	24
Year: 2048	\$243,170.48	25
Year: 2049	\$258,666.88	26
Year: 2050	\$27,105.76	27
Year: 2051	\$153,633.64	28
Year: 2052	\$137,329.03	29
Year: 2053	\$220,438.87	30

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2024

Line #	Component	Location	Replacement Cost *
001.001. 0001	Patching, crack filling, sealcoating, striping	All Drive & Parking Areas	\$10,434.00
004.002. 0004	Carpet - commercial loop over pad	4444 Pheasant Ridge Road	\$64,777.00
004.002. 0005	Common area paint	4444 Pheasant Ridge Road	\$27,840.00
005.001. 0008	Caulking at windows and doors	4448 Pheasant Ridge Road	\$12,183.00
005.002. 0001	Intercom entry panel	4448 Pheasant Ridge Road	\$4,547.00
005.002. 0002	Rated hardware replacement, commercial grade	4448 Pheasant Ridge Road	\$12,628.00
005.002. 0013	HVAC: air handlers/evaporators	4448 Pheasant Ridge Road	\$4,431.00
005.002. 0014	Garage: ventilation fans	4448 Pheasant Ridge Road	\$1,436.00
Total Expenditures for Year 2024			\$138,276.00

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2025			
Line #	Component	Location	Replacement Cost *
002.002. 0006	Common area paint	4434 Pheasant Ridge Road	\$28,811.62
Total Expenditures for Year 2025			\$28,811.62

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2026

Line #	Component	Location	Replacement Cost *
004.001. 0007	Caulking at windows and doors	4444 Pheasant Ridge Road	\$13,058.30
004.001. 0013	Overhead doors, commercial grade	4444 Pheasant Ridge Road	\$6,200.63
004.001. 0014	Door operator	4444 Pheasant Ridge Road	\$1,258.34
004.002. 0001	Intercom entry panel	4444 Pheasant Ridge Road	\$4,873.68
004.002. 0002	Rated hardware replacement, commercial grade	4444 Pheasant Ridge Road	\$13,535.27
004.002. 0012	HVAC: condensers and tubing	4444 Pheasant Ridge Road	\$11,750.65
004.002. 0013	HVAC: air handlers/evaporators	4444 Pheasant Ridge Road	\$4,749.35
004.002. 0014	Garage: ventilation fans	4444 Pheasant Ridge Road	\$1,539.17
005.002. 0012	HVAC: condensers and tubing	4448 Pheasant Ridge Road	\$11,750.65
Total Expenditures for Year 2026			\$68,716.04

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2027

Line #	Component	Location	Replacement Cost *
002.001. 0012	Overhead doors, commercial grade	4434 Pheasant Ridge Road	\$6,413.93
002.001. 0013	Door operator	4434 Pheasant Ridge Road	\$1,301.63
003.001. 0006	Caulking at windows and doors	4438 Pheasant Ridge Road	\$13,507.51
003.001. 0007	EIFS - repair & paint w/ crane allowance	4438 Pheasant Ridge Road	\$22,849.55
003.001. 0014	Exterior common steel doors incl. hardware	4438 Pheasant Ridge Road	\$16,254.90
003.001. 0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$17,960.12
003.002. 0001	Intercom entry panel	4438 Pheasant Ridge Road	\$5,041.33
003.002. 0002	Rated hardware replacement, commercial grade	4438 Pheasant Ridge Road	\$14,000.88
003.002. 0004	Carpet - commercial loop over pad	4438 Pheasant Ridge Road	\$60,044.81
003.002. 0005	Paint: common areas	4438 Pheasant Ridge Road	\$30,866.69
003.002. 0006	Furniture - common areas	4438 Pheasant Ridge Road	\$4,995.88
003.002. 0012	HVAC: condensers and tubing	4438 Pheasant Ridge Road	\$12,154.87
003.002. 0013	HVAC: air handlers/evaporators	4438 Pheasant Ridge Road	\$4,912.73
003.002. 0014	Garage: ventilation fans	4438 Pheasant Ridge Road	\$1,592.12
Total Expenditures for Year 2027			\$211,896.95

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2028

Line #	Component	Location	Replacement Cost *
001.004. 0001	Park bench seating areas - allowance for refurbishment	Community Circle	\$3,469.64
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$2,704.85
002.001. 0003	Roof: EPDM	4434 Pheasant Ridge Road	\$68,101.29
002.001. 0006	Caulking at windows and doors	4434 Pheasant Ridge Road	\$13,957.31
002.001. 0007	EIFS - repair & paint w/ crane allowance	4434 Pheasant Ridge Road	\$23,610.44
002.001. 0014	Exterior common steel doors incl. hardware	4434 Pheasant Ridge Road	\$12,596.29
002.001. 0016	Door closers	4434 Pheasant Ridge Road	\$2,196.19
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$2,893.89
002.002. 0011	Electrical: exit signs	4434 Pheasant Ridge Road	\$8,046.97
002.002. 0012	Electrical: emergency lighting	4434 Pheasant Ridge Road	\$3,601.89
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$11,341.81
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$17,611.90
002.002. 0025	Fire supression: dry system air compressor	4434 Pheasant Ridge Road	\$4,561.93
002.002. 0026	Fire alarm: fire alarm control panel	4434 Pheasant Ridge Road	\$25,563.76
002.002. 0027	Fire alarm: fire strobes/alarms	4434 Pheasant Ridge Road	\$2,652.15
002.002. 0028	Fire alarm: pull stations	4434 Pheasant Ridge Road	\$1,862.80
003.001. 0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$18,558.19
Total Expenditures for Year 2028			\$223,331.30

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2029

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt walking paths	Site-Wide	\$707.15
002.001. 0002	Awning fabric - replace	4434 Pheasant Ridge Road	\$6,655.26
002.001. 0019	Porch/balcony wood deck	4434 Pheasant Ridge Road	\$19,155.76
002.002. 0013	HVAC: condensers and tubing	4434 Pheasant Ridge Road	\$12,964.05
002.002. 0014	HVAC: air handlers/evaporators	4434 Pheasant Ridge Road	\$5,239.78
002.002. 0016	Garage: ventilation fans	4434 Pheasant Ridge Road	\$1,698.11
003.001. 0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$19,155.76
005.001. 0009	EIFS - repair & paint w/ crane allowance	4448 Pheasant Ridge Road	\$24,370.70
005.001. 0016	Exterior common steel doors incl. hardware	4448 Pheasant Ridge Road	\$17,337.03
005.002. 0006	Furniture - common areas	4448 Pheasant Ridge Road	\$6,599.69
006.000. 0002	Lake Bank Erosion Control Mat	All Buildings	\$18,708.76
Total Expenditures for Year 2029			\$132,592.05

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.001. 0005	Concrete curb and gutter	Site-Wide	\$4,011.90
001.001. 0006	Concrete sidewalks	Site-Wide	\$2,403.48
002.001. 0011	Glass entrance door, metal clad w/ sidelights and hardware	4434 Pheasant Ridge Road	\$3,889.96
002.001. 0019	Porch/balcony wood deck	4434 Pheasant Ridge Road	\$19,753.42
002.002. 0004	Common light fixtures - periodic replacement	4434 Pheasant Ridge Road	\$3,661.93
002.002. 0017	Elevator: controller, driver and wiring	4434 Pheasant Ridge Road	\$62,649.03
002.002. 0018	Elevator: car door operators	4434 Pheasant Ridge Road	\$7,487.25
002.002. 0019	Elevator: car operating panel	4434 Pheasant Ridge Road	\$44,749.13
002.002. 0021	Elevator: car doors	4434 Pheasant Ridge Road	\$8,445.72
002.002. 0023	Elevator: hallway station panel, position indicator	4434 Pheasant Ridge Road	\$5,966.64
003.001. 0017	Porch/balcony wood deck	4438 Pheasant Ridge Road	\$19,753.42
Total Expenditures for Year 2030			\$182,771.88

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2031

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt milling & overlay	All Drive & Parking Areas	\$86,916.98
002.001. 0019	Porch/balcony wood deck	4434 Pheasant Ridge Road	\$20,351.95
002.002. 0002	Entry panel intercom	4434 Pheasant Ridge Road	\$5,712.71
004.001. 0008	EIFS - repair & paint w/ crane allowance	4444 Pheasant Ridge Road	\$25,892.54
004.001. 0015	Exterior common steel doors incl. hardware	4444 Pheasant Ridge Road	\$18,419.65
004.001. 0018	Porch/balcony wood deck	4444 Pheasant Ridge Road	\$20,351.95
004.002. 0006	Furniture - common areas	4444 Pheasant Ridge Road	\$5,661.20
005.001. 0019	Porch/balcony wood deck	4448 Pheasant Ridge Road	\$20,351.95
Total Expenditures for Year 2031			\$203,658.93

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2032

Line #	Component	Location	Replacement Cost *
002.001. 0019	Porch/balcony wood deck	4434 Pheasant Ridge Road	\$20,950.30
002.002. 0005	Carpet - commercial loop over pad	4434 Pheasant Ridge Road	\$70,041.67
003.001. 0001	Awning frame aluminum frame	4438 Pheasant Ridge Road	\$20,800.26
003.001. 0002	Awning fabric - replace	4438 Pheasant Ridge Road	\$7,278.73
003.001. 0012	Overhead doors, commercial grade	4438 Pheasant Ridge Road	\$7,481.79
003.001. 0013	Door operator	4438 Pheasant Ridge Road	\$1,518.33
003.002. 0015	Plumbing infrastructure: common repair allowance	4438 Pheasant Ridge Road	\$12,803.75
003.002. 0016	Elevator: controller, driver and wiring	4438 Pheasant Ridge Road	\$66,444.99
003.002. 0017	Elevator: car door operators	4438 Pheasant Ridge Road	\$7,940.90
003.002. 0018	Elevator: Car operating panel	4438 Pheasant Ridge Road	\$47,460.52
003.002. 0019	Elevator: car interior refurbish	4438 Pheasant Ridge Road	\$24,534.03
003.002. 0020	Elevator: car doors	4438 Pheasant Ridge Road	\$8,957.46
003.002. 0022	Elevator: hallway station panel, position indicator	4438 Pheasant Ridge Road	\$6,328.16
003.002. 0023	Fire supression: sprinkler system, repair allowance	4438 Pheasant Ridge Road	\$19,882.03
003.002. 0024	Fire supression: dry system air compressor	4438 Pheasant Ridge Road	\$5,149.95
003.002. 0025	Fire alarm: control panel	4438 Pheasant Ridge Road	\$28,858.87
003.002. 0026	Fire alarm: strobes/alarms	4438 Pheasant Ridge Road	\$2,994.01
003.002. 0027	Fire alarm: pull stations	4438 Pheasant Ridge Road	\$2,102.91
004.001. 0018	Porch/balcony wood deck	4444 Pheasant Ridge Road	\$20,950.30
005.001. 0014	Overhead doors, commercial grade	4448 Pheasant Ridge Road	\$7,481.79
005.001. 0015	Door operator	4448 Pheasant Ridge Road	\$1,518.33
005.001. 0019	Porch/balcony wood deck	4448 Pheasant Ridge Road	\$20,950.30
Total Expenditures for Year 2032			\$412,429.38

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2033

Line #	Component	Location	Replacement Cost *
001.001. 0004	Asphalt milling & overlay - shared main road	Pheasant Ridge Road	\$26,966.49
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$3,140.54
002.001. 0009	Exterior wall lights	4434 Pheasant Ridge Road	\$1,002.94
002.001. 0010	Brick tuck-pointing	4434 Pheasant Ridge Road	\$20,480.59
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$3,360.01
002.002. 0007	Furniture - common areas	4434 Pheasant Ridge Road	\$6,113.45
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$13,168.66
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$20,448.67
004.001. 0018	Porch/balcony wood deck	4444 Pheasant Ridge Road	\$21,547.38
005.001. 0019	Porch/balcony wood deck	4448 Pheasant Ridge Road	\$21,547.38
Total Expenditures for Year 2033			\$137,776.11

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2034

Line #	Component	Location	Replacement Cost *
001.005. 0001	Curb inlets	Site-Wide	\$5,273.08
001.005. 0002	Drop inlets	Site-Wide	\$1,723.98
002.002. 0001	Office 4th floor, computer, furniture, supplies	4434 Pheasant Ridge Road	\$2,306.36
003.001. 0011	Glass entrance door, metal clad w/ sidelights and hardware	4438 Pheasant Ridge Road	\$4,361.20
003.002. 0003	Common light fixtures - periodic replacement	4438 Pheasant Ridge Road	\$3,714.53
004.001. 0018	Porch/balcony wood deck	4444 Pheasant Ridge Road	\$22,146.40
005.001. 0017	Door closers	4448 Pheasant Ridge Road	\$2,620.83
005.001. 0019	Porch/balcony wood deck	4448 Pheasant Ridge Road	\$22,146.40
005.002. 0015	Plumbing infrastructure: common repair allowance	4448 Pheasant Ridge Road	\$13,534.75
005.002. 0016	Elevator: controller, driver and wiring	4448 Pheasant Ridge Road	\$70,238.49
005.002. 0017	Elevator: car door operators	4448 Pheasant Ridge Road	\$8,394.27
005.002. 0018	Elevator: car operating panel	4448 Pheasant Ridge Road	\$50,170.15
005.002. 0019	Elevator: car interior refurbish	4448 Pheasant Ridge Road	\$25,934.73
005.002. 0020	Elevator: car doors	4448 Pheasant Ridge Road	\$9,468.86
005.002. 0022	Elevator: hallway station panel, position indicator	4448 Pheasant Ridge Road	\$6,689.45
005.002. 0023	Fire suppression: sprinkler system, repair allowance	4448 Pheasant Ridge Road	\$35,029.01
005.002. 0024	Fire suppression: dry system air compressor	4448 Pheasant Ridge Road	\$5,443.97
005.002. 0026	Fire alarm: fire strobes/alarms	4448 Pheasant Ridge Road	\$3,164.95
005.002. 0027	Fire alarm: pull stations	4448 Pheasant Ridge Road	\$2,222.97
006.000. 0001	Column / foundation repair allowance	4448 Pheasant Ridge Road	\$20,518.12
006.000. 0003	Engineer / constru. mgmt: professional consultant	All Buildings	\$10,000.68
Total Expenditures for Year 2034			\$325,103.18

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2035

Line #	Component	Location	Replacement Cost *
001.001. 0005	Concrete curb and gutter	Site-Wide	\$4,619.35
001.001. 0006	Concrete sidewalks	Site-Wide	\$2,767.40
001.002. 0001	Private residential community sign	Pheasant Ridge Road at Circle	\$3,887.83
002.001. 0001	Awning frame aluminum frame	4434 Pheasant Ridge Road	\$22,581.47
Total Expenditures for Year 2035			\$33,856.05

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2036

Line #	Component	Location	Replacement Cost *
004.001. 0016	Door closers	4444 Pheasant Ridge Road	\$2,762.38
004.002. 0015	Plumbing infrastructure: common repair allowance	4444 Pheasant Ridge Road	\$14,265.76
004.002. 0016	Elevator: controller, driver and wiring	4444 Pheasant Ridge Road	\$74,032.08
004.002. 0017	Elevator: car door operators	4444 Pheasant Ridge Road	\$8,847.65
004.002. 0018	Elevator: car operating panel	4444 Pheasant Ridge Road	\$52,879.84
004.002. 0019	Elevator: car interior refurbish	4444 Pheasant Ridge Road	\$27,335.47
004.002. 0020	Elevator: car doors	4444 Pheasant Ridge Road	\$9,980.27
004.002. 0022	Elevator: hallway station panel, position indicator	4444 Pheasant Ridge Road	\$7,050.75
004.002. 0023	Fire supression: sprinkler system, repair allowance	4444 Pheasant Ridge Road	\$22,152.27
004.002. 0024	Fire supression: dry system air compressor	4444 Pheasant Ridge Road	\$5,738.00
004.002. 0025	Fire alarm: control panel	4444 Pheasant Ridge Road	\$32,154.15
004.002. 0026	Fire alarm: fire strobes/alarms	4444 Pheasant Ridge Road	\$3,335.89
004.002. 0027	Fire alarm: pull stations	4444 Pheasant Ridge Road	\$2,343.03
005.001. 0013	Glass entrance door, metal clad w/ sidelights and hardware	4448 Pheasant Ridge Road	\$4,596.75
005.002. 0003	Common light fixtures - periodic replacement	4448 Pheasant Ridge Road	\$3,915.15
005.002. 0006	Furniture - common areas	4448 Pheasant Ridge Road	\$8,042.15
Total Expenditures for Year 2036			\$279,431.59

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2037

Line #	Component	Location	Replacement Cost *
001.004. 0003	Gazebo roof	Community Circle	\$2,649.82
003.001. 0009	Brick tuck-pointing	4438 Pheasant Ridge Road	\$22,754.84
003.001. 0010	Exterior wall lights	4438 Pheasant Ridge Road	\$1,114.30
003.002. 0015	Plumbing infrastructure: common repair allowance	4438 Pheasant Ridge Road	\$14,630.96
003.002. 0023	Fire supression: sprinkler system, repair allowance	4438 Pheasant Ridge Road	\$22,719.37
Total Expenditures for Year 2037			\$63,869.29

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2038

Line #	Component	Location	Replacement Cost *
001.001. 0001	Patching, crack filling, sealcoating, striping	All Drive & Parking Areas	\$15,805.65
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$3,576.51
001.004. 0004	Gazebo replacement	Community Circle	\$29,364.84
002.001. 0005	Rain gutters and downspouts	4434 Pheasant Ridge Road	\$13,709.15
002.001. 0018	Common area windows	4434 Pheasant Ridge Road	\$5,333.70
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$3,826.45
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$14,996.73
002.002. 0022	Elevator: hallway doors	4434 Pheasant Ridge Road	\$20,562.19
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$23,287.35
004.001. 0012	Glass entrance door, metal clad w/ sidelights and hardware	4444 Pheasant Ridge Road	\$4,832.29
004.002. 0003	Common light fixtures - periodic replacement	4444 Pheasant Ridge Road	\$4,115.76
005.002. 0005	Common area paint	4448 Pheasant Ridge Road	\$42,172.63
Total Expenditures for Year 2038			\$181,583.25

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2039

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt walking paths	Site-Wide	\$927.95
001.005. 0001	Curb inlets	Site-Wide	\$5,985.22
001.005. 0002	Drop inlets	Site-Wide	\$1,956.81
004.002. 0005	Common area paint	4444 Pheasant Ridge Road	\$43,201.64
005.001. 0008	Caulking at windows and doors	4448 Pheasant Ridge Road	\$18,905.38
005.001. 0011	Brick tuck-pointing	4448 Pheasant Ridge Road	\$23,892.81
005.001. 0012	Exterior wall lights	4448 Pheasant Ridge Road	\$1,170.03
005.002. 0015	Plumbing infrastructure: common repair allowance	4448 Pheasant Ridge Road	\$15,362.65
005.002. 0023	Fire supression: sprinkler system, repair allowance	4448 Pheasant Ridge Road	\$39,759.79
006.000. 0002	Lake Bank Erosion Control Mat	All Buildings	\$24,550.75
Total Expenditures for Year 2039			\$175,713.03

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2040

Line #	Component	Location	Replacement Cost *
001.001. 0005	Concrete curb and gutter	Site-Wide	\$5,226.88
001.001. 0006	Concrete sidewalks	Site-Wide	\$3,131.35
002.002. 0004	Common light fixtures - periodic replacement	4434 Pheasant Ridge Road	\$4,770.93
002.002. 0006	Common area paint	4434 Pheasant Ridge Road	\$44,229.84
002.002. 0020	Elevator: car interior refurbish	4434 Pheasant Ridge Road	\$30,137.91
003.001. 0003	Roof: EPDM	4438 Pheasant Ridge Road	\$94,439.61
004.001. 0004	Roof: EPDM	4444 Pheasant Ridge Road	\$37,010.71
005.001. 0005	Roof: EPDM	4448 Pheasant Ridge Road	\$94,439.61
Total Expenditures for Year 2040			\$313,386.84

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2041

Line #	Component	Location	Replacement Cost *
002.001. 0015	Exterior common steel doors incl. hardware	4434 Pheasant Ridge Road	\$5,957.75
004.001. 0007	Caulking at windows and doors	4444 Pheasant Ridge Road	\$19,804.37
004.001. 0010	Brick tuck-pointing	4444 Pheasant Ridge Road	\$25,028.97
004.001. 0011	Exterior wall lights	4444 Pheasant Ridge Road	\$1,225.67
004.001. 0013	Overhead doors, commercial grade	4444 Pheasant Ridge Road	\$9,403.93
004.001. 0014	Door operator	4444 Pheasant Ridge Road	\$1,908.41
004.002. 0015	Plumbing infrastructure: common repair allowance	4444 Pheasant Ridge Road	\$16,093.18
004.002. 0023	Fire supression: sprinkler system, repair allowance	4444 Pheasant Ridge Road	\$24,989.94
005.002. 0012	HVAC: condensers and tubing	4448 Pheasant Ridge Road	\$17,821.19
005.002. 0025	Fire alarm: control panel	4444 Pheasant Ridge Road	\$36,273.05
Total Expenditures for Year 2041			\$158,506.46

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2042

Line #	Component	Location	Replacement Cost *
002.001. 0012	Overhead doors, commercial grade	4434 Pheasant Ridge Road	\$9,617.40
002.001. 0013	Door operator	4434 Pheasant Ridge Road	\$1,951.73
003.001. 0005	Rain gutters and downspouts	4438 Pheasant Ridge Road	\$15,045.41
003.001. 0006	Caulking at windows and doors	4438 Pheasant Ridge Road	\$20,253.93
003.001. 0007	EIFS - repair & paint w/ crane allowance	4438 Pheasant Ridge Road	\$34,261.92
003.001. 0016	Common area windows	4438 Pheasant Ridge Road	\$5,853.59
003.002. 0005	Paint: common areas	4438 Pheasant Ridge Road	\$46,283.28
003.002. 0010	Electrical: exit signs	4438 Pheasant Ridge Road	\$11,677.24
003.002. 0011	Electrical: emergency lighting	4438 Pheasant Ridge Road	\$5,226.84
003.002. 0015	Plumbing infrastructure: common repair allowance	4438 Pheasant Ridge Road	\$16,458.50
003.002. 0021	Elevator: hallway doors	4438 Pheasant Ridge Road	\$22,566.43
003.002. 0023	Fire supression: sprinkler system, repair allowance	4438 Pheasant Ridge Road	\$25,557.21
Total Expenditures for Year 2042			\$214,753.48

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
001.003. 0003	CMU retaining wall	Utility Screen	\$1,684.11
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$4,012.26
002.001. 0006	Caulking at windows and doors	4434 Pheasant Ridge Road	\$20,703.57
002.001. 0007	EIFS - repair & paint w/ crane allowance	4434 Pheasant Ridge Road	\$35,022.53
002.001. 0010	Brick tuck-pointing	4434 Pheasant Ridge Road	\$26,165.39
002.001. 0020	Porch aluminum railing	4434 Pheasant Ridge Road	\$54,040.34
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$4,292.65
002.002. 0007	Furniture - common areas	4434 Pheasant Ridge Road	\$7,810.35
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$16,823.88
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$26,124.58
005.002. 0004	Carpet - commercial loop over pad	4448 Pheasant Ridge Road	\$110,080.83
005.002. 0006	Furniture - common areas	4448 Pheasant Ridge Road	\$9,484.26
Total Expenditures for Year 2043			\$316,244.75

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2044

Line #	Component	Location	Replacement Cost *
001.005. 0001	Curb inlets	Site-Wide	\$6,696.74
001.005. 0002	Drop inlets	Site-Wide	\$2,189.43
002.001. 0002	Awning fabric - replace	4434 Pheasant Ridge Road	\$9,771.66
003.002. 0003	Common light fixtures - periodic replacement	4438 Pheasant Ridge Road	\$4,717.40
004.002. 0004	Carpet - commercial loop over pad	4444 Pheasant Ridge Road	\$112,469.58
005.001. 0007	Rain gutters and downspouts	4448 Pheasant Ridge Road	\$15,713.15
005.001. 0009	EIFS - repair & paint w/ crane allowance	4448 Pheasant Ridge Road	\$35,782.52
005.001. 0018	Common area windows	4448 Pheasant Ridge Road	\$6,113.38
005.002. 0001	Intercom entry panel	4448 Pheasant Ridge Road	\$7,894.76
005.002. 0002	Rated hardware replacement, commercial grade	4448 Pheasant Ridge Road	\$21,925.48
005.002. 0009	Electrical: exit signs	4448 Pheasant Ridge Road	\$12,195.49
005.002. 0010	Electrical: emergency lighting	4448 Pheasant Ridge Road	\$5,458.82
005.002. 0013	HVAC: air handlers/evaporators	4448 Pheasant Ridge Road	\$7,693.36
005.002. 0014	Garage: ventilation fans	4448 Pheasant Ridge Road	\$2,493.29
005.002. 0015	Plumbing infrastructure: common repair allowance	4448 Pheasant Ridge Road	\$17,188.96
005.002. 0021	Elevator: hallway doors	4448 Pheasant Ridge Road	\$23,567.96
005.002. 0023	Fire supression: sprinkler system, repair allowance	4448 Pheasant Ridge Road	\$44,486.40
Total Expenditures for Year 2044			\$336,358.38

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
001.001. 0001	Patching, crack filling, sealcoating, striping	All Drive & Parking Areas	\$18,501.99
001.001. 0005	Concrete curb and gutter	Site-Wide	\$5,833.95
001.001. 0006	Concrete sidewalks	Site-Wide	\$3,495.04
Total Expenditures for Year 2045			\$27,830.98

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2046

Line #	Component	Location	Replacement Cost *
004.001. 0006	Rain gutters and downspouts	4444 Pheasant Ridge Road	\$16,381.64
004.001. 0008	EIFS - repair & paint w/ crane allowance	4444 Pheasant Ridge Road	\$37,304.82
004.001. 0017	Common area windows	4444 Pheasant Ridge Road	\$6,373.46
004.002. 0001	Intercom entry panel	4444 Pheasant Ridge Road	\$8,230.63
004.002. 0002	Rated hardware replacement, commercial grade	4444 Pheasant Ridge Road	\$22,858.25
004.002. 0010	Electrical: exit signs	4444 Pheasant Ridge Road	\$12,714.32
004.002. 0011	Electrical: emergency lighting	4444 Pheasant Ridge Road	\$5,691.05
004.002. 0012	HVAC: condensers and tubing	4444 Pheasant Ridge Road	\$19,844.41
004.002. 0013	HVAC: air handlers/evaporators	4444 Pheasant Ridge Road	\$8,020.66
004.002. 0014	Garage: ventilation fans	4444 Pheasant Ridge Road	\$2,599.37
004.002. 0015	Plumbing infrastructure: common repair allowance	4444 Pheasant Ridge Road	\$17,920.23
004.002. 0021	Elevator: hallway doors	4444 Pheasant Ridge Road	\$24,570.62
004.002. 0023	Fire supression: sprinkler system, repair allowance	4444 Pheasant Ridge Road	\$27,827.02
005.002. 0003	Common light fixtures - periodic replacement	4448 Pheasant Ridge Road	\$4,918.09
Total Expenditures for Year 2046			\$215,254.57

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2047

Line #	Component	Location	Replacement Cost *
002.001. 0017	Door closers	4434 Pheasant Ridge Road	\$884.73
002.002. 0005	Carpet - commercial loop over pad	4434 Pheasant Ridge Road	\$100,030.67
003.001. 0002	Awning fabric - replace	4438 Pheasant Ridge Road	\$10,395.20
003.001. 0009	Brick tuck-pointing	4438 Pheasant Ridge Road	\$28,439.05
003.001. 0012	Overhead doors, commercial grade	4438 Pheasant Ridge Road	\$10,685.17
003.001. 0013	Door operator	4438 Pheasant Ridge Road	\$2,168.42
003.001. 0015	Door closers	4438 Pheasant Ridge Road	\$3,540.83
003.001. 0018	Porch aluminum railing	4438 Pheasant Ridge Road	\$58,736.21
003.002. 0001	Intercom entry panel	4438 Pheasant Ridge Road	\$8,398.53
003.002. 0002	Rated hardware replacement, commercial grade	4438 Pheasant Ridge Road	\$23,324.56
003.002. 0004	Carpet - commercial loop over pad	4438 Pheasant Ridge Road	\$100,030.67
003.002. 0012	HVAC: condensers and tubing	4438 Pheasant Ridge Road	\$20,249.24
003.002. 0013	HVAC: air handlers/evaporators	4438 Pheasant Ridge Road	\$8,184.28
003.002. 0015	Plumbing infrastructure: common repair allowance	4438 Pheasant Ridge Road	\$18,285.80
003.002. 0023	Fire supression: sprinkler system, repair allowance	4438 Pheasant Ridge Road	\$28,394.69
004.001. 0003	Provision Roofing	4444 Pheasant Ridge Road	\$23,898.98
005.001. 0004	Provision Roofing	4448 Pheasant Ridge Road	\$23,898.98
005.001. 0014	Overhead doors, commercial grade	4448 Pheasant Ridge Road	\$10,685.17
005.001. 0015	Door operator	4448 Pheasant Ridge Road	\$2,168.42
Total Expenditures for Year 2047			\$482,399.60

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2048

Line #	Component	Location	Replacement Cost *
001.003. 0002	Conc./stone retaining walls	Site-Wide	\$78,166.80
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$4,448.13
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$4,758.98
002.002. 0008	Electrical: main switch	4434 Pheasant Ridge Road	\$4,058.10
002.002. 0009	Electrical: Local load centers	4434 Pheasant Ridge Road	\$5,116.93
002.002. 0010	Electrical: wiring system, repair allowance	4434 Pheasant Ridge Road	\$12,082.01
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$18,651.52
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$28,962.58
004.001. 0001	Awning frame aluminum frame	4444 Pheasant Ridge Road	\$30,300.22
004.001. 0002	Awning fabric - replace	4444 Pheasant Ridge Road	\$10,603.10
004.002. 0003	Common light fixtures - periodic replacement	4444 Pheasant Ridge Road	\$5,118.79
005.001. 0002	Awning frame aluminum frame	4448 Pheasant Ridge Road	\$30,300.22
005.001. 0003	Awning fabric - replace	4448 Pheasant Ridge Road	\$10,603.10
Total Expenditures for Year 2048			\$243,170.48

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2049

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt walking paths	Site-Wide	\$1,148.70
001.005. 0001	Curb inlets	Site-Wide	\$7,408.97
001.005. 0002	Drop inlets	Site-Wide	\$2,422.27
002.002. 0013	HVAC: condensers and tubing	4434 Pheasant Ridge Road	\$21,059.04
002.002. 0014	HVAC: air handlers/evaporators	4434 Pheasant Ridge Road	\$8,511.59
005.001. 0011	Brick tuck-pointing	4448 Pheasant Ridge Road	\$29,576.38
005.001. 0020	Porch aluminum railing	4448 Pheasant Ridge Road	\$61,085.18
005.002. 0015	Plumbing infrastructure: common repair allowance	4448 Pheasant Ridge Road	\$19,017.09
005.002. 0023	Fire supression: sprinkler system, repair allowance	4448 Pheasant Ridge Road	\$49,217.74
006.000. 0001	Column / foundation repair allowance	4448 Pheasant Ridge Road	\$28,829.12
006.000. 0002	Lake Bank Erosion Control Mat	All Buildings	\$30,390.80
Total Expenditures for Year 2049			\$258,666.88

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2050

Line #	Component	Location	Replacement Cost *
001.001. 0005	Concrete curb and gutter	Site-Wide	\$6,441.16
001.001. 0006	Concrete sidewalks	Site-Wide	\$3,858.80
002.002. 0004	Common light fixtures - periodic replacement	4434 Pheasant Ridge Road	\$5,879.29
005.002. 0006	Furniture - common areas	4448 Pheasant Ridge Road	\$10,926.51
Total Expenditures for Year 2050			\$27,105.76

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2051

Line #	Component	Location	Replacement Cost *
002.002. 0002	Entry panel intercom	4434 Pheasant Ridge Road	\$9,070.35
004.001. 0010	Brick tuck-pointing	4444 Pheasant Ridge Road	\$30,713.98
004.001. 0019	Porch aluminum railing	4444 Pheasant Ridge Road	\$63,434.70
004.002. 0015	Plumbing infrastructure: common repair allowance	4444 Pheasant Ridge Road	\$19,748.54
004.002. 0023	Fire supression: sprinkler system, repair allowance	4444 Pheasant Ridge Road	\$30,666.07
Total Expenditures for Year 2051			\$153,633.64

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2052

Line #	Component	Location	Replacement Cost *
001.001. 0001	Patching, crack filling, sealcoating, striping	All Drive & Parking Areas	\$21,198.80
003.001. 0014	Exterior common steel doors incl. hardware	4438 Pheasant Ridge Road	\$29,786.83
003.002. 0006	Furniture - common areas	4438 Pheasant Ridge Road	\$9,154.86
003.002. 0007	Electrical: main switch	4438 Pheasant Ridge Road	\$4,376.27
003.002. 0008	Electrical: local load centers	4438 Pheasant Ridge Road	\$5,518.12
003.002. 0009	Electrical: wiring system, repair allowance	4438 Pheasant Ridge Road	\$13,029.30
003.002. 0014	Garage: ventilation fans	4438 Pheasant Ridge Road	\$2,917.57
003.002. 0015	Plumbing infrastructure: common repair allowance	4438 Pheasant Ridge Road	\$20,113.89
003.002. 0023	Fire supression: sprinkler system, repair allowance	4438 Pheasant Ridge Road	\$31,233.39
Total Expenditures for Year 2052			\$137,329.03

The UOA of Pheasant Ridge Condominiums

Capital Expenditures for Year 2053

Line #	Component	Location	Replacement Cost *
001.003. 0003	CMU retaining wall	Utility Screen	\$2,050.08
001.004. 0002	Gazebo furniture & fixtures	Community Circle	\$4,884.18
002.001. 0010	Brick tuck-pointing	4434 Pheasant Ridge Road	\$31,851.53
002.001. 0014	Exterior common steel doors incl. hardware	4434 Pheasant Ridge Road	\$22,745.17
002.002. 0003	Rated hardware replacement, commercial grade	4434 Pheasant Ridge Road	\$5,225.51
002.002. 0007	Furniture - common areas	4434 Pheasant Ridge Road	\$9,507.65
002.002. 0010	Electrical: wiring system, repair allowance	4434 Pheasant Ridge Road	\$13,266.43
002.002. 0011	Electrical: exit signs	4434 Pheasant Ridge Road	\$14,530.44
002.002. 0012	Electrical: emergency lighting	4434 Pheasant Ridge Road	\$6,503.98
002.002. 0015	Plumbing infrastructure: common repair allowance	4434 Pheasant Ridge Road	\$20,479.96
002.002. 0024	Fire supression: sprinkler system, repair allowance	4434 Pheasant Ridge Road	\$31,801.84
005.002. 0005	Common area paint	4448 Pheasant Ridge Road	\$57,592.10
Total Expenditures for Year 2053			\$220,438.87