# The UOA of Pheasant Ridge Condominiums Roanoke, VA

# **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

# **Component Record**

**Final Report** 

Date: 5/3/2024

DMA Project #2401008



Prepared by : DMA Reserves, Inc.

2302 E Cary Street Richmond, Virginia 23223 804.644.6404

#### **Table of Contents**

Section		Page
001.001	ASPHALT & CONCRETE COMPONENTS	1
001.002	COMMUNITY SIGNAGE	5
001.003	RETAINING WALLS	6
001.004	SITE FURNISHINGS & STRUCTURES	8
001.005	STORMWATER DRAINAGE	11
002.001	EXTERIOR COMPONENTS (4434)	12
002.002	INTERIOR COMPONENTS (4434)	22
003.001	EXTERIOR COMPONENTS (4438)	36
003.002	INTERIOR COMPONENTS (4438)	45
004.001	EXTERIOR COMPONENTS (4444)	59
004.002	INTERIOR COMPONENTS (4444)	69
005.001	EXTERIOR COMPONENTS (4448)	82
005.002	INTERIOR COMPONENTS (4448)	92
006.000	ALLOWANCES & CONSULTANTS	105



01.00 <sup>-</sup>	1.0001	P	atching,	crack fillir	ng, sealco	oating, striping		All Drive &	<b>Parking Areas</b>		
Comp	onent De	<u>tails</u>									
Last Serv		Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
201 <sup>-</sup>	1 1	3	7	0	2024	1	LS	100.0%	100.00%	\$10,434.00	\$10,434.0
Detail	of comp	onents	within the	e assembly	<u>.</u>						
1	Asphalt re	pair / pat	ching, All E	Drive & Parkin	ig Areas	3345	SY	2.0%	100.00%	\$49.00	\$3,278.0
2	Asphalt se	eal coatin	g, All Drive	& Parking Ar	reas	3345	SY	100.0%	100.00%	\$1.10	\$3,680.0
3	Asphalt ci	ack filler	All Drive 8	R Parking Area	as	1150	LF	100.0%	100.00%	\$2.78	\$3,197.0
4	Parking lo	t striping	, Parking a	t Circle		44	SPACE	100.0%	100.00%	\$6.33	\$279.0
Unles	s <b>s a One-Tir</b> 2024			expenditures a \$10,434.0	after 2024 inc 002	xpenditures are shown clude a compounded in 038	flation factor (s	ee last page of this			01.99
-	2052			\$21,198.8	0						
Ex	penditures	s in the y	ear(s) belo	ow have beer	n manually	removed from the ye	early expendit	ures.			
	2031										

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.



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

01.001.00	02 A	sphalt m	illing & ov	verlay			All Drive &	Parking Areas	<b>i</b>	
Componer	nt 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 Ex	penditures f	or this co	mponent y	ear(s) and ex	xpenditures are shown I	pelow for this	component if occur	ring within the study	v period.	
					clude a compounded inf				,	
			\$86,916.9							
2031										
2031										
On 3/27/20	)24 By	/ David H	erring, DM	A Reserve	S					
On 3/27/20	•		•		<b>s</b> d overlay project incl	uded in 203 <sup>,</sup>	l.			
On 3/27/20	ed in fair cor	dition. Fu	Inding for a f	full mill and		uded in 203 <sup>,</sup>	Site-Wide			
On 3/27/20 Observ	red in fair cor	dition. Fu	•	full mill and		uded in 203 <sup>.</sup>				
On 3/27/20 Observ 01.001.00	red in fair cor	dition. Fu	Inding for a f	full mill and		uded in 203 <sup>,</sup> Units		Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 3/27/20 Observ 01.001.00 Componer Last In-	red in fair cor 03 A <u>nt Details</u> Est Useful	ndition. Fu <b>sphalt w</b> Repl	inding for a f alking path Remain	full mill and <b>hs</b> Next Repl.	d overlay project incl Field Meas.		Site-Wide	••	Unit Cost \$21.12	
On 3/27/20 Observ 01.001.00 Componer Last In- Service 1998	red in fair cor 03 A <u>nt Details</u> Est Useful Life 31	ndition. Fu sphalt w Repl Interval 10	Remain Useful Life	full mill and <b>hs</b> Next Repl. Year 2029	Field Meas. Quantity or Count 283	Units SY	Site-Wide % Replaced Per Interval 10.0%	Responsibility 100.00%	\$21.12	for Study Year
On 3/27/20 Observ 01.001.00 Componer Last In- Service 1998 Yearly Exp	ed in fair cor 03 A <u>at Details</u> Est Useful Life 31 penditures for	ndition. Fu sphalt w Repl Interval 10 or this co	Remain Useful Life	full mill and hs Next Repl. Year 2029	Field Meas. Quantity or Count 283	Units SY pelow for this o	Site-Wide % Replaced Per Interval 10.0%	Responsibility 100.00% ring within the study	\$21.12	for Study Year
On 3/27/20 Observ 01.001.00 Componer Last In- Service 1998 Yearly Exp	ed in fair cor 03 A <u>at Details</u> Est Useful Life 31 penditures for	ndition. Fu sphalt w Repl Interval 10 or this co	Remain Useful Life	full mill and hs Next Repl. Year 2029 fear(s) and ex after 2024 inc	Field Meas. Quantity or Count 283	Units SY below for this d	Site-Wide % Replaced Per Interval 10.0% component if occur ee last page of this	Responsibility 100.00% ring within the study	\$21.12 y period.	for Study Year

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.



**Final Report** 

01.001.000	)4 A	sphalt m	illing & ov	erlay - sł	nared main road		Pheasant R	lidge Road		
Componen	t 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 Exp	enditures fo	or this co	mponent y	ear(s) and e	xpenditures are shown b	below for this o	omponent if occur	ring within the study	/ period.	
					clude a compounded inf					
2033			\$26,966.4	9						
On 3/27/202	24 By	David H	erring, DMA	A Reserve	S					
Main roa	ad shared by	/ different	sections of t	the overall	<b>s</b> Pheasant Ridge de∖ aceholder figure unti					
Main roa	ad shared by r asphalt mill	v different ing & over	sections of t	the overall This is pl	Pheasant Ridge dev					
Main roa 2033 for	ad shared by r asphalt mill 05 C	v different ing & over	sections of t rlay project.	the overall This is pl	Pheasant Ridge dev		etermined arour			
Main roa 2033 for 01.001.000	ad shared by r asphalt mill 05 C	v different ing & over	sections of t rlay project. curb and g	the overall This is pl	Pheasant Ridge dev		etermined arour			
Main roa 2033 for 01.001.000 Componen Last In-	ad shared by r asphalt mill 05 C <u>t Details</u> Est Useful	v different ing & over oncrete Repl	sections of t rlay project. <b>curb and g</b> Remain	the overall This is pl <b>jutter</b> Next Repl.	Pheasant Ridge dev aceholder figure unti	il there is a d	etermined arour Site-Wide % Replaced	nd of time to coord	dinate with the oti	ner properties.
Main roa 2033 for 01.001.000 Componen Last In- Service 1998	ad shared by r asphalt mill 05 C t Details Est Useful Life 32	v different ing & over oncrete Repl Interval 5	sections of t rlay project. <b>curb and g</b> Remain Useful Life 6	the overall This is pl <b>jutter</b> Next Repl. Year 2030	Pheasant Ridge dev aceholder figure unti Field Meas. Quantity or Count 1630	Units LF	etermined arour Site-Wide % Replaced Per Interval 2.0%	Client Responsibility 100.00%	dinate with the oti Unit Cost \$100.93	ner properties. Replacement Cost for Study Year
Main roa 2033 for 01.001.000 Componen Last In- Service 1998 Yearly Exp	ad shared by r asphalt mill 05 C t Details Est Useful Life 32 eenditures fo	r different ing & over oncrete Repl Interval 5 or this co	sections of t rlay project. <b>curb and g</b> Remain Useful Life 6 mponent y	the overall This is pl <b>jutter</b> Next Repl. Year 2030 ear(s) and ex	Pheasant Ridge dev aceholder figure unti Field Meas. Quantity or Count	Units LF below for this o	etermined arour Site-Wide % Replaced Per Interval 2.0% component if occur	Client Responsibility 100.00%	dinate with the oti Unit Cost \$100.93	ner properties. Replacement Cos for Study Year
Main roa 2033 for 01.001.000 Componen Last In- Service 1998 Yearly Exp	ad shared by r asphalt mill 05 C t Details Est Useful Life 32 eenditures fo	r different ing & over oncrete Repl Interval 5 or this co	sections of t rlay project. <b>curb and g</b> Remain Useful Life 6 mponent y	the overall This is pl <b>jutter</b> Next Repl. Year 2030 ear(s) and ex	Pheasant Ridge dev aceholder figure unti Field Meas. Quantity or Count 1630 xpenditures are shown b	Units LF below for this o lation factor (s	etermined arour Site-Wide % Replaced Per Interval 2.0% component if occur ee last page of this	Client Responsibility 100.00%	Unit Cost \$100.93	ner properties. Replacement Cost for Study Year



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

.001.00	t Details	onciele	sidewalks				Site-Wide			
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
		-	0	2020	5100	SF	3.0%	100.00%	\$12.88	\$1,971.00
					xpenditures are shown b	pelow for this c	omponent if occur	ring within the study		• • • • • • • •
early Exp	<u>penditures f</u> ne-Time Exper	or this co	mponent <sub>Y</sub>	ear(s) and ex after 2024 inc	xpenditures are shown b	below for this c lation factor (se	omponent if occur ee last page of this	ring within the study	y period.	31.35

#### Total for 001.001 ASPHALT & CONCRETE COMPONENTS

\$105,747.00



#### 001.002 COMMUNITY SIGNAGE

01.002.00	01 P	rivate res	sidential c	ommunit	y sign		Pheasant R	lidge Road at 0	Circle	
Componer	nt 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
					xpenditures are shown b clude a compounded inf				y period.	
	ne-Time Expen			after 2024 inc					y period.	
Unless a O 2035 On 3/29/20	ne-Time Expen	diture, any e	expenditures a	after 2024 inc	clude a compounded inf				y period.	
Unless a O 2035 On 3/29/20	ne-Time Expen	diture, any e	expenditures a \$3,887.8	after 2024 inc	clude a compounded inf				y period.	



001.003 F	RETAINING	WALLS
-----------	-----------	-------

01.003.00	01 Ir	nterlockir	ng block re	etaining v	vall		Site-Wide			
Componer	nt 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
<b>On 3/29/20</b> This is	-		lerring, DM		<b>s</b> t funding not yet cale	culating fina	ncially in the rese	erve study period		
01.003.00	02 C	onc./sto	ne retainin	ng walls			Site-Wide			
<u>Componer</u>	nt 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
				after 2024 inc	xpenditures are shown b lude a compounded inf				/ period.	

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.



**Final Report** 

01.003.00	03 0	CMU retair	ning wall				Utility Scre	en		
Componen	t 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
2043		, <b>,</b> .	\$1,684.1		lude a compounded inf	•	2,050.08	• •		
<b>On 3/29/20</b> CMU re		-	erring, DMA		<b>s</b> and was noted in go	ood conditio	n. Future fundin	g for repairs as m	nay be required is	included here.
	or 001.003			-				5		\$57.349.00



#### 001.004 SITE FURNISHINGS & STRUCTURES

1.004.000	)1 P	ark benc	h seating a	areas - al	lowance for refur	bishment	Community	/ Circle		
omponent	t 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
early Exp	enditures f	or this co	mponent v	aar(s) and ex	penditures are shown I	pelow for this co	omponent if occur	ring within the study	v period	



#### The UOA of Pheasant Ridge Condominiums

01.0	04.000	)2 G	azebo fu	Irniture & f	fixtures			Community	y Circle		
Com	ponen	t Details									
	st In- rvice	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
19	98	30	5	4	2028	1	LS	20.0%	100.00%	\$11,804.00	\$2,361.00
Deta	il of co	omponents	within the	e assembly	<u>:</u>						
1	Chaii	rs, Gazebo				8	EA	100.0%	100.00%	\$390.36	\$3,123.00
2	Table	es, Gazebo				1	EA	100.0%	100.00%	\$389.10	\$389.00
3	Rock	er Loveseat,	Gazebo			1	EA	100.0%	100.00%	\$4,101.07	\$4,101.00
4	Benc	h, Gazebo				2	EA	100.0%	100.00%	\$566.17	\$1,132.00
5	Suns	shades - pull	down, Gaze	ebo		6	EA	100.0%	100.00%	\$269.78	\$1,619.00
6	Padd Gaze	lle fan, reside ebo	ntial, variab	le speed (w/c	o lights),	1	EA	100.0%	100.00%	\$499.18	\$499.00
7	Rece	essed, incand.	light fixture	, Gazebo		4	EA	100.0%	100.00%	\$235.29	\$941.00
Year	ly Exp	enditures f	or this co	mponent y	/ear(s) and ex	penditures are shown l	below for this	component if occur	ring within the study	/ period.	
						lude a compounded inf					
	2028			\$2,704.8	35 20	033	\$:	3,140.54 2	038	\$3,5	76.51
	2043			\$4,012.2	26 20	048	\$4	1,448.13 2	053	\$4,8	84.18

#### 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.



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

01.004.00	03 G	azebo ro	of				Community	/ Circle		
Componer	nt 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 Cos for Study Year
2012	25	25	13	2037	5	SQ	100.0%	100.00%	\$358.50	\$1,793.0
				fter 2024 inc	penditures are shown b lude a compounded inf					
On 3/29/20	,		erring, DMA	A Reserve	5					
Observ	red in good co	ondition.								
01.004.00	04 G	azebo re	eplacement	t			Community	/ Circle		
Componer	nt Details									
ا مما ا	Est Useful	Repl	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
Last In- Service	Life	Interval	Useiui Liie	1001		Office		reopeneienty		for Olddy Tear
	Life 40	40	14	2038	332	SF	100.0%	100.00%	\$58.39	\$19,385.0

#### Total for 001.004 SITE FURNISHINGS & STRUCTURES

\$26,774.00



1.005.00	01 C	urb inlet	S				Site-Wide			
omponer	nt 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 Cos for Study Year
1998	36	5	10	2034	2	EA	15.0%	100.00%	\$12,855.11	\$3,857.0
Yearly Ex	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this	component if occur	ring within the study	v period.	
					lude a compounded inf					
2034			\$5,273.0	8 20	039	\$5	5,985.22 2	044	\$6,6	696.74
2049			\$7,408.9	7			<u></u> _			
<b>)n 3/29/20</b> This is	an allowance	e for period	<u> </u>		<b>s</b> on curb inlets.		Sito Wido			
On 3/29/20 This is 01.005.00	an allowance		dic repair of				Site-Wide			
<b>)n 3/29/20</b> This is	an allowance	e for period	dic repair of				Site-Wide			
On 3/29/20 This is 01.005.00	an allowance	e for period	dic repair of s			Units	Site-Wide % Replaced Per Interval	Client Responsibility	Unit Cost	
On 3/29/20 This is 01.005.00 Componer Last In-	an allowance 02 D nt Details Est Useful	e for period rop inlet	dic repair of s	the commo	on curb inlets. Field Meas.	Units EA	% Replaced	• · · • · · ·	Unit Cost \$8,407.89	Replacement Cor for Study Year \$1,261.0
<b>On 3/29/20</b> This is <b>1.005.00</b> <b>Componer</b> Last In- Service 1998	an allowance 02 D nt Details Est Useful Life 36	e for period rop inlet Repl Interval 5	dic repair of <b>s</b> Remain Useful Life 10	Next Repl. Year 2034	Field Meas. Quantity or Count	EA	% Replaced Per Interval 15.0%	Responsibility 100.00%	\$8,407.89	for Study Year
On 3/29/20 This is 11.005.00 Componer Last In- Service 1998 Yearly Ex	an allowance 02 D nt Details Est Useful Life 36 penditures fe	e for period rop inlet Repl Interval 5 or this co	dic repair of s Remain Useful Life 10 <b>mponent</b> y	the commo Next Repl. Year 2034 ear(s) and ex	on curb inlets. Field Meas. Quantity or Count	EA below for this o	% Replaced Per Interval 15.0% component if occur	Responsibility 100.00% ring within the study	\$8,407.89	for Study Year
On 3/29/20 This is 11.005.00 Componer Last In- Service 1998 Yearly Ex	an allowance 02 D nt Details Est Useful Life 36 penditures for one-Time Expen	e for period rop inlet Repl Interval 5 or this co	dic repair of s Remain Useful Life 10 <b>mponent</b> y	Next Repl. Year 2034 ear(s) and ex	Field Meas. Quantity or Count 1	EA below for this o lation factor (s	% Replaced Per Interval 15.0% component if occur see last page of this	Responsibility 100.00% ring within the study	\$8,407.89 y period.	for Study Year
On 3/29/20 This is 11.005.00 Componer Last In- Service 1998 Yearly Ex Unless a O	an allowance 02 D nt Details Est Useful Life 36 penditures for one-Time Expen	e for period rop inlet Repl Interval 5 or this co	dic repair of <b>s</b> Remain Useful Life 10 <b>mponent</b> Y expenditures a	Next Repl. Year 2034 ear(s) and ex ofter 2024 inco 8 20	Field Meas. Quantity or Count 1 cpenditures are shown t	EA below for this o lation factor (s	% Replaced Per Interval 15.0% component if occur see last page of this	Responsibility 100.00% ring within the study report).	\$8,407.89 y period.	for Study Year \$1,261.0

#### Total for 001.005 STORMWATER DRAINAGE

\$5,118.00



02.001.00	01 A	wning fr	ame alumi	inum fran	ne		4434 Pheas	sant Ridge Roa	d	
Componer	nt 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 Cos for Study Year
1998	37	30	11	2035	162	SF	100.0%	100.00%	\$99.28	\$16,083.0
Yearly Ex	penditures f	or this co	mponent y	(ear(s) and ex	penditures are shown b	pelow for this	omponent if occur	ring within the study	/ period.	
					lude a compounded inf				•	
Assum	) <b>24 By</b> ed to be origi		\$22,581.4 erring, DM onents with I	A Reserve	<b>s</b> ame and fabric noted	in good cor	dition.			
On 3/28/20	24 By ed to be origi	nal compo	erring, DM	A Reserve		in good cor		sant Ridge Roa	ıd	
<b>On 3/28/20</b> Assum	024 By ed to be origi 02 A	nal compo	erring, DM	A Reserve		in good cor		sant Ridge Roa	ıd	
On 3/28/20 Assum 02.001.00	024 By ed to be origi 02 A	nal compo	erring, DM	A Reserve both the fra ace Next Repl.		in good cor		sant Ridge Roa Client Responsibility	I <b>d</b> Unit Cost	
On 3/28/20 Assum 02.001.00 Componer Last In-	024 By ed to be origi 02 A <u>nt Details</u> Est Useful	mal compo wning fa	erring, DM/ onents with I bric - repl Remain	A Reserve both the fra ace Next Repl.	ime and fabric noted		4434 Pheas % Replaced	Client		Replacement Cos for Study Year \$5,628.0
<b>Dn 3/28/20</b> Assum <b>D2.001.00</b> <b>Componer</b> Last In- Service 1998	024 By ed to be origi 02 A <u>nt Details</u> Est Useful Life 31	Repl Interval	erring, DM/ onents with I bric - repla Remain Useful Life 5	A Reserve both the fra ace Next Repl. Year 2029	Field Meas. Quantity or Count	Units SF	<b>4434 Pheas</b> % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$34.74	for Study Year
On 3/28/20 Assum 02.001.00 Componer Last In- Service 1998 Yearly Ex	024 By ed to be origi 02 A <u>nt Details</u> Est Useful Life 31 penditures for	Repl Interval 15	erring, DM/ onents with I bric - repla Remain Useful Life 5 mponent	A Reserve both the fra ace Next Repl. Year 2029 Year(s) and ex	ime and fabric noted Field Meas. Quantity or Count	Units SF pelow for this (	4434 Pheas % Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$34.74	for Study Year

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



**Final Report** 

					_				
03 R	oof: EPD	M				4434 Pheas	sant Ridge Roa	d	
nt Details									
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 Cos for Study Year
30	30	4	2028	74	SQ	100.0%	100.00%	\$803.30	\$59,444.0
penditures f	or this cor	mponent y	ear(s) and ex	penditures are shown l	below for this	component if occur	ring within the study	/ period.	
								-	
		\$68,101.2	9						
)24 By	David H	erring, DM	A Reserve	S					
overall conditi	on with no	significant	deficiencie	s noted.					
04 S	hingled r	oof, heavy	y weight (	50 year) dim. asp	halt	4434 Pheas	sant Ridge Roa	d	
S	hingles								
nt Details									
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 Cos for Study Year
40	40	34	2058	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
ed in 2018, a	sphalt shir	ngles noted	in good ov	erall condition. The					ed as this may be
05 R	ain gutte	ers and do	wnspouts	5		4434 Pheas	sant Ridge Roa	d	
nt Details									
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
40	40	14	2038	1250	LF	100.0%	100.00%	\$7.24	\$9,050.00
		expenditures a	fter 2024 inc					/ period.	
	at Details     Est Useful     30     penditures for     ne-Time Expen     024   By     poverall conditi     04   S     bt Details     Est Useful     Life     40     024   By     overall conditi     04   S     bt Details     Est Useful     Life     40     024   By     ed in 2018, at     ted warranty     05   R     ht Details     Est Useful     Life     40     penditures for     ne-Time Expen	At Details     Est Useful Life   Repl Interval     30   30     Denditures for this conne-Time Expenditure, any of the transmission of the transmission of transmission of the transmission of transmiss	At Details     Est Useful Life   Repl Interval   Remain Useful Life     30   30   4     penditures for this component me-Time Expenditure, any expenditures a \$68,101.2     24   By David Herring, DMA overall condition with no significant of Shingled roof, heavy shingles     04   Shingled roof, heavy shingles     at Details   Repl Interval   Remain Useful Life     40   40   34     024   By David Herring, DMA shingles   Remain Useful Life     at Details   Repl Interval   Remain Useful Life     40   40   34     024   By David Herring, DMA ed in 2018, asphalt shingles noted ted warranty period, not the actual     05   Rain gutters and dow the Details     Est Useful   Repl Interval   Remain Useful Life     40   40   14     penditures for this component Life   Y     40   40   14     penditures for this component Life   Y     40   40   14	At Details     Est Useful Life   Repl Interval   Remain Useful Life   Next Repl. Year     30   30   4   2028     Denditures for this component ne-Time Expenditure, any expenditures after 2024 incomponent setting   Year(s) and expenditures after 2024 incomponent \$68,101.29     04   By David Herring, DMA Reserves     04   Shingled roof, heavy weight ( shingles     04   Shingles     04   Shingles     05   Repl Interval   Remain Useful Life     05   Rain gutters and downspouts     05   Rain gutters and downspouts     05   Repl Interval   Remain Useful Life     24   Year     40   40   14     2038   South Herring, DMA Reserves     ed in 2018, asphalt shingles noted in good ov ted warranty period, not the actual lifespan of     05   Rain gutters and downspouts     40   40   14   2038     Spenditures for this component (40   14   2038 <td>It Details     Est Useful Life   Repl Interval   Remain Useful Life   Next Repl. Year   Field Meas. Quantity or Count     30   30   4   2028   74     Denditures for this component Year(s) and expenditures are shown Inter-Time Expenditure, any expenditures after 2024 include a compounded information.     Set By David Herring, DMA Reserves     OPA     OPA     Shingled roof, heavy weight (50 year) dim. aspenditures after 2024 include a compounded information.     OPA     Shingled roof, heavy weight (50 year) dim. aspenditures and deficiencies noted.     OPA     OPA     Shingles     Thetails     Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count     40     40     OPA Rain gutters and downspouts     Thetails     Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count     05     Colspan="2"&gt;Quantity or Count     40     40</td> <td>At Details     Est Useful   Repl   Remain   Next Repl.   Field Meas.     11fe   Interval   Useful Life   Year   Quantity or Count   Units     30   30   4   2028   74   SQ     Denditures for this component   Year   Quantity or Count   Units     and expenditures are shown below for this component     network     Store of this component   Year   Quantity or Count   Units     24   By David Herring, DMA Reserves     werall condition with no significant deficiencies noted.     04   Shingled roof, heavy weight (50 year) dim. asphalt     shingles     th Details     Est Useful   Repl   Remain   Next Repl.   Field Meas.     Life   Interval   Useful Life   Year   Quantity or Count   Units     40   40   34   2058   153   SQ     Of Rain gutters and downspouts     ted in 2018, asphalt shingles noted in good overall condition. The previous stut     ted warranty peri</td> <td>At Details   Est Useful   Repl   Remain   Next Repl.   Field Meas.   % Replaced     30   30   4   2028   74   SQ   100.0%     Details   Sequencing   Year   Quantity or Count   Units   Per Interval     30   30   4   2028   74   SQ   100.0%     Details     Set Useful   Set Optimization   Set Optization   Set Optimization</td> <td>At Details   Est Useful   Repl   Remain   Next Repl.   Field Meas.   % Replaced   Client   Responsibility     30   30   4   2028   74   SQ   100.0%   100.0%     30   30   4   2028   74   SQ   100.0%   100.0%     200   00.0%   100.0%   100.0%   100.0%   100.0%   100.0%     201   30   30   4   2028   74   SQ   100.0%   100.0%     201   201   60   4   2028   74   SQ   100.0%   100.0%     201   Client   Component   Year(s) and expenditures are shown below for this component if occurring within the study me-Time Expenditure, any expenditures arter 2024 include a compounded inflation factor (see last page of this report).   \$68,101.29     214   By David Herring, DMA Reserves   4434 Pheasant Ridge Roat shingles   Keplaced client Respl. Field Meas.   % Replaced Responsibility     40   40   34   2058   153   SQ   100.0%   100.0%     24   By David Herring, DMA Reserves   Eed in 2018, asphalt shingles noted in good overall condition. The previous st</td> <td>Vertical Section 10 Sec</td>	It Details     Est Useful Life   Repl Interval   Remain Useful Life   Next Repl. Year   Field Meas. Quantity or Count     30   30   4   2028   74     Denditures for this component Year(s) and expenditures are shown Inter-Time Expenditure, any expenditures after 2024 include a compounded information.     Set By David Herring, DMA Reserves     OPA     OPA     Shingled roof, heavy weight (50 year) dim. aspenditures after 2024 include a compounded information.     OPA     Shingled roof, heavy weight (50 year) dim. aspenditures and deficiencies noted.     OPA     OPA     Shingles     Thetails     Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count     40     40     OPA Rain gutters and downspouts     Thetails     Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count     05     Colspan="2">Quantity or Count     40     40	At Details     Est Useful   Repl   Remain   Next Repl.   Field Meas.     11fe   Interval   Useful Life   Year   Quantity or Count   Units     30   30   4   2028   74   SQ     Denditures for this component   Year   Quantity or Count   Units     and expenditures are shown below for this component     network     Store of this component   Year   Quantity or Count   Units     24   By David Herring, DMA Reserves     werall condition with no significant deficiencies noted.     04   Shingled roof, heavy weight (50 year) dim. asphalt     shingles     th Details     Est Useful   Repl   Remain   Next Repl.   Field Meas.     Life   Interval   Useful Life   Year   Quantity or Count   Units     40   40   34   2058   153   SQ     Of Rain gutters and downspouts     ted in 2018, asphalt shingles noted in good overall condition. The previous stut     ted warranty peri	At Details   Est Useful   Repl   Remain   Next Repl.   Field Meas.   % Replaced     30   30   4   2028   74   SQ   100.0%     Details   Sequencing   Year   Quantity or Count   Units   Per Interval     30   30   4   2028   74   SQ   100.0%     Details     Set Useful   Set Optimization   Set Optization   Set Optimization	At Details   Est Useful   Repl   Remain   Next Repl.   Field Meas.   % Replaced   Client   Responsibility     30   30   4   2028   74   SQ   100.0%   100.0%     30   30   4   2028   74   SQ   100.0%   100.0%     200   00.0%   100.0%   100.0%   100.0%   100.0%   100.0%     201   30   30   4   2028   74   SQ   100.0%   100.0%     201   201   60   4   2028   74   SQ   100.0%   100.0%     201   Client   Component   Year(s) and expenditures are shown below for this component if occurring within the study me-Time Expenditure, any expenditures arter 2024 include a compounded inflation factor (see last page of this report).   \$68,101.29     214   By David Herring, DMA Reserves   4434 Pheasant Ridge Roat shingles   Keplaced client Respl. Field Meas.   % Replaced Responsibility     40   40   34   2058   153   SQ   100.0%   100.0%     24   By David Herring, DMA Reserves   Eed in 2018, asphalt shingles noted in good overall condition. The previous st	Vertical Section 10 Sec



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

002.001.000	06 C	aulking a	at windows	s and doo	ors		4434 Pheas	ant Ridge Roa	d	
Componen	<u>t 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	15	4	2028	3140	LF	100.0%	100.00%	\$3.88	\$12,183.00
Yearly Exp	penditures f	or this co	mponent ye	ear(s) and e	xpenditures are shown b	pelow for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2028			\$13,957.3	1 2	043	\$20	,703.57			
0										
On 3/28/20	-		erring, DMA							
Manage				occurred d	lue to poor caulking	and water inf	iltration around	the windows. We	have included a	cost here to occur
	IFS repairs a									
when E	IFS repairs a		<u> </u>	w/ crane	allowance		4434 Pheas	ant Ridge Roa	d	
when E	07 E		<u> </u>	w/ crane	allowance		4434 Pheas	sant Ridge Roa	d	
when Ĕ 002.001.000	07 E		air & paint	<b>w/ crane</b> Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4434 Pheas</b> % Replaced Per Interval	Sant Ridge Roa Client Responsibility	<b>d</b> Unit Cost	Replacement Cost for Study Year
when Ĕ 002.001.000 <u>Componen</u> Last In-	07 E <u>It Details</u> Est Useful	IFS - rep	air & paint	Next Repl.	Field Meas.	Units LS	% Replaced	Client		
when E 002.001.000 Componen Last In- Service 1998	07 E <u>at Details</u> Est Useful Life	IFS - rep Repl Interval	air & paint Remain Useful Life 4	Next Repl. Year 2028	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
when E 002.001.000 Componen Last In- Service 1998 Detail of c	07 E <u>at Details</u> Est Useful Life 30	Repl Interval 15 within the	air & paint Remain Useful Life 4 e assembly:	Next Repl. Year 2028	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
when E 002.001.000 Componen Last In- Service 1998 Detail of C 1 Repa	07 E <u>t Details</u> Est Useful Life 30 omponents	Repl Interval 15 within the	air & paint Remain Useful Life 4 e assembly: Pheasant Ridg	Next Repl. Year 2028	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00	for Study Year \$20,609.00
when E 002.001.000 Componen Last In- Service 1998 Detail of c 1 Repa 2 Pain 3 Cran	07 E <u>at Details</u> Est Useful Life 30 omponents air/resurface E	Repl Interval 15 within the EIFS, 4434 I Pheasant R Iraulic, w/op	air & paint Remain Useful Life 4 e assembly: Pheasant Ridg	Next Repl. Year 2028 Se Road	Field Meas. Quantity or Count 1 4052	LS	% Replaced Per Interval 100.0% 5.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00 \$8.85	for Study Year \$20,609.00 \$1,793.00
when E 002.001.000 Componen Last In- Service 1998 Detail of co 1 Repa 2 Paint 3 Cran 4434	07 E <u>at Details</u> Est Useful Life 30 <u>omponents</u> air/resurface E t EIFS, 4434 F ne & crew, hyd 4 Pheasant Rice	Repl Interval 15 within the EIFS, 4434 I Pheasant R Iraulic, w/op dge Road	air & paint Remain Useful Life 4 e assembly: Pheasant Ridg idge Road ber. cost allo	Next Repl. Year 2028 ge Road wance,	Field Meas. Quantity or Count 1 4052 4052 3	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00% 100.00% 100.00%	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.00 \$1,793.00 \$4,538.00
when E 002.001.000 Componen Last In- Service 1998 Detail of c 1 Repa 2 Pain 3 Cran 4434 Yearly Exp	07 E t Details Est Useful Life 30 omponents air/resurface E t EIFS, 4434 F ne & crew, hyd 4 Pheasant Ric conditures for	Repl Interval 15 Within the IFS, 4434 I Pheasant R Iraulic, w/op dge Road or this co	air & paint Remain Useful Life 4 e assembly: Pheasant Ridg idge Road ber. cost allo	Next Repl. Year 2028 ge Road wance, ear(s) and ex	Field Meas. Quantity or Count 1 4052 4052	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0% omponent if occur	Client Responsibility 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.00 \$1,793.00 \$4,538.00

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.



# **Final Report**

	or Insulation a	& Finish S	ystem (EIFS) at	gables -	4434 Pheas	ant Ridge Roa	d	
replac	e			-		-		
ails								
		Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
60	) 34	2058	4052	SY	100.0%	100.00%	\$17.50	\$70,910.0
By Day	vid Herring, DM	A Reserve	S					
cost is an e	estimate by DMA	for replaci	ng EIFS cladding. 1	The cost occu	urs outside the re	eserve study perio	od and is not yet o	alculating
Exteri	or wall lights				4434 Pheas	ant Ridge Roa	d	
ails								
	•	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
5 35	5 9	2033	4	EA	100.0%	100.00%	\$188.56	\$754.0
ures for th	is component	(ear(s) and e	penditures are shown	below for this	component if occur	ring within the study	/ period.	
							•	
	\$1,002.9	94						
	ails Useful Re ife Inte 0 60 By Dar t cost is an e Exteri ails Useful Re ife Inte 5 35	ails     Useful   Repl   Remain     .ife   Interval   Useful Life     0   60   34     By David Herring, DM.     toost is an estimate by DMA     Exterior wall lights     ails     Useful   Repl     Life   Interval   Useful Life     5   35   9     tures for this component   N	ails     Useful   Repl   Remain   Next Repl.     ife   Interval   Useful Life   Year     0   60   34   2058     By David Herring, DMA Reserves     t cost is an estimate by DMA for replacin     Exterior wall lights     ails     Useful   Repl   Remain   Next Repl.     ife   Interval   Useful Life   Year     5   35   9   2033     tures for this component   Year(s) and external	ails     Useful Repl Remain Next Repl. Field Meas.     ife Interval Useful Life Year Quantity or Count     0   60   34   2058   4052     By David Herring, DMA Reserves     t cost is an estimate by DMA for replacing EIFS cladding. T     Exterior wall lights     ails     Useful Repl Remain Next Repl. Field Meas.     .ife Interval Useful Life Year Quantity or Count     5   35   9   2033   4     tures for this component Year(s) and expenditures are shown	ails     Useful Repl Interval Useful Life Year Quantity or Count Units     0   60   34   2058   4052   SY     By David Herring, DMA Reserves     t cost is an estimate by DMA for replacing EIFS cladding. The cost occur     Exterior wall lights     ails     Useful Repl Remain Next Repl. Field Meas.     Life Interval Useful Life Year Quantity or Count Units     5   35   9   2033   4   EA     tures for this component   Year(s) and expenditures are shown below for this of the start of this component   Year(s) and expenditures are shown below for this of the start of this component	ails   Next Repl   Field Meas.   % Replaced     Jseful   Interval   Useful Life   Year   Quantity or Count   Units   Per Interval     0   60   34   2058   4052   SY   100.0%     By David Herring, DMA Reserves     t cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest to cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the rest of the rest occurs of the cost occurs outside the rest occurs of the cost occurs outside the rest occurs of the cost occurs of the cost occurs outside the rest occurs of the cost occurs	ails   Next Repl   Field Meas.   % Replaced Per Interval   Client Responsibility     0   60   34   2058   4052   SY   100.0%   100.00%     By David Herring, DMA Reserves   t cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period   4434 Pheasant Ridge Roa     Bits   Exterior wall lights   Field Meas.   % Replaced Client   Client     Juseful   Repl   Remain   Next Repl.   Field Meas.   Year   Output for the cost occurs outside the reserve study period     Exterior wall lights   Field Meas.   Year   Year   Quantity or Count   Units   % Replaced Period   Client Responsibility     Juseful   Repl   Remain   Next Repl.   Field Meas.   Year   Net Repl   Per Interval   Client Responsibility     Juseful   Start   Start   Quantity or Count   Units   Per Interval   Client Responsibility     Juseful   Start   Start   Start   Start   Start   Start   Start     Juseful   Start   Start   Start   Start   Start   Start   Start   Star	ails     Useful   Repland   Remain   Next Repl.   Field Meas.   % Replaced   Client     Interval   Useful Life   Year   Quantity or Count   Units   Per Interval   Responsibility   Unit Cost     0   60   34   2058   4052   SY   100.0%   100.00%   \$17.50     By David Herring, DMA Reserves     t cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet of     t cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet of     t cost is an estimate by DMA for replacing EIFS cladding. The cost occurs outside the reserve study period and is not yet of     t cost is an estimate by DMA for replacing Cladding. The cost occurs outside the reserve study period and is not yet of     tights   4434 Pheasant Ridge Road     ails   Useful Life   Year   Quantity or Count   Units   Per Interval   Responsibility   Unit Cost     5   35   9   2033   4   EA   100.0%   100.00%   \$188.56     tures for this component



02.001.00	10 B	rick tuck	-pointing				4434 Pheas	ant Ridge Roa	d	
<u>Componer</u>	nt 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 Ex	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf					
2033			\$20,480.5	9 2	043	\$26	,165.39 2	053	\$31,8	351.53
On 3/29/20	D4 D1		erring, DMA	Decemie	•					
	d for this pur fter initial cor			of the ove	rall exterior brick are	a of each bu	lilding on a 10-ye	ear cycle with the		anticipated 35
	fter initial cor 11 G	pose for a nstruction.			rall exterior brick are			sant Ridge Roa		
years a	fter initial cor 11 G h	pose for a nstruction.								anticipated 35
years a 002.001.00	fter initial cor 11 G h	pose for a nstruction.	ance door							Replacement Cost for Study Year
years a 002.001.00 <u>Componer</u> Last In-	ifter initial con 11 G h <u>t Details</u> Est Useful	pose for a Instruction. Ilass entr ardware Repl	rance door	<b>, metal c</b> Next Repl.	<b>lad w/ sidelights</b> a	and	4434 Pheas % Replaced	sant Ridge Roa	d	Replacement Cost
years a 002.001.00 Componer Last In- Service 1998	Ifter initial con 11 G h h h h h h h h h h h h h	pose for a hstruction. lass entr ardware Repl Interval 32	rance door Remain Useful Life 6	n <b>etal c</b> Next Repl. Year 2030	<b>lad w/ sidelights a</b> Field Meas. Quantity or Count 1	Units EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$3,189.69	Replacement Cost for Study Year
years a 002.001.00 Componer Last In- Service 1998 Yearly Ex	Ifter initial con 11 G h t Details Est Useful Life 32 penditures fe	pose for a Instruction. Ilass entr ardware Repl Interval 32 or this co	Remain Useful Life 6	Next Repl. Year 2030	<b>lad w/ sidelights</b> a	Units EA below for this c	% Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$3,189.69	Replacement Cost for Study Year
years a 002.001.00 Componer Last In- Service 1998 Yearly Ex	Ifter initial con 11 G h t Details Est Useful Life 32 penditures fe	pose for a Instruction. Ilass entr ardware Repl Interval 32 or this co	Remain Useful Life 6	Next Repl. Year 2030 ear(s) and ea fter 2024 inc	<b>lad w/ sidelights</b> a Field Meas. Quantity or Count 1 <b>xpenditures are shown b</b>	Units EA below for this c	% Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$3,189.69	Replacement Cost for Study Year
years a 002.001.00 Componer Last In- Service 1998 Yearly Ex Unless a O 2030	Ifter initial con 11 G 11 G h h h h h h h h h h h h h	pose for a hstruction. Ilass entr ardware Repl Interval 32 or this cor diture, any o	Remain Useful Life 6 mponent \$3,889.9	Next Repl. Year 2030 ear(s) and ex fter 2024 inc	lad w/ sidelights a Field Meas. Quantity or Count 1 cpenditures are shown to clude a compounded inf	Units EA below for this c	% Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$3,189.69	Replacement Cost for Study Year
years a 002.001.00 Componer Last In- Service 1998 Yearly Exi Unless a O 2030 On 3/28/20	Ifter initial con 11 G 11 G h h h h h h h h h h h h h	pose for a hstruction. lass entr ardware Repl Interval 32 or this co diture, any of y David H	Remain Useful Life 6 mponent \$3,889.9 erring, DMA	Next Repl. Year 2030 ear(s) and ex fter 2024 inc	lad w/ sidelights a Field Meas. Quantity or Count 1 cpenditures are shown to clude a compounded inf	Units EA below for this c	% Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$3,189.69	Replacement Cost for Study Year



**Final Report** 

002.001.00 <sup>2</sup>	12 O	verhead	doors, co	mmercial	grade		4434 Pheas	sant Ridge Roa	d	
<u>Componen</u>	t 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
					penditures are shown lude a compounded inf				/ period.	
2027			\$6,413.9	3 2	042	\$9	0,617.40			
On 3/28/20 Overall 002.001.007	noted in goo			A Reserve	S		4434 Pheas	sant Ridge Roa	d	
Componen		•						5		
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
	ne-Time Expen	diture, any o	expenditures a \$1,301.6	ifter 2024 inc	spenditures are shown lude a compounded inf 042	flation factor (s			/ period.	
	g properly at		erring, DM	A Reserve	S					



**Final Report** 

	14 E	xterior c	ommon st	eel doors	incl. hardware		4434 Pheas	sant Ridge Roa	d	
Componer	nt 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 Exp	penditures for	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2028			\$12,596.2	.9 20	053	\$22	,745.17			
	red in good co	ondition.	erring, DM/				440.4 Pl	(		
02.001.00	15 E	xterior c	ommon st	eel doors	incl. hardware		4434 Pheas	sant Ridge Roa	d	
Componer	<u>nt Details</u>									
Componer Last In- Service	nt Details 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
Last In-	Est Useful					Units EA			Unit Cost \$3,665.13	Replacement Cost for Study Year \$3,665.00



**Final Report** 

)02.001.00 <sup>,</sup>	16 D	oor clos	ers				4434 Pheas	sant Ridge Roa	d	
<u>Componen</u>	nt 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	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf				, por roan	
2028			\$2,196.1	9						
On 3/28/20	)24 By	David H	erring, DMA	A Reserve	S					
Assume	ed in good co	ondition an	nd functionin	g properly.						
	-	ondition an		g properly.			4434 Pheas	sant Ridge Roa	d	
	17 D			g properly.	,		4434 Pheas	sant Ridge Roa	d	
)02.001.00 <sup>4</sup>	17 D		ers	g properly. Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4434 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	u <b>d</b> Unit Cost	Replacement Cost for Study Year
002.001.00 <sup>4</sup> <u>Componen</u> Last In-	17 D nt Details Est Useful	oor closo	<b>ers</b> Remain	Next Repl.	Field Meas.	Units EA	% Replaced	Client		Replacement Cost for Study Year \$479.00
002.001.00 Componen Last In- Service 2017	17 D t Details Est Useful Life 30	Repl Interval	Remain Useful Life 23	Next Repl. Year 2047	Field Meas. Quantity or Count 1	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$479.28	for Study Year
Componen Last In- Service 2017 Yearly Exp	17 D <u>t Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	Remain Useful Life 23 mponent y	Next Repl. Year 2047 ear(s) and ex	Field Meas.	EA below for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$479.28	for Study Year
Componen Last In- Service 2017 Yearly Exp	17 D <u>t Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	Remain Useful Life 23 mponent y	Next Repl. Year 2047 ear(s) and ex	Field Meas. Quantity or Count 1 <b>xpenditures are shown</b>	EA below for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$479.28	for Study Year



**Final Report** 

02.001.001			area windo	/113				110030	ant Ridge Roa	AM	
Componen	t Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Cour	nt Uni	% Repl s Per Int		Client Responsibility	Unit Cost	Replacement Co for Study Year
1998	40	40	14	2038	4	EA	100.0	)%	100.00%	\$880.13	\$3,521.
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are sho	wn below fo	r this component i	if occurri	ing within the stud	y period.	
					lude a compounde						
2038			\$5,333.7	0							
On 3/28/20	24 By	David H	erring, DM	A Reserve	8						
			•		Note that caulk	ina for win	dows / doors is	include	ed as a separate	e component.	
02.001.001			cony wood						ant Ridge Roa	· ·	
				UECK			4454 1	FIICasi	ant Riuge Roa	au	
Componen			<b>-</b> .								
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Cour	nt Uni	% Repl s Per Int		Client Responsibility	Unit Cost	Replacement Co for Study Year
1998	31	1	5	2029	2280	SF	25.09	%	100.00%	\$28.42	\$16,199.
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are sho	wn below fo	r this component i	if occurri	ing within the stud	v period.	
					Iude a compounde						
2029			\$19,155.7	6 20	030		\$19,753.42	20	31	\$20	,351.95
2032			\$20,950.3	0							
Expendi	tures in the v	ear(s) belo	ow have beer	n manuallv	removed from th	e vearly exi	penditures.				
203	2	2034	2035		2036	2037	2038		2039	2040	2041
	2	2043	2044		2045	2046	2047		2048	2049	2050
204	1	2052	2053								
204 205											



**Final Report** 

002.001.00	20	Porch alum	inum rail	ing			4434 Pheas	ant Ridge Roa	d	
Componer	nt 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
2043			\$54,040.3	4						
On 3/28/20 Observ	ed in good	By David Hei	rring, DMA	A Reserve	S					



02.002 IN	TERIOR C		IEN 13 (4							
02.002.00	01 O	ffice 4th	floor, cor	nputer, f	urniture, supplies		4434 Pheas	sant Ridge Roa	d	
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year	I. 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
Document	ted Costs we	ere used	for this co	mponent of	cost					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2019	\$8,	416.93	15.0%	1	LS					
Unless a O 2034	ne-Time Expen	diture, any		after 2024 in 36	expenditures are shown l nclude a compounded inf es				/ period.	
Unless a O 2034 On 3/29/20 We hav	ne-Time Expen 124 By ve included o	diture, any <sup>7</sup> David H nly a perc	expenditures \$2,306. Ierring, DM	after 2024 in 36 I <b>A Reserv</b> ne total rep	nclude a compounded inf	lation factor (s	ee last page of this ure and extende	report).	iseful life by 5 yea	ırs
Unless a O 2034 On 3/29/20 We hav 02.002.00	ne-Time Expen 024 By /e included o 02 E	diture, any <sup>7</sup> David H nly a perc	expenditures \$2,306. lerring, DM entage of th	after 2024 in 36 I <b>A Reserv</b> ne total rep	nclude a compounded inf es	lation factor (s	ee last page of this ure and extende	report). d the estimated u	iseful life by 5 yea	ırs
Unless a O 2034 On 3/29/20 We hav 02.002.00	ne-Time Expen 024 By /e included o 02 E	diture, any <sup>7</sup> David H nly a perc	expenditures \$2,306. lerring, DM entage of th	after 2024 in 36 A Reserv ne total rep m Next Rep	nclude a compounded inf <b>es</b> placement cost for the	lation factor (s	ee last page of this ure and extende	report). d the estimated u	iseful life by 5 yea	
Unless a O 2034 On 3/29/20 We hav 02.002.00 Componen Last In-	ne-Time Expen 024 By /e included o 02 E <u>nt Details</u> Est Useful	diture, any <sup>7</sup> David H nly a perc ntry pan Repl	expenditures \$2,306. lerring, DM entage of th el interco Remain	after 2024 in 36 A Reserv ne total rep m Next Rep	nclude a compounded inf es placement cost for the I. Field Meas.	lation factor (s	ure and extende <b>4434 Pheas</b> % Replaced	report). d the estimated u sant Ridge Roa Client	iseful life by 5 yea <b>id</b>	Replacement Cost
Unless a O 2034 On 3/29/20 We hav 02.002.000 Componen Last In- Service 2011	24 By /e included o 02 E 01 Details Est Useful Life 20	diture, any <sup>7</sup> David H nly a perc ntry pan Repl Interval 20	expenditures \$2,306. Ierring, DM entage of th el interco Remain Useful Life 7	after 2024 in 36 A Reserv ne total rep m Next Rep 2031	nclude a compounded inf es blacement cost for the l. Field Meas. Quantity or Count	e office furnit	ure and extende 4434 Pheas % Replaced Per Interval 100.0%	d the estimated u sant Ridge Roa Client Responsibility 100.00%	useful life by 5 yea Id Unit Cost \$4,547.35	Replacement Cost for Study Year
Unless a O 2034 On 3/29/20 We hav 02.002.000 Component Last In- Service 2011 Yearly Exp	ne-Time Expen 24 By /e included o 02 E <u>ot Details</u> Est Useful Life 20 penditures for	diture, any <sup>7</sup> David H hly a perc ntry pan Repl Interval 20 or this co	expenditures \$2,306. Ierring, DM entage of tl el interco Remain Useful Life 7	after 2024 in 36 A Reserv ne total rep m Next Rep 2031 Year(s) and	nclude a compounded inf es blacement cost for the l. Field Meas. Quantity or Count	e office furnit	ure and extende 4434 Pheas % Replaced Per Interval 100.0%	d the estimated u sant Ridge Roa Client Responsibility 100.00% ring within the study	useful life by 5 yea Id Unit Cost \$4,547.35	Replacement Cost for Study Year

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



02.002.000	)3 R	ated har	dware repla	acement	t, commercial grad	le	4434 Pheas	sant Ridge Roa	d	
<u>Componen</u>	t 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 Exp	enditures f	or this co	mponent <sub>Ye</sub>	ear(s) and e	xpenditures are shown b	elow for this	component if occur	ring within the study	/ period.	
					clude a compounded infl					
2028			\$2,893.89	9 2	2033	\$	3,360.01 2	038	\$3,8	26.45
2043			\$4,292.65	5 2	2048	\$4	4,758.98 2	053	\$5,2	25.51
On 3/29/202	24 By	/ David H	erring, DMA	Reserve	es					
This is a	an allowance	e to periodi	ically replace	e a percer	ntage of the total num	ber of hard	ware sets as may	y be required.		
		ommon	light fixture	es - perio	odic replacement		4434 Pheas	sant Ridge Roa	d	
02.002.000 Componen	04 C	ommon	light fixture	es - perio	odic replacement		4434 Pheas	sant Ridge Roa	d	
02.002.000	04 C	ommon l Repl Interval	-	<b>es - perio</b> Next Repl. Year		Units	<b>4434 Pheas</b> % Replaced Per Interval	Client Responsibility	u <b>d</b> Unit Cost	Replacement Cost for Study Year
02.002.000 Componen Last In-	04 C t Details Est Useful	Repl	Remain	- Next Repl.	Field Meas.	Units LS	% Replaced	Client		for Study Year
02.002.000 Componen Last In- Service 1998	04 C t Details Est Useful Life 32	Repl Interval 10	Remain Useful Life	Next Repl. Year 2030	Field Meas.		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
02.002.000 Componen Last In- Service 1998 Detail of co	04 C t Details Est Useful Life 32	Repl Interval 10 within the	Remain Useful Life 6 e assembly:	Next Repl. Year 2030	Field Meas.		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year \$3,003.00
02.002.000 Componen Last In- Service 1998 Detail of co 1 Fluor	04 C t Details Est Useful Life 32 Components rescent light fi	Repl Interval 10 <b>within the</b> xtures, BUII	Remain Useful Life 6 e assembly:	Next Repl. Year 2030	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 15.0%	Client Responsibility 100.00%	Unit Cost \$20,018.00	for Study Year \$3,003.00 \$5,419.00
02.002.000 Component Last In- Service 1998 Detail of co 1 Fluor 2 Incar	04 C t Details Est Useful Life 32 Components rescent light fi	Repl Interval 10 <b>within the</b> xtures, BUII fixtures, BUI	Remain Useful Life 6 <b>e assembly:</b> LDING ONE JILDING ONE	Next Repl. Year 2030	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 15.0% 100.0%	Client Responsibility 100.00%	Unit Cost \$20,018.00 \$301.03	for Study Year \$3,003.00 \$5,419.00 \$11,822.00
02.002.000 Component Last In- Service 1998 Detail of co 1 Fluor 2 Incar 3 Char	04 C t Details Est Useful Life 32 Components rescent light findescent light	Repl Interval 10 within the xtures, BUII fixtures, BL DING ONE	Remain Useful Life 6 <b>e assembly:</b> LDING ONE JILDING ONE	Next Repl. Year 2030	Field Meas. Quantity or Count 1	LS EA EA	% Replaced Per Interval 15.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00%	Unit Cost \$20,018.00 \$301.03 \$295.56	for Study Year \$3,003.00 \$5,419.00 \$11,822.00 \$872.00
02.002.000 Component Last In- Service 1998 Detail of co 1 Fluor 2 Incar 3 Char 4 Ceilir	04 C t Details Est Useful Life 32 Dmponents rescent light findescent light adeliers, BUIL ng fans, BUIL	Repl Interval 10 within the xtures, BUII fixtures, BUII fixtures, BUII DING ONE DING ONE	Remain Useful Life 6 <b>e assembly:</b> LDING ONE JILDING ONE	Next Repl. Year 2030	Field Meas. Quantity or Count 1 18 40 1 2	EA EA EA EA	% Replaced Per Interval 15.0% 100.0% 100.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00% 100.00% 100.00%	Unit Cost \$20,018.00 \$301.03 \$295.56 \$871.54 \$952.72	for Study Year \$3,003.00 \$5,419.00 \$11,822.00 \$872.00
02.002.000 Component Last In- Service 1998 Detail of co 1 Fluor 2 Incar 3 Char 4 Ceilir Yearly Exp	04 C t Details Est Useful Life 32 Demponents rescent light findescent light indeliers, BUIL ing fans, BUIL renditures for	Repl Interval 10 within the xtures, BUII fixtures, BU DING ONE DING ONE DING ONE	Remain Useful Life 6 <b>e assembly:</b> LDING ONE JILDING ONE	Next Repl. Year 2030	Field Meas. Quantity or Count 1 18 40 1	LS EA EA EA EA elow for this	% Replaced Per Interval 15.0% 100.0% 100.0% 100.0% 100.0% component if occur	Client Responsibility 100.00% 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,018.00 \$301.03 \$295.56 \$871.54 \$952.72	for Study Year \$3,003.00 \$5,419.00 \$11,822.00 \$872.00
02.002.000 Component Last In- Service 1998 Detail of co 1 Fluor 2 Incar 3 Char 4 Ceilir Yearly Exp	04 C t Details Est Useful Life 32 Demponents rescent light findescent light indeliers, BUIL ing fans, BUIL renditures for	Repl Interval 10 within the xtures, BUII fixtures, BU DING ONE DING ONE DING ONE	Remain Useful Life 6 <b>e assembly:</b> LDING ONE JILDING ONE	Next Repl. Year 2030 ear(s) and e fter 2024 in	Field Meas. Quantity or Count 1 18 40 1 2 xpenditures are shown b	LS EA EA EA EA elow for this ation factor (s	% Replaced Per Interval 15.0% 100.0% 100.0% 100.0% 100.0% component if occur see last page of this	Client Responsibility 100.00% 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,018.00 \$301.03 \$295.56 \$871.54 \$952.72 y period.	Replacement Cost for Study Year \$3,003.00 \$5,419.00 \$11,822.00 \$872.00 \$1,905.00



**Final Report** 

2.002.000	05 C	arpet - c	ommercial	loop ove	er pad		4434 Pheas	sant Ridge Roa	d	
Componen	t 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
					penditures are shown lude a compounded inf				/ period.	
2032			\$70,041.6	7 20	)47	\$100	0,030.67			
<b>On 3/29/20</b> Replace	<b>24 By</b> ed circa 2017		erring, DMA							
02.002.000	06 C	ommon	area paint				4434 Pheas	sant Ridge Roa	d	
Componen	t 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
	enditures fo	or this co	mponent y		penditures are shown		component if occur ee last page of this		/ period.	



Service     Life     Interval     Useful Life     Year     Quantity or Count     Units     Per Interval     Responsibility     Unit Cost     for Study Year       1998     35     10     9     2033     1     LS     10.0%     100.00%     \$45,959.00     \$45,969.00     \$45,969.00       Detail of components within the assembly:     1     Chairs, BUILDING ONE     10     EA     100.0%     100.00%     \$3390.36     \$33,904       2     Cabinets, BUILDING ONE     4     EA     100.0%     100.00%     \$871.61     \$3,486       3     Desks / Tables, BUILDING ONE     6     EA     100.0%     100.00%     \$2,309.36     \$13.856       4     Lamps, BUILDING ONE     8     EA     100.0%     100.00%     \$2,309.36     \$13.856       5     Art and Mirrors, BUILDING ONE     19     EA     100.0%     100.00%     \$629.50     \$11.967       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 are shown below for this component i	02.002.00	07 F	urniture	- common	areas			4434 Pheas	sant Ridge Roa	d	
Service   Life   Interval   Useful Life   Year   Quantity or Count   Units   Per Interval   Responsibility   Unit Cost   for Study Yea     1998   35   10   9   2033   1   LS   10.0%   100.0%   \$45,950.00   \$4,590     Detail of components within the assembly:   1   Chairs, BUILDING ONE   10   EA   100.0%   \$390.36   \$3,90.36     2   Cabinets, BUILDING ONE   4   EA   100.0%   100.00%   \$871.61   \$3,486     3   Desks/Tables, BUILDING ONE   6   EA   100.0%   100.00%   \$2,209.36   \$13,865     4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$2,209.36   \$13,865     4   Lamps, BUILDING ONE   19   EA   100.0%   100.00%   \$629.50   \$11,967     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 are shown below for this component if occurring within the study period.   \$9,507.65     On 3/29/2024   By David Herring, DMA Reserves   This is an allowance	<u>Componer</u>	nt Details									
Detail of components within the assembly:     1   Chairs, BUILDING ONE   10   EA   100.0%   \$390.36   \$3,90.46     2   Cabinets, BUILDING ONE   4   EA   100.0%   100.00%   \$871.61   \$3,484     3   Desks / Tables, BUILDING ONE   6   EA   100.0%   100.00%   \$2,309.36   \$13,856     4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$2,309.36   \$13,856     5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   100.00%   \$629.50   \$11,967     Year(s) and expenditures are shown below for this component if occurring within the study period.     Unless a One-Time 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.     Output     Output     Service   Life   <							Units			Unit Cost	Replacement Cost for Study Year
1   Chairs, BUILDING ONE   10   EA   100.0%   100.00%   \$\$390.36   \$\$3,90.40     2   Cabinets, BUILDING ONE   4   EA   100.0%   100.00%   \$\$871.61   \$\$3,486     3   Desks / Tables, BUILDING ONE   6   EA   100.0%   100.00%   \$\$2,309.36   \$\$13,856     4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$\$2,309.36   \$\$13,856     5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   100.00%   \$\$629.50   \$\$11,967     Yearly Expenditures for this component   Yearly 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.     Output: Details     Last In- Est Useful Repl Remain Next Repl.   Field Meas.   % Replaced Client Responsibility   Wnit Cost for Study Year     1998   50<	1998	35	10	9	2033	1	LS	10.0%	100.00%	\$45,959.00	\$4,596.00
1   Chairs, BUILDING ONE   10   EA   100.0%   100.00%   \$\$390.36   \$\$3,90.40     2   Cabinets, BUILDING ONE   4   EA   100.0%   100.00%   \$\$871.61   \$\$3,486     3   Desks / Tables, BUILDING ONE   6   EA   100.0%   100.00%   \$\$2,309.36   \$\$13,856     4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$\$2,309.36   \$\$13,856     5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   100.00%   \$\$629.50   \$\$11,967     Yearly Expenditures for this component   Yearly 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.     Output: Details     Last In- Est Useful Repl Remain Next Repl.   Field Meas.   % Replaced Client Responsibility   Wnit Cost for Study Year     1998   50<	Detail of c	omponents	within the	assembly	:						
3   Desks / Tables, BUILDING ONE   6   EA   100.0%   \$2,309.36   \$13,856     4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$1,593.95   \$12,752     5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   100.00%   \$629.50   \$11,967     Yearly Expenditures for this component     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.     OD2.002.0008     Electrical: main switch     A 4434 Pheasant Ridge Road     Component Details     Last In-   Est Useful Life   Repl   Field Meas.   % Replaced   Client   Replacement C for Study Yea     1998   50   50   24   2048		-			_	10	EA	100.0%	100.00%	\$390.36	\$3,904.00
4   Lamps, BUILDING ONE   8   EA   100.0%   100.00%   \$1,593.95   \$12,757     5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   100.00%   \$629.50   \$11,967     Yearly Expenditures for this component response of 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.     OD2.002.0008 Electrical: main switch     Component Details     Last In-   Est Useful Repl Remain Next Repl.   Field Meas.   % Replaced Client Responsibility   Replacement Or for Study Year     1998   50   50   24   2048   1   EA   100.0%   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03 <td>2 Cab</td> <td>inets, BUILDIN</td> <td>IG ONE</td> <td></td> <td></td> <td>4</td> <td>EA</td> <td>100.0%</td> <td>100.00%</td> <td>\$871.61</td> <td>\$3,486.00</td>	2 Cab	inets, BUILDIN	IG ONE			4	EA	100.0%	100.00%	\$871.61	\$3,486.00
5   Art and Mirrors, BUILDING ONE   19   EA   100.0%   \$629.50   \$11,967     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-   Ets Useful   Repl   Remain   Next Repl.   Field Meas.   % Replaced   Client   Replacement Cofor Study Year     1998   50   50   24   2048   1   EA   100.0%   100.0%   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,154.03   \$2,1	3 Des	ks / Tables, Bl	JILDING OF	NE		6	EA	100.0%	100.00%	\$2,309.36	\$13,856.00
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).   203   \$6,113.45   2043   \$7,810.35   2053   \$9,507.65     On 3/29/2024   By David Herring, DMA Reserves   2010   \$9,507.65   \$9,507.65     On 3/29/2024   By David Herring, DMA Reserves   4434 Pheasant Ridge Road   \$9,507.65     O02.002.0008   Electrical: main switch   4434 Pheasant Ridge Road     Component Details   2048   1   \$6,810.00   \$2,154.03	4 Lam	ps, BUILDING	ONE			8	EA	100.0%	100.00%	\$1,593.95	\$12,752.00
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.     D02.002.0008   Electrical: main switch   4434 Pheasant Ridge Road     Component Details   Electrical: main switch   4434 Pheasant Ridge Road     Last In- Service   Est Useful Life   Repl Interval   Next Repl. Year   Field Meas. Quantity or Count Units   % Replaced Per Interval Responsibility   Client Unit Cost   Replacement Cost     1998   50   50   24   2048   1   EA   100.0%   \$2,154.03   \$2,154.03     Yearly Expenditures for this component Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).   Unless a gene of this report).   State of this report)	5 Art a	and Mirrors, Bl	JILDING OF	νE		19	EA	100.0%	100.00%	\$629.50	\$11,961.00
Gomponent Details     Last In- Service   Est Useful Life   Repl Interval   Remain Vear   Next Repl. Quantity or Count   Field Meas. Units   % Replaced Per Interval   Client Responsibility   Replacement C Unit Cost   Replacement C for Study Year     1998   50   50   24   2048   1   EA   100.0%   100.00%   \$2,154.03   \$2,154.03     Yearly Expenditures for this component Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).   Image: Source of the study period.   Source of the study period.	This is	an allowance	e to periodi	cally replac	e a percen		ntity of furnit	•	<u> </u>	•	ng residents.
Last In- Service   Est Useful Life   Repl Interval   Remain Useful Life   Next Repl. Year   Field Meas. Quantity or Count   % Replaced Units   Client Responsibility   Replacement Count   Replacement Count     1998   50   50   24   2048   1   EA   100.0%   100.00%   \$2,154.03   \$2,154.03   \$2,154.03     Yearly Expenditures for this component   Year(s) and expenditures are shown below for this component if occurring within the study period.   Unitest page of this report).   Within the study period.			lectrical:	main sw	itch			4434 Pheas	sant Ridge Roa	ia	
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).	Last In-	Est Useful					Units			Unit Cost	Replacement Cost for Study Year
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).	1998	50	50	24	2048	1	EA	100.0%	100.00%	\$2,154.03	\$2,154.00
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).	Yearly Exp	penditures f	or this co	mponent y	/ear(s) and ex	xpenditures are shown	below for this	component if occur	ring within the study	y period.	
2048 \$4,058.10											
	2048			\$4,058.1	0						
On 3/30/2024 By David Herring, DMA Reserves											
Assumed in good condition and functioning properly.	On 3/30/20	24 B	/ David H	erring. DM	A Reserve	s					



**Final Report** 

02.002.00	09 E	lectrical:	Local loa	ad centers	S		4434 Pheas	sant Ridge Roa	d	
Componen	nt 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 Cos for Study Year
1998	50	50	24	2048	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	xpenditures are shown I	pelow for this c	omponent if occur	ring within the study	period.	
					clude a compounded inf					
2048			\$5,116.9	93						
		n David H	errina. DM/	A Reserve	S					
On 3/30/20	)24 By	Daviu II	<b>g</b> ,							
	ed in good co		<u> </u>							
Assume	ed in good co	ondition an	d functionin	g properly.			4434 Pheas	sant Ridge Roa	d	
Assume 02.002.00	ed in good co	ondition an	d functionin	g properly.			4434 Pheas	sant Ridge Roa	d	
Assume 02.002.00	ed in good co	ondition an	d functionin	g properly.		Units	<b>4434 Pheas</b> % Replaced Per Interval	s <b>ant Ridge Roa</b> Client Responsibility	<b>d</b> Unit Cost	Replacement Cos for Study Year
02.002.00 <sup>4</sup> Componen Last In-	ed in good co 10 E <u>nt Details</u> Est Useful	ndition an lectrical: Repl	d functionin wiring sy Remain	ig properly. /stem, rej Next Repl.	pair allowance Field Meas.	Units GSF	% Replaced	Client		Replacement Cos for Study Year \$6,413.0
Assume 02.002.00 Componen Last In- Service 1998	ed in good co <b>10 E</b> <u>nt Details</u> Est Useful Life 50	Repl Interval	Remain Useful Life 24	ng properly. <b>/stem, rej</b> Next Repl. Year 2048	Field Meas. Quantity or Count 25000	GSF	% Replaced Per Interval 5.0%	Client Responsibility 100.00%	Unit Cost \$5.13	for Study Year
Assume 02.002.00 Componen Last In- Service 1998 Yearly Exp	ed in good co <b>10 E</b> <b>t Details</b> Est Useful Life 50 penditures for	Repl Interval 5	Remain Useful Life 24	ng properly. <b>/stem, rej</b> Next Repl. Year 2048 <b>fear(s) and ex</b>	p <b>air allowance</b> Field Meas. Quantity or Count	GSF below for this c	% Replaced Per Interval 5.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$5.13	for Study Year
Assume 02.002.00 Componen Last In- Service 1998 Yearly Exp	ed in good co 10 E <u>nt Details</u> Est Useful Life 50 penditures for me-Time Expen	Repl Interval 5	Remain Useful Life 24	vstem, rep vstem, rep Next Repl. Year 2048 Zear(s) and ex after 2024 inc	Field Meas. Quantity or Count 25000	GSF below for this c lation factor (s	% Replaced Per Interval 5.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$5.13	for Study Year



**Final Report** 

002.002.00 <sup>2</sup>	11 E	lectrical:	exit sign	s			4434 Pheas	ant Ridge Roa	d	
Componen	t 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
					xpenditures are shown lude a compounded in				y period.	
2028			\$8,046.9	7 2	053	\$14	,530.44			
On 3/29/20 Good c	ondition; wor	king prope	erring, DMA erly. emergen				4434 Pheas	sant Ridge Roa	ıd	
Componen	t 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
				ifter 2024 inc	xpenditures are shown lude a compounded in 053	flation factor (se			/ period.	
<b>On 3/29/20</b> Good c	<b>24 By</b> ondition; wor		erring, DM/ erly.	A Reserve	S					



**Final Report** 

002.002.00	13 H\	AC: co	ondensors	and tubi	ng		4434 Pheas	sant Ridge Roa	nd	
Componer	nt 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
Unless a O			expenditures a	after 2024 inc	penditures are shown lude a compounded in	ilation factor (se	ee last page of this		y period.	
2029			\$12,964.0	5 2	049	\$21	,059.04			
	ed in good co	ndition an		g properly.						
002.002.00		AC: all	r handlers	evaporat	ors		4434 Pheas	sant Ridge Roa	Id	
<u>Componer</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	31	20	5	2029	2	EA	100.0%	100.00%	\$2,215.29	\$4,431.00
				after 2024 inc	xpenditures are shown lude a compounded in 049	flation factor (se			y period.	
			+-,=>0			ψu	,			



						5				
02.002.001	15 P	lumbing	infrastruc	ture: cor	nmon repair allow	wance	4434 Pheas	sant Ridge Roa	ad	
Component	t 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
					xpenditures are shown l clude a compounded inf				y period.	
2028			\$11,341.8	31 2	033	\$13	3,168.66 2	2038	\$14,9	96.73
2043			\$16,823.8	8 2	048	\$18	3,651.52 2	2053	\$20,4	79.96
02.002.001	16 G	arage: v	ventilation	fans			4434 Pheas	sant Ridge Roa	ad	
02.002.001	16 G	arage: v	ventilation	fans			4434 Pheas	sant Ridge Roa	ad	
Component	t 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 Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this o	component if occu	rring within the study	y period.	
					lude a compounded inf					
2029			\$1,698.1	1						
On 3/29/202	24 By	David H	erring, DMA	A Posorvo	c					
011 0/20/20	-· -,	Daviali	crining, Diniz	- 176361 66	3					



**Final Report** 

002.002.00	17 E	levator:	controller	, driver a	nd wiring		4434 Pheas	ant Ridge Roa	d	
<u>Componen</u>	t 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
Unless a O			expenditures a	after 2024 inc	penditures are shown l lude a compounded inf				/ period.	
2030			\$62,649.0	3						
On 3/30/20 Assume	24 By ed in good co		lerring, DMA							
002.002.007	18 E	levator:	car door o	operators			4434 Pheas	sant Ridge Roa	d	
Componen	t 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
							component if occur			



**Final Report** 

002.002.00	19 E	levator:	car operat	ing pane	l		4434 Pheas	sant Ridge Roa	d	
Componer	t 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 Exp	penditures fo	or this co	mponent v	ear(s) and ex	penditures are shown	helow for this (	component if occur	ring within the study	v period	
					lude a compounded inf				, period.	
2030			\$44,749.1	3						
On 3/30/20 Assume	24 By ed in good co		erring, DMA							
002.002.00	-		car interio				4434 Pheas	sant Ridge Roa	d	
Componer	t 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
				fter 2024 inc	penditures are shown lude a compounded inf				/ period.	



**Final Report** 

02.002.002	21 E	levator:	car doors				4434 Pheas	sant Ridge Roa	d	
Componen	nt 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 Cos for Study Year
1998	32	30	6	2030	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf				, por roan	
2030			\$8,445.7	2						
On 3/30/20	)24 By	/ David H	erring, DM	A Reserve	S					
Assume	ed in good co	ondition an	nd functionin	g properly.						
02.002.00	22 E	levator:	hallway de	oors			4434 Pheas	sant Ridge Roa	d	
		levator:	hallway de	oors			4434 Pheas	sant Ridge Roa	d	
		Repl Interval	-	Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4434 Pheas</b> % Replaced Per Interval	Client Responsibility	u <b>d</b> Unit Cost	Replacement Cost for Study Year
	n <u>t Details</u> Est Useful	Repl	Remain	Next Repl.		Units PR	% Replaced	Client		Replacement Cost for Study Year \$13,574.00
Componen Last In- Service 1998	nt Details Est Useful Life 40	Repl Interval 40	Remain Useful Life 14	Next Repl. Year 2038	Quantity or Count 5	PR	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$2,714.70	for Study Year
Componen Last In- Service 1998 Yearly Exp	nt Details Est Useful Life 40 penditures fe	Repl Interval 40 or this co	Remain Useful Life 14 <b>mponent</b> Y	Next Repl. Year 2038 ear(s) and ex	Quantity or Count	PR below for this o	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$2,714.70	for Study Year
Componen Last In- Service 1998 Yearly Exp	nt Details Est Useful Life 40 penditures for ne-Time Expen	Repl Interval 40 or this co	Remain Useful Life 14 <b>mponent</b> Y	Next Repl. Year 2038 ear(s) and ex	Quantity or Count 5 spenditures are shown	PR below for this o	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$2,714.70	for Study Year



#### **Final Report**

#### The UOA of Pheasant Ridge Condominiums

02.002.002	23 E	levator:	hallway st	tation par	nel, position indic	ator	4434 Pheas	sant Ridge Roa	ad	
Componen	t 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 Cos for Study Year
1998	32	30	6	2030	5	EA	100.0%	100.00%	\$978.62	\$4,893.0
Yearly Exp	penditures for	or this co	mponent y	ear(s) and ex	xpenditures are shown I	below for this	component if occur	ring within the study	v period.	
					lude a compounded inf				,	
			\$5,966.6	64						
2030			$\psi_{0,300.0}$							
2030			ψ0,000.0							
·	24 By	v David H	erring, DM/		S					
On 3/30/20	<b>24 By</b> ed in good co		erring, DM/	A Reserve						
<b>On 3/30/20</b> Assume	ed in good co	ondition an	erring, DM/ nd functionin	A Reserve		wance	4434 Pheas	sant Ridge Roa	ad	
On 3/30/20 Assume	ed in good co 24 F	ondition an	erring, DM/ nd functionin	A Reserve		wance	4434 Pheas	sant Ridge Roa	ad	
On 3/30/20 Assume	ed in good co 24 F	ondition an	erring, DM/ nd functionin	A Reserve		wance Units	<b>4434 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	ad Unit Cost	Replacement Cos for Study Year
On 3/30/20 Assume 02.002.002 Componen Last In-	ed in good co 24 F <u>it Details</u> Est Useful	ondition an ire supre	erring, DM/ ad functionin ession: sp Remain	A Reserve g properly. rinkler sy Next Repl.	<b>/stem, repair allo</b> Field Meas.		% Replaced	Client		Replacement Cos for Study Year \$15,373.0
On 3/30/20 Assume 02.002.002 Componen Last In- Service 1998	ed in good co 24 F <u>It Details</u> Est Useful Life 30	Repl Interval	erring, DM/ ad functionin ession: sp Remain Useful Life 4	A Reserve g properly. rinkler sy Next Repl. Year 2028	<b>/stem, repair allo</b> Field Meas. Quantity or Count 93000	Units GSF	% Replaced Per Interval 3.0%	Client Responsibility 100.00%	Unit Cost \$5.51	for Study Year
On 3/30/20 Assume 02.002.002 Componen Last In- Service 1998 Yearly Exp	ed in good co 24 F <u>at Details</u> Est Useful Life 30 Denditures for	Repl Interval 5	erring, DM/ ad functionin ession: sp Remain Useful Life 4 mponent	A Reserve g properly. rinkler sy Next Repl. Year 2028 fear(s) and ex	<b>/stem, repair allo</b> Field Meas. Quantity or Count	Units GSF below for this o	% Replaced Per Interval 3.0% component if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$5.51	for Study Year
On 3/30/20 Assume 02.002.002 Componen Last In- Service 1998 Yearly Exp	ed in good co 24 F <u>at Details</u> Est Useful Life 30 Denditures for	Repl Interval 5	erring, DM/ ad functionin ession: sp Remain Useful Life 4 mponent	A Reserve g properly. rinkler sy Next Repl. Year 2028 ear(s) and exactly and e	Field Meas. Quantity or Count 93000	Units GSF below for this of lation factor (s	% Replaced Per Interval 3.0% component if occur ee last page of this	Client Responsibility 100.00% ring within the study	Unit Cost \$5.51 y period.	for Study Year

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



**Final Report** 

02.002.002	25 Fi	ire supre	ssion: dr	/ system	air compressor		4434 Pheas	ant Ridge Roa	d	
Component	<u>t 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	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown I	pelow for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2028			\$4,561.9	3						
0		Devidu								
On 3/30/202	,		lerring, DMA							
Assume	ed in good co	ndition an	id functionin	g properly.						
02.002.002	!6 Fi	re alarm	: fire alarr	n control	panel		4434 Pheas	ant Ridge Roa	d	
Component	<u>t Details</u>									
Last In-	Est Useful	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
Service	Life	Interval								-
	30	30	4	2028	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00
Service 1998	30	30	4	2028	1					\$22,314.00
Service 1998 Yearly Exp	30 Denditures fo	30 or this cor	4 mponent y	2028 ear(s) and ex	•	pelow for this o	component if occur	ring within the study		\$22,314.00
Service 1998 Yearly Exp	30 Denditures fo	30 or this cor	4 mponent y	2028 ear(s) and ex after 2024 inc	1 spenditures are shown I	pelow for this o	component if occur	ring within the study		\$22,314.0(


**Final Report** 

						-				
02.002.00	27 F	ire alarm	: fire stro	bes/alarn	าร		4434 Pheas	ant Ridge Roa	d	
Componer	t 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 Cos for Study Year
1998	30	30	4	2028	8	EA	100.0%	100.00%	\$289.35	\$2,315.0
				after 2024 inc	openditures are shown t lude a compounded inf				y period.	
On 3/30/20	24 By	v David H	erring, DM		\$					
	ed in good co		•							
02.002.00	28 F	ire alarm	: pull stat	ions			4434 Pheas	ant Ridge Roa	ld	
Componer	t 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 Cos for Study Year
1998	30	30	4	2028	10	EA	100.0%	100.00%	\$162.55	\$1,626.0
	ne-Time Expen	diture, any o		after 2024 inc	xpenditures are shown b clude a compounded inf S				y period.	
On 3/30/20	27 09									
	ed in good co		•	g properly.						



#### The UOA of Pheasant Ridge Condominiums

03.001 F										
		COMPO	NENTS (4	438)						
003.001.00	01 A	wning fr	ame alumi	num fram	ne		4438 Pheas	ant Ridge Roa	ıd	
Componer	nt 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	162	SF	100.0%	100.00%	\$99.28	\$16,083.00
2032 On 3/28/20	024 By		\$20,800.2	A Reserve						
Assum	<u> </u>		ibric - repla		me and fabric noted	in good cor		ant Ridge Roa	ıd	
Componer	nt Details									
		Deel	Demain	Next Repl.	Field Meas.		% Replaced	Client		Replacement Cost
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Year	Quantity or Count	Units	Per Interval	Responsibility	Unit Cost	for Study Year
						Units SF		••	Unit Cost \$34.74	•

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

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



**Final Report** 

03.001.0003									
03.001.0003	B Roof:	EPDM				4438 Pheas	sant Ridge Roa	d	
Component	<u>Details</u>								
Last In- Service	Est Useful Re Life Inte		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	\$59,444.0
Yearly Expe	nditures for thi	s component y	ear(s) and ex	penditures are shown I	pelow for this c	omponent if occur	ring within the study	y period.	
				lude a compounded inf					
2040		\$94,439.6	51						
On 3/28/2024		vid Herring, DM							
Good ove	erall condition wi	th no significant	deficiencie	s noted.					
03.001.0004	5	•	y weight (	50 year) dim. asp	halt	4438 Pheas	ant Ridge Roa	ld	
	shingl	es							
Component	<u>Details</u>								
Last In- I Service	Est Useful Re Life Inter		Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40 40	-	2056	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
On 3/28/2024 Replaced	<b>4 By Dav</b> I in 2018, asphal	rid Herring, DM	A Reserves		previous stu	dy noted a 50-ye	ear shingle - this	needs to be verifi	
On 3/28/2024 Replaced	<b>4 By Dav</b> I in 2018, asphal d warranty perio	rid Herring, DM	A Reserves in good ov lifespan of	<b>s</b> erall condition. The the shingle. We ha	previous stu	dy noted a 50-ye he 40 year lifesp	ear shingle - this	needs to be verifi 3 reserve study.	
On 3/28/2024 Replaced the limite	4 By Dav I in 2018, asphal d warranty perio	<b>rid Herring, DM</b> It shingles noted d, not the actual	A Reserves in good ov lifespan of	<b>s</b> erall condition. The the shingle. We ha	previous stu	dy noted a 50-ye he 40 year lifesp	ear shingle - this oan from the 2018	needs to be verifi 3 reserve study.	\$95,325.00 ed as this may be
On 3/28/2024 Replaced the limite 03.001.0005 Component	4 By Dav I in 2018, asphal d warranty perio	rid Herring, DM It shingles noted d, not the actual jutters and do	A Reserves in good ov lifespan of	<b>s</b> erall condition. The the shingle. We ha	previous stu	dy noted a 50-ye he 40 year lifesp	ear shingle - this oan from the 2018	needs to be verifi 3 reserve study.	
On 3/28/2024 Replaced the limite 03.001.0005 Component Last In-	4 By Dav I in 2018, asphal d warranty perio 5 Rain g Details Est Useful Re	rid Herring, DM It shingles noted d, not the actual gutters and do upl Remain rval Useful Life	A Reserves in good ov lifespan of wnspouts Next Repl.	s erall condition. The the shingle. We ha s Field Meas.	previous stu ve retained t	dy noted a 50-ye he 40 year lifesp <b>4438 Pheas</b> % Replaced	ear shingle - this oan from the 2018 <b>sant Ridge Roa</b> Client	needs to be verifi 3 reserve study. Id	ed as this may be



#### The UOA of Pheasant Ridge Condominiums

03.001.00			at window:					ant Ridge Roa		
Componer	<u>t 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 Cos for Study Year
2002	25	15	3	2027	3140	LF	100.0%	100.00%	\$3.88	\$12,183.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	xpenditures are shown b	pelow for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2027			\$13,507.5	51 2	042	\$20	,253.93			
Dm 2/20/20	04 Du	David U	orring DM		•					
On 3/28/20	-		lerring, DM/							
Manad	ement stated			occurred d	lue to poor caulking	and water inf	iltration around	the windows. We	have included a	cost here to occu
	IFS repairs a	re taking	place.							
	· · ·		·	w/ crane	allowance		4438 Pheas	ant Ridge Roa	d	
when E	)7 El		·	w/ crane	allowance		4438 Pheas	ant Ridge Roa	d	
when E	)7 El		air & paint	x <b>w/ crane</b> Next Repl. Year	Field Meas. Quantity or Count	Units	4438 Pheas % Replaced Per Interval	client Responsibility	<b>d</b> Unit Cost	Replacement Cos for Study Year
when E 03.001.00 Componen Last In-	07 El <u>t Details</u> Est Useful	FS - rep	air & paint	Next Repl.	Field Meas.	Units LS	% Replaced	Client		
when E 03.001.00 Componen Last In- Service 2002	07 El <u>t Details</u> Est Useful Life	<b>FS - rep</b> Repl Interval	air & paint Remain Useful Life 3	Next Repl. Year 2027	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
when E 03.001.00 Componen Last In- Service 2002 Detail of c	07 El t Details Est Useful Life 25	Repl Interval 15	air & paint Remain Useful Life 3 e assembly	Next Repl. Year 2027	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year \$20,609.0
when E 03.001.00 Component Last In- Service 2002 Detail of c 1 Rep	07 El t Details Est Useful Life 25 omponents	Repl Interval 15 within the	air & paint Remain Useful Life 3 e assembly	Next Repl. Year 2027	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00	for Study Year \$20,609.0 \$1,793.0
when E 03.001.00 Component Last In- Service 2002 Detail of c 1 Rep. 2 Pain	07 El t Details Est Useful Life 25 omponents air/resurface E t EIFS, Gazeb- ae & crew, hydr	Repl Interval 15 within the	air & paint Remain Useful Life 3 e assembly	Next Repl. Year 2027	Field Meas. Quantity or Count 1 4052	LS	% Replaced Per Interval 100.0% 5.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00 \$8.85	for Study Year
when E 03.001.00 Component Last In- Service 2002 Detail of c 1 Rep. 2 Pain 3 Crar Gaz	07 El t Details Est Useful Life 25 omponents air/resurface E t EIFS, Gazebue e & crew, hydre abo	Repl Interval 15 within the IFS, Gazek o raulic, w/op	air & paint Remain Useful Life 3 e assembly boo	Next Repl. Year 2027	Field Meas. Quantity or Count 1 4052 4052 3	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00% 100.00% 100.00%	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.0 \$1,793.0 \$4,538.0
when E 3.001.00 Component Last In- Service 2002 Detail of c 1 Rep. 2 Pain 3 Crar Gaz Yearly Exp	07 El t Details Est Useful Life 25 omponents air/resurface E t EIFS, Gazeb- a crew, hydrebo penditures for	Repl Interval 15 Within the IFS, Gazek o raulic, w/op	air & paint Remain Useful Life 3 e assembly bo per. cost allo mponent	Next Repl. Year 2027 : owance, ear(s) and ex	Field Meas. Quantity or Count 1 4052 4052	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0% omponent if occur	Client Responsibility 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.0 \$1,793.0 \$4,538.0

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.



#### **Final Report**

#### The UOA of Pheasant Ridge Condominiums

3.001.000	08 E	xterior In	sulation 8	Finish S	System (EIFS) at g	gables -	4438 Pheas	sant Ridge Roa	d	
	re	eplace								
Componen	t 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 Cos for Study Year
2002	60	60	38	2062	4052	SY	100.0%	100.00%	\$17.50	\$70,910.0
	24 D.	David H	erring DM	A Reserve	S					
Jn 3/28/20	24 Dy	Daviu II	oning, em							
	ement cost is				ng EIFS cladding. T	he cost occu	rs outside the re	eserve study perio	d and is not yet o	calculating
Replace financia	ement cost is	an estima				he cost occu		eserve study perio		calculating
	ement cost is illy. <b>D9 B</b>	an estima	ate by DMA			he cost occu				calculating
Replace financia	ement cost is illy. <b>D9 B</b>	an estima	ate by DMA			The cost occu				
Replace financia 03.001.000 Componen Last In-	ement cost is illy. <b>)9 B</b> <u>t Details</u> Est Useful	an estima rick tuck Repl	ate by DMA	for replacir	ng EIFS cladding. T		<b>4438 Pheas</b> % Replaced	sant Ridge Roa	d	Replacement Cos
Replace financia 03.001.000 Componen Last In- Service 2002	ement cost is illy. <b>D9 B</b> <u>t Details</u> Est Useful Life 35	an estima rick tuck Repl Interval 10	ate by DMA <b>-pointing</b> Remain Useful Life 13	for replacir Next Repl. Year 2037	ng EIFS cladding. T Field Meas. Quantity or Count 25856	Units SF	<b>4438 Pheas</b> % Replaced Per Interval 3.0%	Client Responsibility 100.00%	d Unit Cost \$19.85	Replacement Cos for Study Year
Replace financia 03.001.000 Componen Last In- Service 2002 Yearly Exp	ement cost is illy. <b>D9 B</b> <u>t Details</u> Est Useful Life 35 <b>Denditures f</b>	an estima rick tuck Repl Interval 10 Dr this col	Remain Useful Life	for replacir Next Repl. Year 2037 ear(s) and ex	ng EIFS cladding. T Field Meas. Quantity or Count	Units SF below for this o	4438 Pheas % Replaced Per Interval 3.0%	Client Client Responsibility 100.00%	d Unit Cost \$19.85	Replacement Cos for Study Year

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.



**Final Report** 

<b>ails</b> Useful Repl .ife Interval 5 35	Remain Next F Useful Life Ye 13 203	ar Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
ife Interval	Useful Life Ye	ar Quantity or Count	Units			Unit Cost	
5 35	13 203						for Olddy Tear
	200	7 4	EA	100.0%	100.00%	\$188.56	\$754.00
tures for this co	mponent Year(s) a	and expenditures are shown	below for this c	component if occur	ring within the study	period.	
						•	
	\$1,114.30						
By David H	lerring. DMA Res	erves					
•							
Glass ent	rance door, me	al clad w/ sidelights	and	4438 Pheas	ant Ridge Roa	d	
hardware		U			0		
<u>ails</u>							
			Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2 32	10 203	4 1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00
tures for this co	mponent Year(s) ;	and expenditures are shown	below for this c	component if occur	ring within the study	period.	
	By David H By David H uring daylight hour Glass entr hardware ails Useful Repl Life Interval 2 32 itures for this co	By David Herring, DMA Resolution         By Bavid Herring, DMA Resolution         Glass entrance door, met hardware         Sails         Useful Repl Remain Next For Interval Useful Life Year         By David Herring Solution         By David Herring, DMA Resolution         By David Herring,	By David Herring, DMA Reserves         uring daylight hours and assumed to be working properly.         Glass entrance door, metal clad w/ sidelights hardware         tails         Useful Repl Remain Next Repl. Field Meas.         Life Interval Useful Life Year Quantity or Count         a2       32       10       2034       1         itures for this component Year(s) and expenditures are shown	By David Herring, DMA Reserves         uring daylight hours and assumed to be working properly.         Glass entrance door, metal clad w/ sidelights and hardware         tails         Useful Repl Remain Next Repl. Field Meas.         Life Interval Useful Life Year Quantity or Count Units         a2       32       10       2034       1       EA         itures for this component       Year(s) and expenditures are shown below for this component	By David Herring, DMA Reserves         Interval daylight hours and assumed to be working properly.         Glass entrance door, metal clad w/ sidelights and hardware         A438 Pheas         Sails         Useful Repl Remain Next Repl. Field Meas.       % Replaced Per Interval         Life Interval Useful Life Year Quantity or Count Units       % Replaced Per Interval         2       32       10       2034       1       EA       100.0%         itures for this component       Year(s) and expenditures are shown below for this component if occur	By David Herring, DMA Reserves         arring daylight hours and assumed to be working properly.         Glass entrance door, metal clad w/ sidelights and hardware       4438 Pheasant Ridge Roa hardware         calls         Useful Repl Repl Remain Vext Repl. Field Meas. Useful Life Year Quantity or Count Units       % Replaced Client Responsibility         2         232	\$1,114.30         By David Herring, DMA Reserves         arring daylight hours and assumed to be working properly.         Glass entrance door, metal clad w/ sidelights and hardware         4438 Pheasant Ridge Road hardware         Client Next Repl. Field Meas.         Wseful Interval Useful Life Year Quantity or Count Units       % Replaced Per Interval Responsibility Unit Cost         12       32       10       2034       1       EA       100.0%       100.00%       \$3,189.69         itures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.



**Final Report** 

	12 Ov	verhead	doors, coi	mmercial	grade		4438 Pheas	sant Ridge Roa	d	
Componen	t 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
					penditures are shown l lude a compounded inf				/ period.	
2032			\$7,481.7	9 20	)47	\$10	,685.17			
On 3/28/20 Overall 003.001.00	noted in good			A Reserve	5		4438 Pheas	sant Ridge Roa	d	
Componen	<u>it Detalls</u>									
Componen 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
Last In-	Est Useful	•				Units EA		•	Unit Cost \$1,173.60	



**Final Report** 

)03.001.00 <sup>°</sup>	14 E	xterior c	ommon st	eel doors	incl. hardware		4438 Pheas	ant Ridge Roa	d	
Componen	<u>nt 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	25	25	3	2027	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.00
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown I	below for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf				•	
2027			\$16,254.9	0 20	)52	\$29	,786.83			
On 3/28/20	)24 By	David H	erring, DM	A Reserve:	6					
Observ	/ed in good co		0,							
03.001.00	15 D	oor clos	ers				4438 Pheas	ant Ridge Roa	d	
Componen	<u>nt Details</u>									
Last In-	Est Useful	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
Service	Life	interval	000.0. 2.0		•					
	30	30	23	2047	4	EA	100.0%	100.00%	\$479.28	\$1,917.00
Service 2017	30	30	23	-						\$1,917.00
Service 2017 Yearly Exp	30 penditures fe	30 or this co	23 mponent y	ear(s) and ex	4 penditures are shown I lude a compounded inf	below for this o	omponent if occur	ring within the study		\$1,917.00
Service 2017 Yearly Exp	30 penditures fo one-Time Expen	30 or this co	23 mponent y	ear(s) and ex after 2024 inc	penditures are shown I	below for this o	omponent if occur	ring within the study		\$1,917.00
Service 2017 <u>Yearly Exp</u> Unless a O	30 penditures fo one-Time Expen	30 or this co diture, any e	23 mponent y expenditures a	ear(s) and ex after 2024 inc	penditures are shown I Iude a compounded inf	below for this o	omponent if occur	ring within the study		\$1,917.00



**Final Report** 

03.001.001	6 C	ommon	area windo	ows			4438 Phea	isant Ridge Ro	ad	
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Coun	t Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2002	40	40	18	2042	4	EA	100.0%	100.00%	\$880.13	\$3,521.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are sho	wn below for th	is component if occ	urring within the stud	ly period.	
							r (see last page of th			
2042			\$5,853.5	9						
On 3/28/202	24 By	David H	erring, DM	A Reserve	S					
	,		•			ing for windo	ws / doors is inclu	ded as a separat	e component.	
03.001.001	-		cony wood			5		sant Ridge Ro	•	
Component		or on, bar					440011100		44	
Last In-	Est Useful	Deal	Demain	Nevé Deni	Field Meas.					Replacement Cos
Service	Life	Repl Interval	Remain Useful Life	Next Repl. Year	Quantity or Coun	t Units	% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
2002	25	1	3	2027	2280	SF	25.0%	100.00%	\$28.42	\$16,199.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are sho	wn below for th	is component if occi	rring within the stur	ty period	
							r (see last page of th		.,	
2027			\$17,960.1	2 2	028		\$18,558.19	2029	\$19	155.76
2030			\$19,753.4	2						
Expendit	ures in the y	ear(s) belo	ow have beer	n manually	removed from the	e yearly expe	ditures.			
2024	-	2025	2026		2031	2032	2033	2034	2035	2036
2037	7	2038	2039		2040	2041	2042	2043	2044	2045
2046	6	2047	2048		2049	2050	2051	2052	2053	
On 3/28/202	24 By	David H	erring, DM	A Reserve	S					
			<b>—</b> ·							



**Final Report** 

003.001.00	18	Porch alun	ninum rail	ling			4438 Pheas	sant Ridge Roa	d	
Componer	t 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
2047			\$58,736.2	1						
On 3/28/20	24 F	By David He	erring DM	A Reserve	S					
	ed in good		, en.,		-					



03.002.00	01 Ir	ntercom e	entry pane				4438 Pheas	ant Ridge Roa	d	
Componen	nt 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 Cos for Study Year
2002	25	20	3	2027	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.0
Unless a O										
2027		/ David H	\$5,041.3		047 S	\$8	3,398.53			
2027 On 3/30/20 Assume	24 By ed in good co	ondition ar	erring, DMA	A Reserve g properly.	S					
2027 On 3/30/20 Assume 03.002.000	024 By ed in good co 02 R	ondition ar	erring, DMA	A Reserve g properly.	S			sant Ridge Roa	d	
2027 On 3/30/20 Assume	024 By ed in good co 02 R	ondition ar	erring, DMA nd functionin dware repl	A Reserve g properly.	S			<b>sant Ridge Roa</b> Client Responsibility	<b>d</b> Unit Cost	Replacement Cos for Study Year
2027 On 3/30/20 Assume 03.002.000 Componen Last In-	024 By ed in good co 02 R <u>nt Details</u> Est Useful	ated har Repl	erring, DMA nd functionin dware repl Remain	A Reserve g properly. acement Next Repl.	s , commercial grad Field Meas.	de	4438 Pheas % Replaced	Client		
2027 On 3/30/20 Assume 03.002.000 Componen Last In- Service 2002	24 By ed in good co 02 R <u>ot Details</u> Est Useful Life 25	ated har Repl Interval 20	erring, DMA nd functionin dware repl Remain Useful Life 3	A Reserve g properly. acement Next Repl. Year 2027	s , commercial grad Field Meas. Quantity or Count 10	<b>de</b> Units EA	<b>4438 Pheas</b> % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$1,262.79	for Study Year
2027 On 3/30/20 Assume 03.002.000 Componen Last In- Service 2002 Yearly Exp	24 By ed in good co 02 R <u>ot Details</u> Est Useful Life 25 penditures f	Arepl Repl Interval 20 Arepl 2	erring, DMA nd functionin dware repl Remain Useful Life 3 mponent yo	A Reserve g properly. acement Next Repl. Year 2027 ear(s) and ex	s , commercial grad Field Meas. Quantity or Count	de Units EA below for this o	<b>4438 Pheas</b> % Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$1,262.79	for Study Year



03.002.000	)3 Co	ommon li	ight fixtur	es - perio	odic replacement		4438 Pheas	sant Ridge Roa	ld	
Component	t 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 co	omponents	within the	assembly	<u>:</u>						
1 Fluor	escent light fix	tures, 4438	Pheasant R	idge Road	18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2 Incan Road	ndescent light f	ixtures, 443	38 Pheasant	Ridge	40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3 Chan	deliers, 4438	Pheasant R	lidge Road		1	EA	100.0%	100.00%	\$871.54	\$872.00
2034	ne-Time Expend		\$3,714.5	53 20	clude a compounded inf		4,717.40			
Unless a On 2034 On 3/29/202 This is a	ne-Time Expend 24 By an allowance	David He	\$3,714.5 erring, DM/ cally replac	A Reserves	044 <b>s</b> tage of the total num	\$4	4,717.40	be required.		
Unless a On 2034 On 3/29/202 This is a 03.002.000	24 By an allowance 04 Ca	David He	\$3,714.5 erring, DM	A Reserves	044 <b>s</b> tage of the total num	\$4	4,717.40		ıd	
Unless a On 2034 On 3/29/202 This is a	24 By an allowance 04 Ca	David He	\$3,714.5 erring, DM/ cally replac	A Reserves	044 <b>s</b> tage of the total num	\$4	4,717.40	be required.	<b>Id</b> Unit Cost	Replacement Cost for Study Year
Unless a On 2034 On 3/29/202 This is a 03.002.000 Component Last In-	24 By an allowance 04 Ca t Details Est Useful	David He to periodic arpet - cc Repl	\$3,714.5 erring, DM/ cally replac ommercial Remain	A Reserver e a percen l loop ove Next Repl.	044 s tage of the total num er pad Field Meas.	s4	4,717.40 fixtures as may b <b>4438 Pheas</b> % Replaced	be required. Sant Ridge Roa Client		



**Final Report** 

	05 P	aint: cou	mmon area	as			4438 Pheas	ant Ridge Roa	bd	
03.002.00				43			4450 i ileas	ant Muge Noa	I <b>G</b>	
<u>Componer</u>	nt 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 Ex	penditures fo	or this co	mponent y	ear(s) and e	penditures are shown	below for this	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2027			\$30,866.6	69 2	042	\$46	6,283.28			
On 3/30/20	024 Pv	Dovid U	erring, DM							
			•		<b>s</b> ng. We have includ	od funding i	2027 which co	n ha adjusted wh	on varified	
-					ng. we have includ	ea runaing ir	· .	•		
03.002.00	06 F	urniture	- common	areas			4438 Pheas	ant Ridge Roa	ld	
<u>Componer</u>	nt Details									
Last In-	Est Useful	Repl	Remain	Next Repl.	Field Meas.		% Replaced	Client		Replacement Cost
Service	Life	Interval	Useful Life	Year	Quantity or Count	Units	Per Interval	Responsibility	Unit Cost	for Study Year
2002	Life 25	Interval 25	Useful Life 3	Year 2027	Quantity or Count	Units LS	Per Interval 10.0%	Responsibility 100.00%	Unit Cost \$45,059.00	<b>-</b>
2002	-	25	3	2027	•					•
2002 Detail of c	25	25 within the	3	2027	•					\$4,506.00
2002 Detail of c 1 Cha	25 components	25 <b>within the</b> TWO	3	2027	1	LS	10.0%	100.00%	\$45,059.00	\$4,506.00
2002 Detail of c 1 Cha 2 Cab	25 components airs, BUILDING	25 <b>within the</b> TWO G TWO	3 e assembly	2027	1	LS	<b>10.0%</b>	100.00%	<b>\$45,059.00</b> \$390.36	\$4,506.00 \$4,684.00 \$3,486.00
2002 Detail of c 1 Cha 2 Cab 3 Des	25 components hirs, BUILDING binets, BUILDIN	25 within the TWO G TWO IILDING TV	3 e assembly	2027	1 12 4	LS EA EA	<b>10.0%</b> 100.0% 100.0%	100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61	for Study Year \$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00
2002 Detail of c 1 Cha 2 Cab 3 Des 4 Lam	25 components airs, BUILDING binets, BUILDIN sks / Tables, BU	25 TWO G TWO JILDING TW TWO	3 e assembly	2027	1 12 4 5	LS EA EA EA	10.0% 100.0% 100.0% 100.0%	100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00
2002 Detail of c 1 Cha 2 Cab 3 Des 4 Lam 5 Art a	25 components airs, BUILDING binets, BUILDIN kks / Tables, BU and Mirrors, BU	25 TWO G TWO JILDING TW TWO JILDING TW	3 <b>e assembly</b> WO WO	2027	1 12 4 5 8 20	LS EA EA EA EA EA	10.0% 100.0% 100.0% 100.0% 100.0%	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00
2002 1 Cha 2 Cab 3 Des 4 Lam 5 Art a Yearly Exp	25 airs, BUILDING binets, BUILDING binets, BUILDING binps, BUILDING and Mirrors, BU	25 TWO G TWO JILDING TV TWO JILDING TV DILDING TV	3 e assembly NO NO mponent Y	2027 : //ear(s) and ex	1 12 4 5 8	LS EA EA EA EA EA	10.0% 100.0% 100.0% 100.0% 100.0% 2000 tit occur	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% ring within the study	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00
2002 1 Cha 2 Cab 3 Des 4 Lam 5 Art a Yearly Exp	25 airs, BUILDING binets, BUILDING binets, BUILDING bines, BUILDING and Mirrors, BU penditures for one-Time Expendit	25 TWO G TWO JILDING TV TWO JILDING TV DILDING TV	3 e assembly NO NO mponent Y	2027 · · · · · · · · · · · · ·	1 12 4 5 8 20 spenditures are shown	LS EA EA EA EA EA below for this of lation factor (s	10.0% 100.0% 100.0% 100.0% 100.0% 2000 tit occur	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% ring within the study	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00



**Final Report** 

03.002.000	07 E	lectrical:	main swi	tch			4438 Pheas	sant Ridge Roa	d	
<u>Componen</u>	t 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 Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf					
2052			\$4,376.2	7						
			. ,							
On 3/30/20	24 Bv	/ David H	erring, DM/	A Reserve	s					
011 3/30/20	,									
	ed in good co		d functionin	g properly.						
	ed in good co	ondition an	id functionin				4438 Pheas	sant Ridge Roa	d	
Assume	ed in good co	ondition an					4438 Pheas	sant Ridge Roa	d	
Assume	ed in good co	ondition an				Units	<b>4438 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	u <b>d</b> Unit Cost	Replacement Cost for Study Year
Assume 003.002.000 Componen Last In-	ed in good co 08 E <u>It Details</u> Est Useful	ondition an lectrical: Repl	local loa	d centers	Field Meas.	Units EA	% Replaced	Client		
Assume 003.002.000 Componen Last In- Service 2002	ed in good co 08 E <u>It Details</u> Est Useful Life 50	Repl Interval	local load Remain Useful Life 28	d centers	Field Meas. Quantity or Count 2	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$1,357.84	for Study Year
Assume 003.002.000 Componen Last In- Service 2002 Yearly Exp	ed in good co 08 E t Details Est Useful Life 50 benditures for	Repl Interval 50	Remain Useful Life 28	d centers Next Repl. Year 2052 ear(s) and ex	Field Meas. Quantity or Count	EA below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$1,357.84	for Study Year
Assume 003.002.000 Componen Last In- Service 2002 Yearly Exp	ed in good co 08 E t Details Est Useful Life 50 benditures for	Repl Interval 50	Remain Useful Life 28	d centers Next Repl. Year 2052 ear(s) and exactly and	Field Meas. Quantity or Count 2 <b>xpenditures are shown</b>	EA below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$1,357.84	for Study Year



**Final Report** 

				·				-	
)9 E	lectrical:	wiring sy	/stem, rep	bair allowance		4438 Pheas	sant Ridge Roa	d	
t Details									
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
50	5	28	2052	25000	GSF	5.0%	100.00%	\$5.13	\$6,413.00
enditures f	or this co	mponent v	ear(s) and e	nenditures are shown	below for this (	component if occur	ring within the study	/ period	
								, period.	
	, ,	•		•	( -		. ,		
		φ13,029.3							
24 By	/ David H	erring. DM	A Reserve	s					
-		•			the building	related to the co	mmon areas		
			-					h	
	looti louli	oxit orgin	•			1001100			
	<b>D</b> 1	р .		<b>-</b> :			<b>O H</b>		
Est Useful Life	Repi 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
40	40	18	2042	14	EA	100.0%	100.00%	\$501.69	\$7,024.00
enditures f	or this co	mponent v	oar(s) and o	nenditures are shown	below for this (	component if occur	ring within the study	/ period	
								, period.	
·				•		1 0	• /		
		\$11,677.2	24						
24 By	/ David H	erring, DM/	A Reserve	S					
	t Details Est Useful Life 50 enditures f me-Time Expen 24 By a repair allow 0 E t Details Est Useful Life 40 enditures f	t Details         Est Useful Life       Repl Interval         50       5         enditures for this content       Repl transmitter         be-Time Expenditure, any enditure       Solution         24       By David H a repair allowance to p         0       Electrical:         t Details       Repl Interval         40       40         enditures for this content	Life       Repl Interval       Remain Useful Life         50       5       28         enditures for this component for this component me-Time Expenditure, any expenditures a \$13,029.3       Y         24       By David Herring, DMA a repair allowance to periodically a a repair allowance to periodically a betting         0       Electrical:       exit sign Useful Life         40       40       18         enditures for this component vare       Y	Life       Repl       Remain       Next Repl.         50       5       28       2052         enditures for this component       Year         50       5       28       2052         enditures for this component       Year(s) and expenditures after 2024 incomponent         here-Time Expenditure, any expenditures after 2024 incomponent         \$13,029.30         24       By David Herring, DMA Reserves         a repair allowance to periodically address any         0       Electrical: exit signs         Life         Interval       Useful Life         Life         Add         40       40         Add         Add <td< td=""><td>Est Useful Life       Repl Interval       Remain Useful Life       Next Repl. Year       Field Meas. Quantity or Count         50       5       28       2052       25000         enditures for this component Nee-Time Expenditure, any expenditures after 2024 include a compounded inf \$13,029.30         24       By David Herring, DMA Reserves a repair allowance to periodically address any electrical issues in 0         Electrical: exit signs         Field Meas. (Life)         Interval       Useful Life       Year         Quantity or Count       40       18       2042       14         enditures for this component         40       40       18       2042       14         enditures for this component         Year(s) and expenditures are shown Interval         A0</td><td>Ext Useful Life       Repl Interval       Remain Useful Life       Next Repl. Year       Field Meas. Quantity or Count       Units         50       5       28       2052       25000       GSF         enditures for this component Nee-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (section factor (section factor))         24       By David Herring, DMA Reserves a repair allowance to periodically address any electrical issues in the building         0       Electrical: exit signs         Field Meas. (station factor)         Life         Interval         Useful Life         Year         Quantity or Count         Units         A do         A do         A do         A colspan="4"&gt;Colspan="4"Colspan="4"&gt;Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Co</td><td>Expenditures       Repl       Remain       Next Repl.       Field Meas.       % Replaced         50       5       28       2052       25000       GSF       5.0%         enditures for this component       Year(s) and expenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         State of this component if occur         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</td><td>Example to the total server of the</td><td>L Details         Est Useful       Repl       Remain       Next Repl.       Field Meas.       With the separation of the separ</td></td<>	Est Useful Life       Repl Interval       Remain Useful Life       Next Repl. Year       Field Meas. Quantity or Count         50       5       28       2052       25000         enditures for this component Nee-Time Expenditure, any expenditures after 2024 include a compounded inf \$13,029.30         24       By David Herring, DMA Reserves a repair allowance to periodically address any electrical issues in 0         Electrical: exit signs         Field Meas. (Life)         Interval       Useful Life       Year         Quantity or Count       40       18       2042       14         enditures for this component         40       40       18       2042       14         enditures for this component         Year(s) and expenditures are shown Interval         A0	Ext Useful Life       Repl Interval       Remain Useful Life       Next Repl. Year       Field Meas. Quantity or Count       Units         50       5       28       2052       25000       GSF         enditures for this component Nee-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (section factor (section factor))         24       By David Herring, DMA Reserves a repair allowance to periodically address any electrical issues in the building         0       Electrical: exit signs         Field Meas. (station factor)         Life         Interval         Useful Life         Year         Quantity or Count         Units         A do         A do         A do         A colspan="4">Colspan="4"Colspan="4">Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Colspan="4"Co	Expenditures       Repl       Remain       Next Repl.       Field Meas.       % Replaced         50       5       28       2052       25000       GSF       5.0%         enditures for this component       Year(s) and expenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         to spenditures are shown below for this component if occur         State of this component if occur         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Example to the total server of the	L Details         Est Useful       Repl       Remain       Next Repl.       Field Meas.       With the separation of the separ



**Final Report** 

003.002.00	11 E	lectrical:	emergen	cy lightin	g		4438 Pheas	sant Ridge Roa	ld	
Componer	t 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 Exp	penditures f	or this co	mponent v	ear(s) and ex	penditures are shown	below for this (	component if occur	ring within the study	v period	
					lude a compounded in				y period.	
2042	·		\$5,226.8							
2042			φ0,220.0							
On 3/30/20	24 By	/ David H	erring, DM	A Reserve	S					
Assume	۔ ed in good co		•							
003.002.00	12 H	VAC: co	ondensors	and tubi	ng		4438 Pheas	sant Ridge Roa	nd	
Componer	t 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 Exp	oenditures f	or this co	mponent v	ear(s) and ex	penditures are shown	below for this (	component if occur	ring within the study	v period	
					lude a compounded in				y period.	
2027	•		¢10.454.0			ტ.ე.	240.24	• •		
2027			\$12,154.8	2	047	φΖί	,249.24			
On 3/30/20	24 B	/ David H	erring, DM	A Reserve	S					
	ed in good co		-							
	Ŭ			5. I J						



**Final Report** 

003.002.001	I3 HVA	C: air hand	lers/evapora	ators		4438 Pheas	ant Ridge Roa	d	
Componen	t Details								
Last In- Service		Repl Rema nterval Useful		. 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
Unless a Or		ire, any expenditu	res after 2024 in	expenditures are shown l Include a compounded inf	ilation factor (se	e last page of this		/ period.	
2027		\$4,9	12.73 2	2047	\$8,	184.28			
On 3/30/20 Assume	24 By D ed in good cond	avid Herring, I							
003.002.001	l4 Gara	age: ventilat	on fans			4438 Pheas	ant Ridge Roa	d	
<u>Componen</u>	<u>t Details</u>								
		Daml Dama	in Next Repl.	Field Meas.			Oliant		
Last In- Service		Repl Rema iterval Useful		Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
	Life In				Units EA			Unit Cost \$1,436.18	
Service 2002 Yearly Exp	Life In 25 enditures for t	nterval Useful 25 3 his componer ire, any expenditu	Life Year 2027 <u>Dt</u> Year(s) and e res after 2024 in		EA below for this co flation factor (se	Per Interval 100.0% omponent if occurr e last page of this	Responsibility 100.00% ring within the study	\$1,436.18	for Study Year
Service 2002 <u>Yearly Exp</u> Unless a Or	Life In 25 Denditures for t ne-Time Expenditu	nterval Useful 25 3 his componer ire, any expenditu	Life         Year           2027           It         Year(s) and e           res after 2024 in           92.12         2	Quantity or Count 1 expenditures are shown l iclude a compounded inf 2052	EA below for this co flation factor (se	Per Interval 100.0% omponent if occur	Responsibility 100.00% ring within the study	\$1,436.18	for Study Year



# **Final Report**

003.002.00 <sup>,</sup>	15 P	lumbing	infrastruc	ture: cor	nmon repair allow	vance	4438 Phea	sant Ridge Roa	ld	
Componen	t 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 Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this	component if occu	rring within the study	y period.	
					lude a compounded inf					
2032			\$12,803.7	5 2	037	\$14	,630.96	2042	\$16,4	58.50
2047			\$18,285.8	0 2	052	\$20	),113.89			
0 0/00/00										
On 3/30/20	,		lerring, DMA							
I his is a	a repair allow	vance to p	eriodically a	ddress any	/ plumbing issues in	the building	related to the c	ommon areas.		
003.002.00	16 E	levator:	controller	, driver a	nd wiring		4438 Phea	sant Ridge Roa	ld	
Componen	t 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 Exp	penditures for	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this	component if occu	rring within the study	v period.	
					lude a compounded inf					
2032			\$66,444.9	9						
			. ,							
On 3/30/20	24 Bv	/ David H	erring, DMA	A Reserve	e					
	_· _,		crinig, Din/		3					



**Final Report** 

	47 E	lavatan							al	
003.002.001		ievator:	car door o	perators			4438 Pheas	sant Ridge Roa	a	
Componen	t 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 Exr	penditures fo	or this co	mponent v	ear(s) and e	penditures are shown l	below for this c	component if occur	ring within the study	v period	
					lude a compounded inf				period.	
			•		•	(-	1.3			
2032			\$7,940.9	0						
On 3/30/20	24 By	David H	lerring, DMA	A Reserve	8					
	ed in good co		-							
	-									
003.002.001	18 E	levator:	Car opera	ting pane			4438 Pheas	sant Ridge Roa	d	
<u>Componen</u>	t Details									
Last In-	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
Service										
2002	30	30	8	2032	1	LS	100.0%	100.00%	\$36,697.40	\$36,697.00
2002			-		•				. ,	\$36,697.00
2002 Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown l	below for this o	omponent if occur	ring within the study	. ,	\$36,697.00
2002 Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex after 2024 inc	•	below for this o	omponent if occur	ring within the study	. ,	\$36,697.00



**Final Report** 

003.002.00 <sup>2</sup>	19 E	levator:	car interio	or refurbis	sh		4438 Pheas	ant Ridge Roa	d	
Componen	t 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 Exp	penditures for	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this	omponent if occur	ring within the study	period.	
					lude a compounded inf				-	
2032			\$24,534.0	3						
On 3/30/20	•		erring, DMA							
Assume	ed in good co	ondition ar	id functionin	g properly.						
003.002.002	20 E	levator:	car doors				4438 Pheas	sant Ridge Roa	d	
Componen	<u>t 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	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.00
2002										



**Final Report** 

003.002.002	21 E	levator:	hallway do	oors			4438 Pheas	sant Ridge Roa	d	
Componen	t 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 Exp	penditures f	or this co	mponent v	ear(s) and ex	penditures are shown	below for this (	component if occur	ring within the study	period	
					lude a compounded in				period.	
2042			• \$22,566.4		•	·		- /		
			<i>ф,ооог</i> .	<u> </u>						
On 3/30/20	24 By	/ David H	erring, DM/	A Reserve	S					
Assume	ء ed in good co	ondition ar	nd functionin	g properly.						
003.002.002	22 E	levator:	hallway st	ation par	nel, position indic	cator	4438 Pheas	ant Ridge Roa	d	
Componen	<u>t 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	5	EA	100.0%	100.00%	\$978.62	\$4,893.00
					penditures are shown lude a compounded in				v period.	
		altare, ally					ee last page of this			
2032			\$6,328.1	6						
0	04 D.									
On 3/30/20	-		erring, DMA							
Assume	ed in good co	phaition ar	na functionin	g properly.						



# **Final Report**

<b>ils</b> seful Repl fe Interval 5	Remain I Useful Life 8 200000000000000000000000000000000000	Next Repl. Year 2032 ear(s) and ex	Field Meas. Quantity or Count 93000	Units GSF	% Replaced Per Interval 3.0%	Client Client Responsibility 100.00%	Unit Cost \$5.51	for Study Year
seful Repl fe Interval 5 ures for this co	Useful Life 8 mponent Ye	Year 2032 ear(s) and ex	Quantity or Count 93000 spenditures are shown to	GSF	Per Interval 3.0%	Responsibility 100.00%	\$5.51	for Study Year
fe Interval 5 ures for this co	Useful Life 8 mponent Ye	Year 2032 ear(s) and ex	Quantity or Count 93000 spenditures are shown to	GSF	Per Interval 3.0%	Responsibility 100.00%	\$5.51	<b>-</b>
ures for this co	mponent <sub>Ye</sub>	ar(s) and ex	penditures are shown b					\$15,373.00
				elow for this c	omponent if occu	ante en contrato de la constato		
			lude a compounded inf	ation factor (s			period.	
	\$19,882.03	3 20	037	\$22	,719.37 2	2042	\$25,5	57.21
	\$28,394.69	20	052	\$31	,233.39			
Fire supre	ession: dry	system	air compressor		4438 Phea	sant Ridge Roa	d	
Fire supre	ession: dry	system	air compressor		4438 Phea	sant Ridge Roa	d	
ils								
seful Repl		Next Repl.	Field Meas.		% Replaced	Client		Replacement Cost
fe Interval	Useful Life	Year	Quantity or Count	Units	Per Interval	Responsibility	Unit Cost	for Study Year
fe Interval 30	Useful Life 8	Year 2032	Quantity or Count	EA	100.0%	100.00%	Unit Cost \$3,982.33	for Study Year \$3,982.00
30	8	2032	1	EA	100.0%	100.00%	\$3,982.33	
30 ures for this co	8 emponent <sub>Ye</sub>	2032 ear(s) and ex	Quantity or Count 1 spenditures are shown to lude a compounded inf	EA below for this c	100.0%	100.00%	\$3,982.33	
	wance to period Fire supre	\$28,394.69 By David Herring, DMA wance to periodically repair / Fire supression: dry ills	\$28,394.69 20 By David Herring, DMA Reserves wance to periodically repair / replace a Fire supression: dry system ills	\$28,394.69 2052 By David Herring, DMA Reserves wance to periodically repair / replace a percentage of the s Fire supression: dry system air compressor ils	\$28,394.69       2052       \$31         By David Herring, DMA Reserves         wance to periodically repair / replace a percentage of the sprinkler system         Fire supression: dry system air compressor         ills	\$28,394.69       2052       \$31,233.39         By David Herring, DMA Reserves         wance to periodically repair / replace a percentage of the sprinkler system on a 5-year         Fire supression: dry system air compressor       4438 Phease         ills	\$28,394.69       2052       \$31,233.39         By David Herring, DMA Reserves         wance to periodically repair / replace a percentage of the sprinkler system on a 5-year interval beginning         Fire supression: dry system air compressor       4438 Pheasant Ridge Roa         ills	\$28,394.69       2052       \$31,233.39         By David Herring, DMA Reserves         wance to periodically repair / replace a percentage of the sprinkler system on a 5-year interval beginning in 2032.         Fire supression: dry system air compressor       4438 Pheasant Ridge Road         ills



**Final Report** 

003.002.002	25 F	ire alarm	: control	panel			4438 Pheas	sant Ridge Roa	d	
<u>Componen</u>	t 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 Exp	penditures for	or this co	mponent y	ear(s) and ex	xpenditures are shown	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf					
2032			\$28,858.8	7						
			. ,							
	~ ~ ~		orring DM	A Reserve	s					
On 3/30/20	24 Ву	David H	erring, Dim		-					
	24 By ed in good co		-							
	ed in good co	ndition an	-	g properly.			4438 Pheas	sant Ridge Roa	d	
Assume	ed in good co 26 Fi	ndition an	d functionin	g properly.			4438 Pheas	sant Ridge Roa	d	
Assume	ed in good co 26 Fi	ndition an	d functionin	g properly.		Units	<b>4438 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	l <b>d</b> Unit Cost	Replacement Cost for Study Year
Assume 003.002.002 Componen Last In-	ed in good co 26 Fi <u>t Details</u> Est Useful	ndition an i <b>re alarm</b> Repl	d functionin : strobes/	g properly. <b>′alarms</b> Next Repl.	Field Meas.	Units EA	% Replaced	Client		Replacement Cost for Study Year \$2,315.00
Assume 003.002.002 Componen Last In- Service 2002	ed in good co 26 Fi <u>It Details</u> Est Useful Life 30	re alarm Repl Interval	Remain Useful Life	g properly. <b>/alarms</b> Next Repl. Year 2032	Field Meas. Quantity or Count 8	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$289.35	for Study Year
Assume 003.002.002 Component Last In- Service 2002 Yearly Exp	ed in good co 26 Fi <u>It Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	Remain Useful Life 8 Remonent	g properly. Valarms Next Repl. Year 2032 ear(s) and ex	Field Meas. Quantity or Count	EA below for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$289.35	for Study Year
Assume 003.002.002 Component Last In- Service 2002 Yearly Exp	ed in good co 26 Fi <u>It Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	Remain Useful Life 8 Remonent	g properly. <b>alarms</b> Next Repl. Year 2032 ear(s) and exactly and e	Field Meas. Quantity or Count 8 <b>xpenditures are shown</b>	EA below for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$289.35	for Study Year



**Final Report** 

00.002.00	27 F	ire alarm:	pull stat	ions			4438 Pheas	sant Ridge Roa	d	
<u>Componer</u>	nt 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
					clude a compounded inf			ring within the study report).	/ period.	
	ne-Time Exper			after 2024 inc					/ period.	
Unless a O	ne-Time Exper		penditures a \$2,102.9	after 2024 inc	lude a compounded inf				/ period.	
Unless a O 2032 On 3/30/20	ne-Time Exper	nditure, any exp y David Her	penditures a \$2,102.9 rring, DMA	after 2024 inc	clude a compounded inf				/ period.	



#### The UOA of Pheasant Ridge Condominiums

•••••	D1 A	wning fra	ame alumi	inum fran	ne		4444 Pheas	ant Ridge Roa	ld	
Componen	t 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 Cos for Study Year
2018	30	30	24	2048	162	SF	100.0%	100.00%	\$99.28	\$16,083.0
Yearly Exp	enditures fo	or this co	mponent y	(ear(s) and ex	xpenditures are shown b	below for this	component if occur	ring within the study	/ period.	
					clude a compounded infl				•	
2048			\$30,300.2	22						
On 3/28/20	24 By	/ David H	erring, DM	A Reserve	S					
					<b>s</b> ame and fabric noted	l in good cor	ndition.			
	ed to be origi	nal compo		both the fra		l in good cor		ant Ridge Roa	ıd	
Assume	ed to be origi <b>)2</b>	nal compo	onents with	both the fra		l in good cor		ant Ridge Roa	ıd	
Assume 04.001.000	ed to be origi <b>)2</b>	nal compo	onents with	both the fra <b>ace</b> Next Repl.		l in good cor Units		<b>Sant Ridge Roa</b> Client Responsibility	I <b>d</b> Unit Cost	Replacement Cos for Study Year
Assume 04.001.000 Componen Last In-	ed to be origi D2 A <u>t Details</u> Est Useful	nal compo wning fa Repl	onents with I bric - repl Remain	both the fra <b>ace</b> Next Repl.	ame and fabric noted	-	4444 Pheas % Replaced	Client		
Assume 04.001.000 Componen Last In- Service 2018	ed to be origi <b>D2 A</b> <u>t Details</u> Est Useful Life 30	nal compo wning fa Repl Interval 15	nents with l bric - repl Remain Useful Life 24	both the fra ace Next Repl. Year 2048	Field Meas. Quantity or Count	Units SF	<b>4444 Pheas</b> % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$34.74	for Study Year
Assume 04.001.000 Componen Last In- Service 2018 Yearly Exp	ed to be origi <b>D2</b> A <u>t Details</u> Est Useful Life 30 <b>Denditures f</b>	nal compo wning fa Repl Interval 15 or this col	Remain Useful Life 24	both the fra ace Next Repl. Year 2048 Year(s) and ex	ame and fabric noted Field Meas. Quantity or Count	Units SF pelow for this o	4444 Pheas % Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$34.74	for Study Year

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



04.001.00	03	Provision	Roofing					4444 Pheas	sant Ridge Roa	ld	
Componer	nt Details										
Last In- Service	Est Usefu Life	l Repl Interval	Remain Useful Life	Next Rep e Year		d Meas. ty or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2017	30	30	23	2047		1	LS	100.0%	100.00%	\$12,938.79	\$12,939.0
Documen <sup>.</sup>	ted Costs	were used	for this co	mponent	<u>cost</u>						
Year	Replacem	ent Cost	Repl %	Quant	Unit Co	omment					
2018		\$9,373.00	100.0%	1	LS Co	ost from DMA	2018 study.				
Voorby Ext	nonditure	for this s	mnonort								
									ring within the study	y period.	
			expenditures	after 2024 i	nclude a co	ompounded inf	lation factor (se	e last page of this	report).		
Unless a C	One-Time Ex	enditure, any	experiance				•				
Unless a O 2047		enditure, any	\$23,898				·				
		enanure, any	-				,				
2047	,		\$23,898	.98							
 2047 Dn 3/28/20	024	By David I	\$23,898	98 IA Reserv	es				n oo it is not idon	tified other then a	and accorded
2047 On 3/28/20 This ro	, <b>024</b> pof compor	By David I ent was inc	\$23,898	98 IA Reserv	es				n as it is not iden	tified other than a	cost associated
2047 On 3/28/20 This roo with a r	, 024 pof compor roof compo	By David I ent was inc nent.	\$23,898 Herring, DN luded in the	98 IA Reserv	es			eeds verification			cost associated
2047 On 3/28/20 This ro	, 024 pof compor roof compo	By David I ent was inc	\$23,898 Herring, DN luded in the	98 IA Reserv	es			eeds verification	n as it is not iden sant Ridge Roa		cost associated
2047 On 3/28/20 This roo with a r	024 pof compor roof compo	By David I ent was inc nent.	\$23,898 Herring, DN luded in the	98 IA Reserv	es			eeds verification			cost associated
2047 On 3/28/20 This roo with a r	024 pof compor roof compo	By David I ent was inc nent. Roof: EP	\$23,898 Herring, DN luded in the	98 IA Reserv DMA 2018 Next Rep	<b>es</b> 3 reserve			eeds verification			cost associated Replacement Cos for Study Year
2047 On 3/28/20 This row with a ro 04.001.00 Componer Last In-	, oof compor roof compo <b>004</b> <u>nt Details</u> Est Usefu	By David I ent was inc nent. Roof: EP	\$23,898 Herring, DN luded in the DM Remain	98 IA Reserv DMA 2018 Next Rep	<b>es</b> 3 reserve I. Field Quantif	study. The	component n	eeds verification 4444 Pheas % Replaced	sant Ridge Roa	ıd	Replacement Cos
2047 On 3/28/20 This rowith a r 04.001.00 Componer Last In- Service 2010	024 pof compor roof compo 004 nt Details Est Usefu Life 30	By David I ent was inconent. Roof: EP I Repl Interval 30	\$23,898 Herring, DN luded in the DM Remain Useful Life 16	98 IA Reserv DMA 2018 Mext Rep 2040	<b>es</b> 3 reserve I. Field Quantii	d Meas. ty or Count	component n Units SQ	eeds verification 4444 Pheas % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$803.30	Replacement Cos for Study Year
2047 On 3/28/20 This rowith a ro O4.001.00 Componer Last In- Service 2010 Yearly Exp	024 pof compor roof compo 004 nt Details Est Usefu Life 30	By David I ent was inconent. Roof: EP I Repl Interval 30 s for this co	\$23,898 Herring, DN luded in the DM Remain Useful Life 16 Dmponent	98 IA Reserv DMA 2018 Next Rep 2040 Year(s) and	es 3 reserve I. Field Quantii	d Meas. ty or Count 29 <b>es are shown</b> l	Component n Units SQ below for this c	eeds verification 4444 Pheas % Replaced Per Interval 100.0%	Client Client Responsibility 100.00% ring within the study	Unit Cost \$803.30	Replacement Cos for Study Year
2047 On 3/28/20 This rowith a ro 04.001.00 Componer Last In- Service 2010 Yearly Exp	024 pof compor roof compo 004 nt Details Est Usefu Life 30 penditure Dne-Time Ex	By David I ent was inconent. Roof: EP I Repl Interval 30 s for this co	\$23,898 Herring, DN luded in the DM Remain Useful Life 16 Dmponent	98 IA Reserv DMA 2018 Next Rep Year 2040 Year(s) and after 2024 in	es 3 reserve I. Field Quantii	d Meas. ty or Count 29 <b>es are shown</b> l	Component n Units SQ below for this c	eeds verification 4444 Pheas % Replaced Per Interval 100.0%	Client Client Responsibility 100.00% ring within the study	Unit Cost \$803.30	Replacement Cos for Study Year



# **Final Report**

04.001.000	)5 S	hingled I	roof, heav	y weight (	(50 year) dim. asp	halt	4444 Pheas	sant Ridge Roa	d	
	S	hingles								
<u>Componen</u>	<u>t 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 Cos for Study Year
2023	40	40	39	2063	170	SQ	100.0%	100.00%	\$623.04	\$105,917.0
On 3/28/20	24 By	/ David H	erring, DM	A Reserve	S					
					in 2023, and appea					
to be ve reserve	erified as this study.	may be th	ne limited w	arranty per	iod, not the actual lif		shingle. We ha	ive retained the 4	0 year lifespan fro	
to be ve reserve 04.001.000	erified as this study.	may be th		arranty per	iod, not the actual lif		shingle. We ha		0 year lifespan fro	
to be ve	erified as this study.	may be th	ne limited w	arranty per	iod, not the actual lif		shingle. We ha	ive retained the 4	0 year lifespan fro	
to be ve reserve 04.001.000 Componen Last In-	erified as this study. D6 R <u>t Details</u> Est Useful	ain gutte	ers and do Remain	wnspouts	iod, not the actual lif	espan of the	shingle. We ha 4444 Pheas % Replaced	sant Ridge Roa	0 year lifespan fro <b>d</b>	om the 2018



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

04.001.00	07 C	aulking	at windows	s and doo	ors		4444 Pheas	ant Ridge Roa	d	
Componer	nt 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 Ex	penditures f	or this co	mponent y	ear(s) and e	xpenditures are shown b	pelow for this c	omponent if occur	ring within the study	period.	
					Iude a compounded inf					
2026			\$13,058.3	0 2	041	\$19	,804.37			
<b>0</b> 0/00/06		<b>.</b>								
On 3/28/20	-		erring, DMA							
		l leaks hac are taking		occurred d	ue to poor caulking	and water inf	iltration around	the windows. We	have included a	cost here to occu
when E	iro iepairo a	alo talang	•							
	•		air & paint	w/ crane	allowance		4444 Pheas	ant Ridge Roa	d	
04.001.00	08 E		air & paint	w/ crane	allowance		4444 Pheas	ant Ridge Roa	d	
04.001.00	08 E			w/ crane Next Repl. Year	Field Meas.	Units	<b>4444 Pheas</b> % Replaced Per Interval	client Responsibility	<b>d</b> Unit Cost	Replacement Cos for Study Year
04.001.00 Componer Last In-	08 E <u>nt Details</u> Est Useful	IFS - rep	Remain	Next Repl.	Field Meas.	Units LS	% Replaced	Client		Replacement Cost for Study Year \$20,609.00
04.001.00 Componen Last In- Service 2006	08 E n <u>t Details</u> Est Useful Life	IFS - rep Repl Interval 15	Remain Useful Life 7	Next Repl. Year 2031	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
04.001.00 Componen Last In- Service 2006 Detail of c	08 E <u>at Details</u> Est Useful Life 25	Repl Interval 15 within the	Remain Useful Life 7 <b>e assembly</b> :	Next Repl. Year 2031	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year \$20,609.0
04.001.00 Componen Last In- Service 2006 Detail of c 1 Rep	08 E <u>at Details</u> Est Useful Life 25 components	Repl Interval 15 within the	Remain Useful Life 7 <b>e assembly</b> :	Next Repl. Year 2031	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00	for Study Year \$20,609.0 \$1,793.0
04.001.00 Component Last In- Service 2006 Detail of c 1 Rep. 2 Pain 3 Crar	08 E <u>t Details</u> Est Useful Life 25 components air/resurface E	Repl Interval 15 within the EIFS, Site-W /ide	Remain Useful Life 7 <b>e assembly</b> : Vide	Next Repl. Year 2031	Field Meas. Quantity or Count 1 4052	LS	% Replaced Per Interval 100.0% 5.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00 \$8.85	for Study Year \$20,609.00 \$1,793.00 \$4,538.00
04.001.00 Component Last In- Service 2006 Detail of c 1 Rep. 2 Pain 3 Crar Site-	08 E t Details Est Useful Life 25 components air/resurface E ait EIFS, Site-W be & crew, hyde	Repl Interval 15 within the IFS, Site-W /ide Iraulic, w/op	Remain Useful Life 7 <b>e assembly</b> Vide ver. cost allo	Next Repl. Year 2031	Field Meas. Quantity or Count 1 4052 4052 3	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00% 100.00% 100.00%	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.00 \$1,793.00 \$4,538.00
04.001.00 Component Last In- Service 2006 Detail of c 1 Rep. 2 Pain 3 Crar Site- Yearly Exp	08 E t Details Est Useful Life 25 components air/resurface E air/resurface E t EIFS, Site-W be & crew, hyd Wide conditures for	Repl Interval 15 within the IFS, Site-W /ide Iraulic, w/op	Remain Useful Life 7 e assembly: Vide ber. cost allo mponent y	Next Repl. Year 2031 owance, ear(s) and ex	Field Meas. Quantity or Count 1 4052 4052	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0% omponent if occur	Client Responsibility 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year

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.



#### **Final Report**

#### The UOA of Pheasant Ridge Condominiums

94.001.000	09 E	xterior In	sulation &	& Finish S	System (EIFS) at	gables -	4444 Pheas	sant Ridge Roa	d	
	re	eplace				-		-		
Componen	t 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 Cos for Study Year
2006	60	60	42	2066	4052	SY	100.0%	100.00%	\$17.50	\$70,910.0
					_					
			erring, DM			<b>F</b> Ia				a la da tha a
Replace financia	ement cost is Illy.	an estima	ate by DMA		s ng EIFS cladding. ∃	The cost occu				calculating
Replace financia	ement cost is illy. 10 B	an estima	•			The cost occu		eserve study perio		calculating
Replace financia	ement cost is illy. 10 B	an estima	ate by DMA			The cost occu				
financia 04.001.00 Componen Last In-	ement cost is illy. 10 B <u>t Details</u> Est Useful	s an estima rick tuck Repl	ate by DMA -pointing Remain	for replacir Next Repl.	ng EIFS cladding.		<b>4444 Pheas</b> % Replaced	sant Ridge Roa	ıd	Replacement Cos
Replace financia 04.001.007 Componen Last In- Service 2006	ement cost is illy. 10 B <u>It Details</u> Est Useful Life 35	rick tuck Repl Interval	ate by DMA -pointing Remain Useful Life 17	for replacir Next Repl. Year 2041	Field Meas. Quantity or Count 25856	Units SF	<b>4444 Pheas</b> % Replaced Per Interval 3.0%	Client Responsibility 100.00%	ud Unit Cost \$19.85	Replacement Cos for Study Year
Replace financia 04.001.007 Componen Last In- Service 2006 Yearly Exp	ement cost is illy. 10 B it Details Est Useful Life 35 penditures for	Repl Interval 10	Remain Useful Life	for replacir Next Repl. Year 2041	ng EIFS cladding. T Field Meas. Quantity or Count	Units SF below for this o	4444 Pheas % Replaced Per Interval 3.0%	Sant Ridge Roa Client Responsibility 100.00% ring within the study	ud Unit Cost \$19.85	Replacement Cos for Study Year

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.



**Final Report** 

04.001.001	I1 E	xterior w	all lights				4444 Pheas	sant Ridge Roa	d	
Component	t 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	35	17	2041	4	EA	100.0%	100.00%	\$188.56	\$754.00
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2041			\$1,225.6	7						
On 3/28/202	24 By	David H	erring, DMA	A Reserve	6					
Observe	ed during da	ylight houi	rs and assur	ned to be v	working properly.					
04.001.001	l2 G	lass enti	rance door	, metal c	ad w/ sidelights	and	4444 Pheas	sant Ridge Roa	d	
	h	ardware								
Component	t 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	32	14	2038	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2038			\$4,832.2	9						
	04 D-									
On 3/28/202	24 B)	David H	erring, DMA	A Reserves	5					



**Final Report** 

004.001.00	13 O	verhead	doors, coi	nmercial	grade		4444 Pheas	ant Ridge Roa	d	
Componer	nt 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
					penditures are shown l lude a compounded inf				/ period.	
2026			\$6,200.6	3 20	041	\$9	,403.93			
On 3/28/20 Overall 004.001.00	noted in goo			Reserves	5		4444 Pheas	ant Ridge Roa	d	
Componer		•						U		
Last In-	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
Service	Life	interval		i oui	Quantity of Obunt	Units	Fei interval	Responsibility	Unit Cost	IOI Study Teal
Service 2006	20	15	2	2026	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00



**Final Report** 

Component										
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 Cos for Study Year
2006	25	25	7	2031	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.0
Yearly Expe	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this o	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2031			\$18,419.6	5						
)n 3/28/2024	4 By	David H	erring, DM	A Reserves	5					
Observed	d in good co	ondition.								
4.001.0016	6 D	oor clos	ers				4444 Pheas	ant Ridge Roa	d	
omponent	<u>Details</u>									
Last In- I 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 Cos for Study Year
2006	30	30	12	2036	4	EA	100.0%	100.00%	\$479.28	\$1,917.0
Yearly Expe	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this o	component if occur	ring within the study	period.	
					lude a compounded inf					
2036			\$2,762.3	8						



**Final Report** 

									_	
04.001.0017	7 Coi	mmon a	area windo	ws			4444 Phea	sant Ridge Roa	ad	
Component	<u>Details</u>									
Last In- Service	Est Useful Life I	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2006	40	40	22	2046	4	EA	100.0%	100.00%	\$880.13	\$3,521.0
Yearly Expe	enditures for	this cor	mponent y	ear(s) and ex	penditures are shown	below for this	component if occu	rring within the stud	v period.	
					lude a compounded in				,	
2046			\$6,373.46	6						
On 3/28/2024	A By I	David H	erring, DMA	Bosorvo						
	-		•		Note that caulking	for window	/ doors is inclu	dod as a conarate	component	
••	<u> </u>							· · · · · · · · · · · · · · · · · · ·	•	
04.001.0018		ch/balc	cony wood	deck			4444 Phea	sant Ridge Roa	ad	
Component	<u>Details</u>									
Last In- Service	Est Useful Life I	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2006	25	1	7	2031	2280	SF	25.0%	100.00%	\$28.42	\$16,199.0
Yearly Expe	enditures for	this cor	mponent y	ear(s) and ex	penditures are shown	below for this	component if occu	rring within the stud	v period	
									, portour	
Unless a One	- Time Expendit	ture, any e	expenditures a	fter 2024 inc	lude a compounded in	flation factor (	see last page of thi	s report).		
Unless a One 2031	- I ime Expendit	ture, any e	expenditures a \$20,351.9		lude a compounded in			<b>s report).</b> 2033	\$21,	547.38
	- Time Expendit	ture, any e	-	5 20					\$21,	547.38
2031 2034			\$20,351.9 \$22,146.4	5 <u>20</u>		\$2	0,950.30		\$21,	547.38
2031 2034	ures in the yea		\$20,351.9 \$22,146.4	5 <u>20</u>	)32	\$2 early expendi	0,950.30		\$21, 2035	2036
2031 2034 Expenditu	ures in the yea	ar(s) belo	\$20,351.9 \$22,146.40	5 <u>20</u>	removed from the ye	\$2 early expendi 28	0,950.30	2033	2035	



**Final Report** 

004.001.00 <sup>-</sup>	19	Porch alun	ninum rail	ing			4444 Pheas	sant Ridge Roa	ld	
Componen	t 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
2051			\$63,434.7	0		-	-			
	04 F				c					
On 3/28/20 Observ	ed in good	By David He condition.	erring, Divi <i>i</i>	ANESEIVE	5					



04.002.00	01 In	tercom e	entry pane	el			4444 Pheas	ant Ridge Roa	d	
Componen	nt 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 Cos for Study Year
2006	20	20	2	2026	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.0
2026		diture, any e	expenditures a \$4,873.6		clude a compounded inf		ee last page of this	ring within the study report).		
2026 On 3/31/20 Assume	124 By ed in good co	<b>David H</b> Dindition an	\$4,873.6 erring, DM	A Reserve	046 <b>s</b>	\$8	,230.63	report).		
2026 On 3/31/20 Assume	024 By ed in good cc 02 R	<b>David H</b> Dindition an	\$4,873.6 erring, DM	A Reserve	046 <b>s</b>	\$8	,230.63			
2026 On 3/31/20 Assume 04.002.000 Componen	024 By ed in good cc 02 R <u>nt Details</u>	David H David H David H David Hard	\$4,873.6 erring, DM and functionin dware rep	A Reserve ag properly. lacement	<sup>046</sup> s , commercial gra	\$8	,230.63 4444 Pheas	<sup>report).</sup> sant Ridge Roa		
2026 On 3/31/20 Assume	024 By ed in good cc 02 R	<b>David H</b> Dindition an	\$4,873.6 erring, DM	A Reserve ag properly. lacement Next Repl.	046 <b>s</b>	\$8	,230.63	report).		Replacement Cos for Study Year
2026 On 3/31/20 Assume 04.002.000 Componen Last In-	024 By ed in good co 02 R <u>nt Details</u> Est Useful	<b>David H</b> ondition ar <b>ated har</b> Repl	\$4,873.6 erring, DM and functionin dware rep Remain	A Reserve ag properly. Iacement Next Repl.	046 s , commercial gra Field Meas.	\$8 de	,230.63 4444 Pheas % Replaced	report). sant Ridge Roa Client	d	
2026 On 3/31/20 Assume 04.002.000 Componen Last In- Service 2006	24 By ed in good co 02 R <u>ht Details</u> Est Useful Life 20	<b>David H</b> ondition an <b>ated har</b> Repl Interval 20	\$4,873.6 erring, DM ad functionin dware rep Remain Useful Life 2	A Reserve ag properly. Iacement Next Repl. Year 2026	046 s , commercial gra Field Meas. Quantity or Count 10	de Units EA	,230.63 4444 Pheas % Replaced Per Interval 100.0%	report). sant Ridge Roa Client Responsibility 100.00%	<b>d</b> Unit Cost \$1,262.79	for Study Year
2026 On 3/31/20 Assume 04.002.000 Componen Last In- Service 2006 Yearly Exp	24 By ed in good co 02 R <u>nt Details</u> Est Useful Life 20 penditures fo	<b>David H</b> ondition an <b>ated har</b> Repl Interval 20 <b>or this co</b>	\$4,873.6 erring, DM ad functionin dware rep Remain Useful Life 2 mponent	A Reserve ag properly. Iacement Next Repl. Year 2026 Tear(s) and ex	046 <b>s</b> , <b>commercial gra</b> Field Meas. Quantity or Count	de Units EA below for this o	,230.63 4444 Pheas % Replaced Per Interval 100.0% omponent if occur	report). sant Ridge Roa Client Responsibility 100.00% ring within the study	<b>d</b> Unit Cost \$1,262.79	for Study Year



#### The UOA of Pheasant Ridge Condominiums

4.002.000	)3 C	ommon I	ight fixtur	es - perio	odic replacement		4444 Pheas	ant Ridge Roa	d	
omponent	t 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 Cos for Study Year
2006	32	10	14	2038	1	LS	15.0%	100.00%	\$18,113.00	\$2,717.0
Detail of co	omponents	within the	assembly	<u>:</u>						
l Fluor	escent light fix	ktures, 4444	Pheasant R	idge Road	18	EA	100.0%	100.00%	\$301.03	\$5,419.0
2 Incan Road	ndescent light I	fixtures, 444	44 Pheasant	Ridge	40	EA	100.0%	100.00%	\$295.56	\$11,822.0
B Chan	deliers, 4444	Pheasant R	Ridge Road		1	EA	100.0%	100.00%	\$871.54	\$872.0
2038 On 3/29/202		David He	\$4,115.7 erring, DM	<u>6</u> 2 A Reserve	048 <b>S</b>		5,118.79			
Unless a On 2038 On 3/29/202 This is a	24 By an allowance	David He	\$4,115.7 erring, DMA cally replac	A Reserve e a percen	048 <b>s</b> tage of the total num		ixtures as may b	· ·	ıd	
Unless a On 2038 On 3/29/202	24 By an allowance 04 C	David He	\$4,115.7 erring, DM	A Reserve e a percen	048 <b>s</b> tage of the total num		ixtures as may b	e required. sant Ridge Roa	ıd	
Unless a On 2038 On 3/29/202 This is a 4.002.000	24 By an allowance 04 C	David He	\$4,115.7 erring, DM/ cally replac	A Reserve e a percen	048 <b>s</b> tage of the total num		ixtures as may b	· ·	u <b>d</b> Unit Cost	Replacement Cos for Study Year
Unless a On 2038 201 3/29/202 This is a 4.002.000 Component Last In-	24 By an allowance 04 C <u>t Details</u> Est Useful	David He to periodi arpet - co Repl	\$4,115.7 erring, DM/ cally replac ommercia Remain	A Reserve e a percen l loop ove Next Repl.	048 s tage of the total num er pad Field Meas.	ber of light f	ixtures as may b <b>4444 Pheas</b> % Replaced	sant Ridge Roa		Replacement Cos for Study Year \$64,777.0

common areas as well. The cost can be adjusted when an invoice or proposal is received.


**Final Report** 

			area paint					ant Ridge Roa		
<u>Component</u>	<u>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
2024	15	15	15	2039	24000	SF	100.0%	100.00%	\$1.16	\$27,840.00
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown I	below for this	component if occur	ring within the study	/ period.	
					Iude a compounded inf				•	
2024			\$27,840.0	0 2	039	\$43	3,201.64			
On 3/31/202	24 Bv	David H	erring, DM	Reserve	s					
	•		•		2024. The cost sho	wn hara is F	MA's estimated	cost to replace of	ommon area carn	et and paint
					nen an invoice or pro				ommon area carp	er and pairir
04.002.000		-	- common	•	<u></u>			ant Ridge Roa	d	
Component	<u>Details</u>							J		
Last In-	Est Useful	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count		% Replaced	Client		Replacement Cost
Service	Life	interval	Oselui Lile	rear	Quantity of Court	Units	Per Interval	Responsibility	Unit Cost	for Study Year
Service 2006	25	25	7	2031	1	Units LS	Per Interval 10.0%	100.00%	Unit Cost \$45,059.00	\$4,506.00
	25	25	7	2031	1			, ,		, , , , , , , , , , , , , , , , , , ,
2006 Detail of co	25	25	7	2031	1 12			, ,		\$4,506.00
2006 Detail of co 1 Chairs	25	25 within the	7	2031	1	LS	10.0%	100.00%	\$45,059.00	\$4,506.00 \$4,684.00
2006 Detail of co 1 Chairs 2 Cabin	25 omponents s, Site-Wide	25 <b>within the</b> e	7	2031	1	LS	10.0%	100.00%	\$45,059.00 \$390.36	\$4,506.00 \$4,684.00 \$3,486.00
2006 Detail of co 1 Chairs 2 Cabin 3 Desks	25 pmponents s, Site-Wide nets, Site-Wide	25 <b>within the</b> e	7	2031	1 12 4	LS EA EA	10.0% 100.0% 100.0%	100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61	,
2006 Detail of co 1 Chairs 2 Cabin 3 Desks 4 Lamp	25 omponents s, Site-Wide nets, Site-Wide s / Tables, Sit	25 within the e e-Wide	7	2031	1 12 4 5	LS EA EA EA	10.0% 100.0% 100.0% 100.0%	100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00
2006 <b>Detail of co</b> 1 Chairs 2 Cabin 3 Desks 4 Lamp 5 Art an	25 s, Site-Wide nets, Site-Wide s / Tables, Sit os, Site-Wide nd Mirrors, Sit	25 within the e e-Wide e-Wide	7 e assembly	2031	1 12 4 5 8 20	LS EA EA EA EA EA	10.0% 100.0% 100.0% 100.0% 100.0%	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00
2006 <b>Detail of co</b> 1 Chairs 2 Cabin 3 Desks 4 Lamp 5 Art an <b>Yearly Expe</b>	25 s, Site-Wide nets, Site-Wide s / Tables, Sit os, Site-Wide nd Mirrors, Sit enditures fo	25 within the e e-Wide e-Wide or this co	7 e assembly mponent y	2031	1 12 4 5 8	LS EA EA EA EA EA	10.0% 100.0% 100.0% 100.0% 100.0% 2000 component if occur	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00
2006 <b>Detail of co</b> 1 Chairs 2 Cabin 3 Desks 4 Lamp 5 Art an <b>Yearly Expe</b>	25 s, Site-Wide nets, Site-Wide s / Tables, Sit os, Site-Wide nd Mirrors, Sit enditures fo	25 within the e e-Wide e-Wide or this co	7 e assembly mponent y	2031 	1 12 4 5 8 20 spenditures are shown I	LS EA EA EA EA EA	10.0% 100.0% 100.0% 100.0% 100.0% 2000 component if occur	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	\$45,059.00 \$390.36 \$871.61 \$2,309.36 \$1,593.95 \$629.50	\$4,506.00 \$4,684.00 \$3,486.00 \$11,547.00 \$12,752.00



#### The UOA of Pheasant Ridge Condominiums

004.002.00	07 EI	ectrical:	main swi	tch			4444 Pheas	ant Ridge Roa	d	
<u>Componer</u>	t 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
<b>On 3/31/20</b> Assum	ed in good co		erring, DMA d functionin							
004.002.00	08 EI	ectrical:	Local loa	d centers	6		4444 Pheas	ant Ridge Roa	d	
Componer	t 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 Cos for Study Year
2006	50	50	32	2056	2	EA	100.0%	100.00%	\$1,357.84	\$2,716.0
On 3/31/20 Assum	ed in good co		erring, DMA d functionin							
/ 100 ann				etem ver	pair allowance		1111 Phone	ant Ridge Roa	Ч	
	09 El	ectrical:	wiring sy	stem, rep			4444 Fileas	ant Muge Noa	u	
004.002.00 <u>Componer</u>		ectrical:	wiring sy	stem, rep			4444 Flicas	ant Nuge Noa	u	
004.002.00		ectrical: Repl Interval		Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

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



**Final Report** 

04.002.00	10 E	lectrical:	exit sign	S			4444 Pheas	sant Ridge Roa	ld	
Componen	t 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 Exp	penditures for	or this co	mponent y	ear(s) and ex	xpenditures are shown	below for this o	omponent if occur	ring within the study	v period.	
					lude a compounded inf					
2046			\$12,714.3	32						
On 3/31/20	24 By	David H	erring, DM	A Reserve	s					
	24 By Imed in good		-							
	imed in good	l condition	-	ning prope	erly.		4444 Pheas	sant Ridge Roa	ıd	
All assu	imed in good	l condition	and functio	ning prope	erly.		4444 Pheas	sant Ridge Roa	ıd	
All assu 04.002.001	imed in good	l condition	and functio	ning prope	erly.	Units	<b>4444 Pheas</b> % Replaced Per Interval	s <b>ant Ridge Roa</b> Client Responsibility	I <b>d</b> Unit Cost	Replacement Cost for Study Year
All assu 04.002.007 Componen Last In-	umed in good 11 E <u>t Details</u> Est Useful	l condition lectrical: Repl	and function emergen Remain	ning prope <b>cy lightin</b> Next Repl.	rly. I <b>g</b> Field Meas.	Units EA	% Replaced	Client		
All assu 04.002.001 Componen Last In- Service 2006	imed in good 11 E <u>It Details</u> Est Useful Life 40	l condition lectrical: Repl Interval 40	and function emergen Remain Useful Life 22	Next Repl. Year 2046	Field Meas. Quantity or Count 23	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$136.68	for Study Year
All assu 04.002.007 Componen Last In- Service 2006 Yearly Exp	Imed in good 11 E t Details Est Useful Life 40 Denditures for	I condition Iectrical: Repl Interval 40 Dr this con	and function emergen Remain Useful Life 22 mponent	Next Repl. Year 2046	Field Meas. Quantity or Count	EA below for this o	% Replaced Per Interval 100.0% component if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$136.68	for Study Year
All assu 04.002.007 Componen Last In- Service 2006 Yearly Exp	Imed in good 11 E t Details Est Useful Life 40 Denditures for	I condition Iectrical: Repl Interval 40 Dr this con	and function emergen Remain Useful Life 22 mponent	Next Repl. Year 2046 Year(s) and exactly a second	Field Meas. Quantity or Count 23	EA below for this o	% Replaced Per Interval 100.0% component if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$136.68	for Study Year



**Final Report** 

004.002.00 <sup>°</sup>	12 H'	VAC: co	ondensors	and tubi	ng		4444 Pheas	ant Ridge Roa	ad	
Componen	t 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
					penditures are shown lude a compounded in				y period.	
2026			\$11,750.6	5 2	046	\$19	,844.41			
On 3/31/20 Assume	ed in good co	ndition an	erring, DMA ad functionin ir handlers	g properly.			4444 Pheas	sant Ridge Roa	ad	
Componen				•				5		
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
				fter 2024 inc	penditures are shown Iude a compounded in 046	flation factor (se			y period.	
<b>On 3/31/20</b> Assume	24 By ed in good co		erring, DMA		5					



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

04.002.00	14 G	arage: v	entilation	fans		4444 Pheasant Ridge Road				
Componer	t 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
					xpenditures are shown clude a compounded inf				v period.	
			\$1,539.1	7 2	046	\$2	,599.37			
2026 On 3/31/20	24 By	/ David H	erring, DM/		S					
On 3/31/20	ed in good co	ondition an	erring, DMA Id functionin	A Reserve		wance	4444 Pheas	sant Ridge Roa	d	
<b>On 3/31/20</b> Assume	ed in good co	ondition an	erring, DMA Id functionin	A Reserve		wance	4444 Pheas	sant Ridge Roa	d	
On 3/31/20 Assum	ed in good co	ondition an	erring, DMA Id functionin infrastruct	A Reserve		wance Units	<b>4444 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	<b>d</b> Unit Cost	Replacement Cost for Study Year
On 3/31/20 Assume 04.002.00 Componen Last In-	ed in good co 15 P <u>at Details</u> Est Useful	ondition ar Iumbing Repl	erring, DMA Id functionin infrastruct Remain	A Reserve g properly. ture: cor Next Repl.	nmon repair allov Field Meas.		% Replaced	Client		
On 3/31/20 Assume 04.002.00 Componen Last In- Service 2006	ed in good co <b>15 P</b> <b>It Details</b> Est Useful Life 30	Repl Interval	erring, DMA ad functionin infrastruc Remain Useful Life 12	A Reserve g properly. ture: cor Next Repl. Year 2036	nmon repair allov Field Meas. Quantity or Count 25000	Units GSF	% Replaced Per Interval 3.0%	Client Responsibility 100.00%	Unit Cost \$13.20	for Study Year
On 3/31/20 Assume 04.002.00 Componen Last In- Service 2006 Yearly Exp	ed in good co 15 P 15 P 15 Details Est Useful Life 30 Denditures for	Repl Interval 5 Inter con	erring, DMA ad functionin infrastruct Remain Useful Life 12 mponent	A Reserve g properly. ture: cor Next Repl. Year 2036 ear(s) and ex	nmon repair allov Field Meas. Quantity or Count	Units GSF below for this c	% Replaced Per Interval 3.0% omponent if occur	Client Responsibility 100.00%	Unit Cost \$13.20	for Study Year
On 3/31/20 Assume 04.002.00 Componen Last In- Service 2006 Yearly Exp	ed in good co 15 P 15 P 15 Details Est Useful Life 30 Denditures for	Repl Interval 5 Inter con	erring, DMA ad functionin infrastruct Remain Useful Life 12 mponent	A Reserve g properly. ture: cor Next Repl. Year 2036 ear(s) and ex fter 2024 inc	Field Meas. Quantity or Count 25000	Units GSF below for this c lation factor (se	% Replaced Per Interval 3.0% component if occur se last page of this	Client Responsibility 100.00%	Unit Cost \$13.20 v period.	for Study Year

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



**Final Report** 

004.002.00	16 E	levator:	controller	, driver a	nd wiring	4444 Pheasant Ridge Road				
Componer	nt 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 Ex	penditures f	or this co	mponent y	ear(s) and ex	xpenditures are shown I	elow for this c	component if occur	ring within the study	period	
					clude a compounded inf				portour	
2036			\$74,032.0	)8						
			. ,							
					<b>c</b>					
On 3/31/20	)24 By	/ David H	erring, DM	A Reserve	5					
	ed in good co		-							
	ed in good co	ondition ar	-	g properly.			4444 Pheas	sant Ridge Roa	d	
Assum	ed in good co	ondition ar	nd functionin	g properly.			4444 Pheas	sant Ridge Roa	d	
Assum 004.002.00	ed in good co	ondition ar	nd functionin	ng properly. <b>pperators</b> Next Repl.		Units	<b>4444 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	<b>d</b> Unit Cost	Replacement Cost for Study Year
Assum 004.002.00 Componer Last In-	ed in good co 17 E <u>nt Details</u> Est Useful	ondition ar <b>levator:</b> Repl	nd functionin car door c Remain	ng properly. <b>pperators</b> Next Repl.	Field Meas.	Units EA	% Replaced	Client		•
Assum 004.002.00 Componer Last In- Service 2006	ed in good co <b>17 E</b> <b>ht Details</b> Est Useful Life 30	Repl Interval	Remain Useful Life	pperators Next Repl. Year 2036	Field Meas. Quantity or Count	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$6,140.48	for Study Year
Assum 004.002.00 Componer Last In- Service 2006 Yearly Ex	ed in good co <b>17 E</b> <b>17 E</b> <b>17 E</b> <b>17 E</b> <b>17 E</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>17</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b>	Repl Interval 30	Remain Useful Life 12	ng properly. pperators Next Repl. Year 2036 Zear(s) and ex	Field Meas. Quantity or Count	EA below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$6,140.48	for Study Year
Assum 004.002.00 Componer Last In- Service 2006 Yearly Ex	ed in good co <b>17 E</b> <b>ht Details</b> Est Useful Life 30 <b>penditures for</b> <b>ne-Time Expen</b>	Repl Interval 30	Remain Useful Life 12	Next Repl. Year 2036 Zear(s) and example.	Field Meas. Quantity or Count 1 <b>xpenditures are shown l</b>	EA below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$6,140.48	for Study Year



**Final Report** 

eeasant Ridge Road ced Client val Responsibility Unit Cost 100.00% \$36,697 ccurring within the study period. if this report).	Replacement Cost for Study Year 7.40 \$36,697.00
val Responsibility Unit Cost 100.00% \$36,69 ccurring within the study period.	for Study Year
val Responsibility Unit Cost 100.00% \$36,69 ccurring within the study period.	for Study Year
ccurring within the study period.	7.40 \$36,697.00
easant Ridge Road	
ed Client val Responsibility Unit Cost	Replacement Cost for Study Year
100.00% \$70	0.26 \$18,970.00
ccurring within the study period.	
	of this report).



**Final Report** 

04.002.002											
7.002.002	20 E	levator:	car doors		4444 Pheasant Ridge Road						
Component	<u>t 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 Cos for Study Year	
2006	30	30	12	2036	1	EA	100.0%	100.00%	\$6,925.90	\$6,926.0	
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	period.		
					lude a compounded inf				•		
2036			\$9,980.2	7							
On 3/31/202	24 By	David H	erring, DMA	A Reserve	6						
Assume	ed in good co	ondition an	d functionin	g properly.							
04.002.002	21 E	levator:	hallway do	oors			4444 Pheas	ant Ridge Roa	d		
Component	t 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 Cos for Study Year	
2006	40	40	22	2046	5	PR	100.0%	100.00%	\$2,714.70	\$13,574.0	
	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this (	component if occur	ring within the study	period.		
rearly Exp					lude a compounded inf				P0		
		diture, any e	experior and a		•						



**Final Report** 

## The UOA of Pheasant Ridge Condominiums

04.002.002	22 E	levator:	hallway st	ation par	nel, position indic	ator	4444 Pheas	ant Ridge Roa	ad	
Componen	t 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 Cos for Study Year
2006	30	30	12	2036	5	EA	100.0%	100.00%	\$978.62	\$4,893.0
Unless a O				after 2024 inc	xpenditures are shown l clude a compounded inf				y portou	
2036										
<b>Dn 3/31/20</b> Assume	ed in good co	ondition ar		g properly.		wance	4444 Pheas	sant Ridge Roa	ad	
On 3/31/20 Assume 04.002.002	ed in good co 23 Fi	ondition ar	id functionin	g properly.		wance	4444 Pheas	sant Ridge Roa	ad	
On 3/31/20 Assume	ed in good co 23 Fi	ondition ar	id functionin	g properly.		wance Units	<b>4444 Pheas</b> % Replaced Per Interval	s <b>ant Ridge Roa</b> Client Responsibility	<b>id</b> Unit Cost	Replacement Cos for Study Year
On 3/31/20 Assume 04.002.002 Componen Last In-	ed in good co 23 Fi <u>t Details</u> Est Useful	ndition ar i <b>re supre</b> Repl	d functionin ssion: sp Remain	g properly. <b>rinkler sy</b> Next Repl.	<b>/stem, repair allo</b>		% Replaced	Client		Replacement Cos for Study Year \$15,373.0
Dn 3/31/20 Assume D4.002.002 Componen Last In- Service 2006 Yearly Exp	ed in good co 23 Fi <u>t Details</u> Est Useful Life 30 Denditures for	Repl Interval 5	Remain Useful Life 12 Mponent Y	g properly. rinkler sy Next Repl. Year 2036 ear(s) and ex after 2024 inc	<b>vstem, repair allo</b> v Field Meas. Quantity or Count	Units GSF below for this d lation factor (s	% Replaced Per Interval 3.0% component if occur ee last page of this	Client Responsibility 100.00% ring within the study	Unit Cost \$5.51 y period.	for Study Year

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



**Final Report** 

04.002.002	.4 Fi	re supre	ssion: dry	/ system	air compressor					
Component	<u>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	1	EA	100.0%	100.00%	\$3,982.33	\$3,982.00
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2036			\$5,738.0	0						
On 3/31/202	24 Bv	David H	erring, DMA	Reserver	•					
	d in good co		-							
04.002.002	-		: control p				4444 Pheas	ant Ridge Roa	d	
Component	<u>Details</u>									
Last In-	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
Service	Lile	interval								
	30	30	12	2036	1	EA	100.0%	100.00%	\$22,314.47	\$22,314.00
Service 2006	30	30			•					\$22,314.00
Service 2006 Yearly Exp	30 enditures fo	30 or this cor	mponent ye	ear(s) and ex	1 penditures are shown b lude a compounded infl	pelow for this o	component if occur	ring within the study		\$22,314.00
Service 2006 Yearly Exp	30 enditures fo	30 or this cor	mponent ye	ear(s) and ex Ifter 2024 inc	penditures are shown b	pelow for this o	component if occur	ring within the study		\$22,314.0(



**Final Report** 

Component	t Details									
Loot 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 Cos for Study Year
2006	30	30	12	2036	8	EA	100.0%	100.00%	\$289.35	\$2,315.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this o	component if occur	ring within the study	period.	
					lude a compounded infl				-	
2036			\$3,335.8	9						
				N D						
On 3/31/202	-		erring, DMA							
Assume	d in good co	ondition an	id functionin	g properly.						
4.002.002	?7 F	ire alarm	: pull stat	ions			4444 Pheas	ant Ridge Roa	d	
Component	t 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 Cos for Study Year
2006	30	30	12	2036	10	EA	100.0%	100.00%	\$162.55	\$1,626.0
Yearly Exp	enditures f	or this co	mponent v	ear(s) and ex	penditures are shown b	elow for this (	component if occur	ring within the study	period	
					lude a compounded infl				ponoui	
2036			\$2,343.0	3						
On 3/31/202	04 Bi	v David H	erring, DM	Reserve	8					
	d in good co		0,							
	a in good ot			a higherid.						



005.001 EXTERIOR	COMPONENTS (	4448)
------------------	--------------	-------

05.001.000	01 T	russes					4448 Pheas	sant Ridge Roa	ld	
Componen	nt 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 Cos for Study Year
2017	50	50	43	2067	1	LS	100.0%	100.00%	\$10,081.29	\$10,081.00
Document	ted Costs w	ere used	for this cor	nponent c	ost					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2019	\$7,	544.00	100.0%	1	LS					
	۔ for truss worl	was incl		48 in 2017.	No additional truss			ssue to be addres	ssed; however, w	e have kept this
A cost f compor	for truss work	was incl ceholder f	uded for 444 for reference	48 in 2017. e that is no	No additional truss t calculating in the re		g accruals.			e have kept this
A cost f compor 05.001.000	for truss work nent as a pla 02 A	was incl ceholder f	uded for 444	48 in 2017. e that is no	No additional truss t calculating in the re		g accruals.	ssue to be addres sant Ridge Roa		e have kept this
A cost f compor	for truss work nent as a pla 02 A	was incl ceholder f	uded for 444 for reference	48 in 2017. that is no inum fran Next Repl.	No additional truss t calculating in the re <b>ne</b>		g accruals.			
A cost f compor 05.001.000 Componen Last In-	for truss work nent as a pla 02 A <u>nt Details</u> Est Useful	was incluce ceholder f wning fr Repl	uded for 444 for reference rame alum Remain	48 in 2017. that is no inum fran Next Repl.	No additional truss t calculating in the re ne Field Meas.	eserve fundir	g accruals. 4448 Pheas % Replaced	sant Ridge Roa	ıd	Replacement Cost
A cost f compor 05.001.000 Componen Last In- Service 2018	for truss work nent as a pla 02 A <u>nt Details</u> Est Useful Life 30	was incl ceholder f wning fr Repl Interval 30	uded for 444 for reference rame alum Remain Useful Life 24	48 in 2017. e that is no inum fran Next Repl. Year 2048	No additional truss t calculating in the re <b>ne</b> Field Meas. Quantity or Count 162	Units SF	g accruals. 4448 Pheas % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$99.28	Replacement Cos for Study Year
A cost f compor 05.001.000 Componen Last In- Service 2018 Yearly Exp	for truss work nent as a pla 02 A <u>nt Details</u> Est Useful Life 30 penditures for	was incluce ceholder f wning fr Repl Interval 30 or this co	Remain Useful Life 24	48 in 2017. that is no inum fran Next Repl. Year 2048 (ear(s) and e	No additional truss t calculating in the re <b>ne</b> Field Meas. Quantity or Count	Units SF below for this	g accruals. 4448 Pheas % Replaced Per Interval 100.0%	Client Client Responsibility 100.00% ring within the study	Unit Cost \$99.28	Replacement Cos for Study Year



**Final Report** 

			_					-	
005.001.000	3 Awni	ng fabric - rej	olace			4448 Pheas	ant Ridge Roa	d	
Component	<u>t Details</u>								
Last In- Service		epl Remain erval Useful Li		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30 1	5 24	2048	162	SF	100.0%	100.00%	\$34.74	\$5,628.00
Yearly Exp	enditures for th	is component	Year(s) and e	xpenditures are shown	below for this co	omponent if occur	ring within the study	period.	
				clude a compounded in					
2048		\$10,603	3.10						
On 3/28/202 Assume		vid Herring, DI		s ame and fabric note	d in good conc	lition			
005.001.000	<u> </u>	sion Roofing					ant Ridge Roa	d	
Component	t Details								
Last In- Service		epl Remain erval Useful Li		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30 30	0 23	2047	1	LS	100.0%	100.00%	\$12,938.79	\$12,939.00
Documente	ed Costs were u	used for this co	omponent c	<u>ost</u>					
Year F	Replacement Cos	t Repl %	Quant	Unit Comment					
2018	\$9,373.0	00 100.0%	1	LS Cost from DMA	A 2018 study.				
<b>.</b>		• .							
				xpenditures are shown				v period.	
	ie-Time Expenditure			clude a compounded in	mation factor (se	e last page of this	report).		
2047		\$23,898	3.98						
0		vid Horring D		•					
On 3/28/202	,	vid Herring, DI				ada varifiaatia	o oo it io oot idaat	ified other there a	
	of component was	s included in the		reserve study. The	e component ne	eeus vernicatio	n as it is not ident	lined other than a	COST ASSOCIATED
with a re	on component.								



**Final Report** 

05.001.00										
	05 Ro	oof: EPD	M				4448 Pheas	ant Ridge Roa	d	
Componen	nt 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 Cos for Study Year
2010	30	30	16	2040	74	SQ	100.0%	100.00%	\$803.30	\$59,444.0
Yearly Exp	penditures fo	r this cor	mponent y	ear(s) and ex	penditures are shown b	elow for this c	omponent if occur	ring within the study	period.	
					Iude a compounded infl					
2040			\$94,439.6	1						
On 3/28/20	24 By	David He	erring, DMA	A Reserve:	3					
Good o	verall condition	on with no	significant	deficiencies	s noted.					
05.001.00	06 Sł	ningled r	oof, heavy	/ weight (	50 year) dim. asp	halt	4448 Pheas	ant Ridge Roa	d	
	sh	ingles								
<u>Componen</u>	nt 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 Cos for Study Year
2017	40	40	33	2057	153	SQ	100.0%	100.00%	\$623.04	\$95,325.00
On 3/28/20	24 Bv	David He	erring, DMA	Reserve	5					
Replace	۔ ed in 2017, th	e roof is a	assumed to I	be in good,	water-tight conditions span of the shingle.					
may be									-	
	07 Ra		ers and dov	wnspouts			4448 Pheas	sant Ridge Roa	d	
05.001.000 Componen			rs and do	wnspouts			4448 Pheas	sant Ridge Roa	d	
05.001.000				wnspouts Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4448 Pheas</b> % Replaced Per Interval	Client Responsibility	<b>d</b> Unit Cost	Replacement Cost for Study Year
05.001.000 Componen Last In-	n <u>t Details</u> Est Useful	Repl	Remain	Next Repl.	Field Meas.	Units LF	% Replaced	Client		for Study Year
05.001.000 Componen Last In- Service 2004	<b>ht Details</b> Est Useful Life 40	Repl Interval	Remain Useful Life 20	Next Repl. Year 2044	Field Meas. Quantity or Count 1250	LF	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$7.24	for Study Year
05.001.000 Componen Last In- Service 2004 Yearly Exp	nt Details Est Useful Life 40 Denditures fo	Repl Interval 40	Remain Useful Life 20 <b>mponent</b> Yo	Next Repl. Year 2044 ear(s) and ex	Field Meas. Quantity or Count	LF below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$7.24	for Study Year
05.001.000 Componen Last In- Service 2004 Yearly Exp	nt Details Est Useful Life 40 Denditures fo	Repl Interval 40	Remain Useful Life 20 <b>mponent</b> Yo	Next Repl. Year 2044 ear(s) and ex fter 2024 inc	Field Meas. Quantity or Count 1250 penditures are shown b	LF below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$7.24	Replacement Cost for Study Year \$9,050.00
05.001.000 Componen Last In- Service 2004 Yearly Exp Unless a O	<u>et Details</u> Est Useful Life 40 Denditures fo ne-Time Expend	Repl Interval 40 <b>or this cor</b> <b>liture, any e</b>	Remain Useful Life 20 mponent Ya expenditures a \$15,713.1	Next Repl. Year 2044 ear(s) and ex ifter 2024 inc	Field Meas. Quantity or Count 1250 penditures are shown b lude a compounded infl	LF below for this c	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$7.24	for Study Year
05.001.000 Componen Last In- Service 2004 Yearly Exp Unless a Or 2044 On 3/28/20	t Details Est Useful Life 40 Denditures fo ne-Time Expendence 124 By	Repl Interval 40 or this cor liture, any e	Remain Useful Life 20 mponent y expenditures a \$15,713.1 erring, DMA	Next Repl. Year 2044 ear(s) and ex ifter 2024 inc 5 A Reserves	Field Meas. Quantity or Count 1250 penditures are shown b lude a compounded infl	LF pelow for this c ation factor (se	% Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$7.24	for Study Year



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

05.001.000	08 C	aulking a	at windows	s and doo	ors		4448 Pheas	ant Ridge Roa	d	
Component	t 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 Exp	enditures fo	or this co	mponent ye	ear(s) and e	xpenditures are shown b	pelow for this c	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2024			\$12,183.0	0 2	039	\$18	,905.38			
0		Devial		. D						
On 3/28/202	•		erring, DMA							
Manage				occurred d	lue to poor caulking	and water inf	iltration around	the windows. We	have included a	cost here to occur
when C	ICC ropoiro o		DIACE							
	IFS repairs a		•							
	•		•	w/ crane	allowance		4448 Pheas	ant Ridge Roa	d	
05.001.000	)9 El		•	w/ crane	allowance		4448 Pheas	ant Ridge Roa	d	
05.001.000	)9 El		air & paint	w/ crane Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4448 Pheas</b> % Replaced Per Interval	Client Responsibility	<b>d</b> Unit Cost	Replacement Cost for Study Year
05.001.000 Component Last In-	9 El <u>t Details</u> Est Useful	FS - rep	air & paint	Next Repl.	Field Meas.	Units LS	% Replaced	Client		Replacement Cost for Study Year \$20,609.00
05.001.000 Component Last In- Service 2004	9 El <u>t Details</u> Est Useful Life	<b>FS - rep</b> Repl Interval	air & paint Remain Useful Life 5	Next Repl. Year 2029	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
05.001.000 Component Last In- Service 2004 Detail of co	9 El t Details Est Useful Life 25	Repl Interval 15	air & paint Remain Useful Life 5 e assembly:	Next Repl. Year 2029	Field Meas. Quantity or Count		% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year \$20,609.00
05.001.000 Component Last In- Service 2004 Detail of co 1 Repa	09 El t Details Est Useful Life 25 components	Repl Interval 15 within the	air & paint Remain Useful Life 5 e assembly:	Next Repl. Year 2029	Field Meas. Quantity or Count 1	LS	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00	for Study Year \$20,609.00 \$1,793.00
05.001.000 Component Last In- Service 2004 Detail of co 1 Repa 2 Paint	9 El <u>t Details</u> Est Useful Life 25 Dmponents hir/resurface E EIFS, Gazeb e & crew, hyde	Repl Interval 15 within the	air & paint Remain Useful Life 5 e assembly:	Next Repl. Year 2029	Field Meas. Quantity or Count 1 4052	LS	% Replaced Per Interval 100.0% 5.0%	Client Responsibility 100.00%	Unit Cost \$20,609.00 \$8.85	for Study Year
05.001.000 Component Last In- Service 2004 Detail of co 1 Repa 2 Paint 3 Cran- Gaze	9 El t Details Est Useful Life 25 Demponents hir/resurface E EIFS, Gazeb e & crew, hydres bo	Repl Interval 15 within the IFS, Gazek o raulic, w/op	air & paint Remain Useful Life 5 e assembly: boo	Next Repl. Year 2029	Field Meas. Quantity or Count 1 4052 4052 3	LS SF SF DAY	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0%	Client Responsibility 100.00% 100.00% 100.00% 100.00%	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.00 \$1,793.00 \$4,538.00
05.001.000 Component Last In- Service 2004 Detail of co 1 Repa 2 Paint 3 Cran- Gaze Yearly Exp	9 El t Details Est Useful Life 25 Dmponents tir/resurface E EIFS, Gazeb e & crew, hydropological tenditures for	Repl Interval 15 Within the IFS, Gazek o raulic, w/op	air & paint Remain Useful Life 5 e assembly: bo ber. cost allo mponent Ye	Next Repl. Year 2029	Field Meas. Quantity or Count 1 4052 4052	LS SF SF DAY Delow for this c	% Replaced Per Interval 100.0% 5.0% 100.0% 100.0% omponent if occur	Client Responsibility 100.00% 100.00% 100.00% ring within the study	Unit Cost \$20,609.00 \$8.85 \$1.12 \$4,759.20	for Study Year \$20,609.00 \$1,793.00 \$4,538.00

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.



#### **Final Report**

#### The UOA of Pheasant Ridge Condominiums

5.001.001	10 E	xterior In	sulation 8	k Finish S	System (EIFS) at g	gables -	4448 Pheas	sant Ridge Roa	d	
	r	eplace				-		-		
Componen	t 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 Cos for Study Year
2004	60	60	40	2064	4052	SY	100.0%	100.00%	\$17.50	\$70,910.0
		. David II			•					
On 3/28/20	24 By	/ David H	erring, DM	A Reserve	5					
	ement cost is				s ng EIFS cladding.  T	he cost occu	irs outside the re	eserve study perio	od and is not yet o	calculating
Replace financia	ement cost is Illy.	s an estima				he cost occu		eserve study perio		calculating
· · ·	ement cost is illy. 11 B	s an estima	ate by DMA			he cost occu				calculating
Replace financia	ement cost is illy. 11 B	s an estima	ate by DMA			The cost occu				
Replace financia 05.001.00 <sup>4</sup> Componen Last In-	ement cost is illy. 11 B <u>t Details</u> Est Useful	s an estima rick tuck	ate by DMA	for replacin	ng EIFS cladding. T		4448 Pheas % Replaced	sant Ridge Roa	ıd	Replacement Cos
Replace financia 05.001.001 Componen Last In- Service 2004	ement cost is illy. 11 B <u>t Details</u> Est Useful Life 35	s an estima rick tuck Repl Interval 10	ate by DMA <b>-pointing</b> Remain Useful Life 15	for replacin Next Repl. Year 2039	ng EIFS cladding. T Field Meas. Quantity or Count 25856	Units SF	<b>4448 Pheas</b> % Replaced Per Interval 3.0%	Client Responsibility 100.00%	ud Unit Cost \$19.85	Replacement Cos for Study Year
Replace financia 05.001.007 Componen Last In- Service 2004 Yearly Exp	ement cost is illy. 11 B it Details Est Useful Life 35 penditures f	rick tuck Repl Interval 10 or this co	Remain Useful Life	for replacin Next Repl. Year 2039	ng EIFS cladding. T Field Meas. Quantity or Count	Units SF below for this o	4448 Pheas % Replaced Per Interval 3.0%	Client Client Responsibility 100.00%	ud Unit Cost \$19.85	Replacement Cos for Study Year

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.



005.001.00 <sup>-</sup>	12 E	xterior w	all lights				4448 Pheas	sant Ridge Roa	ld	
Componen	t 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 Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this	component if occur	ring within the study	y period.	
					lude a compounded in					
2039			\$1,170.0	3						
On 3/28/20	24 B	v David H	erring, DM	A Reserve	S					
Observ	-	•	•		working properly.					
005.001.00 <sup>-</sup>	13 G	Blass ent	rance door	, metal c	lad w/ sidelights	and	4448 Pheas	ant Ridge Roa	d	
	h	ardware								
Componen	<u>t 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	32	32	12	2036	1	EA	100.0%	100.00%	\$3,189.69	\$3,190.00
Yearly Exp	penditures f	or this co	mponent y	ear(s) and e	penditures are shown	below for this	component if occur	ring within the study	v period.	
					Iude a compounded in				•	
2036			\$4,596.7	5						
			. ,							
On 3/28/20	-		erring, DMA	A Reserve	S					
Good c	ondition; wo	rking prope	eny.							



**Final Report** 

	14 Ov	verhead	doors, co	mmercial	grade		4448 Pheas	sant Ridge Roa	d	
Componen	t 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 Exp	<u>penditures fo</u>	<u>r this co</u> r	mponent y	ear(s) and ex	penditures are shown	below for this o	omponent if occur	ring within the study	period.	
					lude a compounded inf					
2032			\$7,481.7	9 2	047	\$10	,685.17			
<b>On 3/28/20</b> Overall	124 By noted in good		erring, DMA	A Reserve	S					
005.001.00 <sup>4</sup>	<u> </u>	oor oper					4448 Pheas	sant Ridge Roa	d	
Componen	<u>it Details</u>									
Last In-	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
Service										
Service 2012	20	15	8	2032	1	EA	100.0%	100.00%	\$1,173.60	\$1,174.00



**Final Report** 

05.001.00	16 E	xterior c	ommon st	eel doors	incl. hardware		4448 Pheas	sant Ridge Roa	d	
Componer	nt 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 Cos for Study Year
2004	25	25	5	2029	4	EA	100.0%	100.00%	\$3,665.13	\$14,661.0
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	below for this d	component if occur	ring within the study	/ period.	
					lude a compounded inf				, portour	
2029			\$17,337.0	3						
On 3/28/20	)24 By	/ David H	erring, DM/	A Reserve	S					
	ved in good c									
Observ	ved in good c		ers				4448 Pheas	sant Ridge Roa	d	
Observ 05.001.00	ved in good co	ondition.	ers				4448 Pheas	sant Ridge Roa	d	
Observ 05.001.00	ved in good co	ondition.	<b>ers</b> Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	<b>4448 Pheas</b> % Replaced Per Interval	sant Ridge Roa Client Responsibility	u <b>d</b> Unit Cost	Replacement Cost for Study Year
Observ 05.001.00 Componer Last In-	red in good cr <b>17 D</b> <u>nt Details</u> Est Useful	ondition. oor close	Remain			Units EA	% Replaced	Client		Replacement Cost for Study Year \$1,917.00
Observ 05.001.00 Componer Last In- Service 2004	red in good co <b>17 D</b> <b>17 D</b> <b>17 D</b> <b>17 D</b> <b>17 D</b> <b>17 D</b> <b>17 D</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b>	ondition. oor close Repl Interval 30	Remain Useful Life 10	Year 2034	Quantity or Count	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$479.28	for Study Year
Observ 05.001.00 Componer Last In- Service 2004 Yearly Exp	red in good co <b>17 D</b> <b>nt Details</b> Est Useful Life 30 <b>penditures f</b>	Repl Interval 30	Remain Useful Life 10 <b>mponent</b> Y	Year 2034 ear(s) and ex	Quantity or Count 4	EA below for this o	% Replaced Per Interval 100.0% component if occur	Client Responsibility 100.00% ring within the study	Unit Cost \$479.28	for Study Year



**Final Report** 

05.001.001										
03.001.001	8 Co	ommon a	area windo	ws			4448 Phea	sant Ridge Roa	ad	
Component	<u>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 Cos for Study Year
2004	40	40	20	2044	4	EA	100.0%	100.00%	\$880.13	\$3,521.0
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this	component if occu	rring within the stud	v period.	
					lude a compounded in				,	
2044			\$6,113.3	8						
On 3/28/202	DA By	David H	erring, DMA	Bosorvo						
	,		•		Note that caulking	a for window	/ doors is inclu	dad as a soparate	component	
								· · · · · · · · · · · · · · · · · · ·	•	
05.001.001	9 Po	orch/balo	cony wood	deck			4448 Phea	sant Ridge Roa	ad	
<u>Component</u>	<u>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 Cos for Study Year
2004	25	1	5	2029	2280	SF	25.0%	100.00%	\$28.42	\$16,199.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this	component if occu	urring within the stud	v period	
		-							, herreer.	
	e-Time Expend	liture, any e	expenditures a	fter 2024 inc	lude a compounded in	flation factor (	ee last page of thi	s report).		
	e-Time Expend	liture, any e	expenditures a \$20,351.9		lude a compounded in			<b>s report).</b> 2033		547.38
Unless a On	e-Time Expend	diture, any e	-	5 20						547.38
Unless a On 2031 2034			\$20,351.9 \$22,146.4	5 <u>2</u> 0		\$2	0,950.30			547.38
Unless a On 2031 2034	tures in the y		\$20,351.9 \$22,146.4	5 <u>2</u> 0	removed from the ye	\$2	0,950.30		\$21,	2036
Unless a On 2031 2034 Expendit	tures in the y	ear(s) belo	\$20,351.9 \$22,146.4 whave beer	5 <u>2</u> 0	removed from the ye	\$2 early expendi	0,950.30	2033	\$21,	



**Final Report** 

005.001.00	20	Porch alum	inum rail	ing			4448 Pheas	sant Ridge Roa	d	
Componer	nt 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
2049			\$61,085.1	8						
On 3/28/20 Observ	24 E	By David He	rring, DMA	A Reserve	S					



05.002.00	01 In	tercom e	entry pane	el			4448 Pheas	ant Ridge Roa	d	
Componer	nt 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 Cos for Study Year
2004	20	20	0	2024	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.0
2024			\$4,547.0		044	\$7	,894.76			
On 3/31/20 Assum	924 By ed in good co	ondition an	erring, DM	A Reserve	S					
On 3/31/20 Assum 05.002.00	024 By ed in good co 02 R	ondition an	erring, DM	A Reserve	s			sant Ridge Roa	d	
On 3/31/20 Assum	024 By ed in good co 02 R	ondition an	erring, DM	A Reserve	S			<b>sant Ridge Roa</b> Client Responsibility	<b>d</b> Unit Cost	Replacement Cos for Study Year
On 3/31/20 Assum 05.002.00 Componer Last In-	024 By ed in good co 02 R <u>nt Details</u> Est Useful	ated hare Repl	erring, DM/ ad functionin dware rep Remain	A Reserve og properly. lacement Next Repl.	s , commercial grad Field Meas.	de	4448 Pheas % Replaced	Client		



005.00	)2.000	03 C	ommon	light fixtur	es - perio	dic replacement		4448 Pheas	sant Ridge Roa	ld	
Comp	onen	t Details									
	st In- vice	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
200	04	32	10	12	2036	1	LS	15.0%	100.00%	\$18,113.00	\$2,717.00
Deta	il of co	omponents	within the	e assembly	<u>.</u>						
1	Fluor	escent light fi	xtures, 444	8 Pheasant R	idge Road	18	EA	100.0%	100.00%	\$301.03	\$5,419.00
2	Incar Road		fixtures, 44	48 Pheasant	Ridge	40	EA	100.0%	100.00%	\$295.56	\$11,822.00
3	Chan	deliers, 4448	Pheasant F	Ridge Road		1	EA	100.0%	100.00%	\$871.54	\$872.00
	2036 / <b>29/20</b> 2	•		\$3,915.1 erring, DM/	A Reserve			4,918.09			
	his is a <b>)2.000</b>		<u> </u>	ommercia	· ·	tage of the total num	ber of light	•	e required. sant Ridge Roa	ıd	
Comp	onen	t Details									
	st In- vice	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
202	23	20	20	19	2043	1030	SY	100.0%	100.00%	\$62.89	\$64,777.00
					after 2024 inc	penditures are shown l lude a compounded inf				/ period.	



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

			_						_	
05.002.000	)5 C	ommon	area paint				4448 Pheas	ant Ridge Roa	nd	
Componen	t 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 Cos for Study Year
2023	15	15	14	2038	24000	SF	100.0%	100.00%	\$1.16	\$27,840.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	below for this	component if occur	ring within the study	v period.	
					lude a compounded inf				,	
2038			\$42,172.6	3 20	053	\$57	7,592.10			
On 3/31/20	24 By	/ David H	erring, DMA	Reserve	S					
Comple	ted in 2023,	interior pa	ainting obser	ved in goo	d condition.					
05.002.00	06 F	urniture	- common	areas			4448 Pheas	ant Ridge Roa	ıd	
Componen	t 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 Cos for Study Year
2004	25	7	5	2029	1	LS	10.0%	100.00%	\$55,812.00	\$5,581.0
Detail of c	omponents	within the	e assembly:							
1 Chai	rs, BUILDING	FOUR			8	EA	100.0%	100.00%	\$390.36	\$3,123.0
2 Cabi	nets, BUILDIN	IG FOUR			2	EA	100.0%	100.00%	\$871.61	\$1,743.0
3 Desk	ks / Tables, Bl	JILDING FO	OUR		4	EA	100.0%	100.00%	\$2,309.36	\$9,237.0
4 Lam	ps, BUILDING	FOUR			8	EA	100.0%	100.00%	\$1,593.95	\$12,752.0
5 Art a	nd Mirrors, Bl	JILDING FO	DUR		46	EA	100.0%	100.00%	\$629.50	\$28,957.00
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	below for this	component if occur	ring within the study	y period.	
					lude a compounded inf					
2029			\$6,599.6	9 20	036	\$8	3,042.15 2	043	\$9,4	84.26
2050			\$10,926.5	1						

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.



005.002.00	07 E	Electrical:	main sw	itch			4448 Pheas	ant Ridge Roa	d	
Componen	t 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 3/31/20	24 B	y David H	erring, DM	A Reserve	S					
Assume	ed in good c	ondition an	nd functionir	ng properly.						
005.002.00	08 E	Electrical:	local loa	d centers			4448 Pheas	ant Ridge Roa	d	
Componen	t 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 3/31/20 Assume 005.002.000	ed in good c	ondition an	erring, DM and functionir exit sign	ng properly.			4448 Pheas	ant Ridge Roa	Id	
Componen	t Details							-		
Last In-	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
Service										
	40	40	20	2044	14	EA	100.0%	100.00%	\$501.69	\$7,024.00



**Final Report** 

005.002.0010	) Electr	ical: emerger	ncy lightir	Ig		4448 Pheas	ant Ridge Roa	d	
Component	<u>Details</u>								
Last In- Service	Est Useful Re Life Inte	epl Remain rval 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 Expe	enditures for thi	s component	(ear(s) and e	xpenditures are shown b	pelow for this c	component if occur	ring within the study	/ period.	
				lude a compounded inf					
2044		\$5,458.	82						
On 3/31/2024	4 By Day	vid Herring, DM	A Reserve	S					
Assumed	l in good conditi	on and functionin	ng properly						
005.002.0011	l Electr	ical: wiring s	ystem, re	pair allowance		4448 Pheas	ant Ridge Roa	d	
Component	<u>Details</u>								
Last In- Service	Est Useful Re Life Inte	epl Remain rval 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	4 By Day	vid Herring, DM	A Reserve	S					
This is a	•	•		y electrical issues in	the building	related to the co	mmon areas.		
005.002.0012	2 HVAC	: condensors	and tubi	ng		4448 Pheas	ant Ridge Roa	d	
Component	<u>Details</u>								
Last In- Service	Est Useful Re Life Inte	epl Remain rval 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 Expe	enditures for thi	s component	(ear(s) and e	xpenditures are shown b	pelow for this o	omponent if occur	ring within the study	/ period.	
				clude a compounded inf				•	
Unless a One			65 2	041	<b>•</b> 4 -	,821.19			
Yearly Expe	enditures for thi	s component	(ear(s) and e after 2024 ind	xpenditures are shown b clude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study	. ,	\$10,



**Final Report** 

005.002.001	05.002.0013 HVAC: air handlers/evaporators						4448 Pheasant Ridge Road				
Component	t 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	
Unless a Or			expenditures a	fter 2024 inc	penditures are shown b lude a compounded inf	lation factor (se	e last page of this		period.		
2024			\$4,431.0	) 20	)44	\$7.	,693.36				
	ed in good cor	ndition an		g properly.							
005.002.001		irage: v	ventilation	lans			4448 Pheas	sant Ridge Roa	d		
Component	t Details										
			<b>–</b> ·	Next Repl.	Field Meas.		0/ Doplood	Client		Depleasment Cost	
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Year	Quantity or Count	Units	% Replaced Per Interval	Responsibility	Unit Cost	Replacement Cost for Study Year	
Last In-						Units EA			Unit Cost \$1,436.18		
Last In- Service 2004 Yearly Exp	Life 20 penditures fo	Interval 20 r this cor	Useful Life 0 mponent Ye	Year 2024 ear(s) and ex fter 2024 inc		EA below for this c lation factor (se	Per Interval 100.0% omponent if occur	Responsibility 100.00% ring within the study	\$1,436.18	for Study Year	
Last In- Service 2004 Yearly Exp Unless a Or	Life 20 Denditures fo ne-Time Expend	Interval 20 r this cor liture, any e	Useful Life 0 mponent ye expenditures a	Year 2024 ear(s) and ex fter 2024 inc 020	Quantity or Count 1 spenditures are shown to lude a compounded infl 044	EA below for this c lation factor (se	Per Interval 100.0% omponent if occurr ee last page of this	Responsibility 100.00% ring within the study	\$1,436.18	for Study Year	



**Final Report** 

05.002.001	15 P	lumbing	infrastruc	ture: cor	nmon repair allow	vance	4448 Pheas	ant Ridge Roa	d	
Componen	t 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
					xpenditures are shown l clude a compounded inf				/ period.	
2034			\$13,534.7	5 2	039	\$15	,362.65 2	044	\$17,1	88.96
			<b>*</b> • • • • <b>*</b> •	0						
2049 On 3/30/202 This is a			\$19,017.0 erring, DM/ eriodically a	A Reserve	<b>s</b> y plumbing issues in	the building	related to the co	ommon areas.		
On 3/30/202			erring, DM/	A Reserve		the building	related to the co	ommon areas.		
On 3/30/20 This is a 05.002.001	a repair allov	vance to p	erring, DM/	A Reserve ddress any	y plumbing issues in	the building		ommon areas. sant Ridge Roa	d	
<b>On 3/30/20</b> This is a	a repair allov	vance to p	erring, DMA eriodically a	A Reserve ddress any	y plumbing issues in	the building			d	
On 3/30/20 This is a 05.002.001	a repair allov	vance to p	erring, DMA eriodically a	A Reserve ddress any	y plumbing issues in	the building Units			I <b>d</b> Unit Cost	Replacement Cost for Study Year
On 3/30/20 This is a 05.002.001 Componen Last In-	a repair allov 16 E <u>t Details</u> Est Useful	vance to p levator: ( Repl	erring, DMA eriodically a controller, Remain	A Reserve ddress any driver an Next Repl.	y plumbing issues in <b>Id wiring</b> Field Meas.		4448 Pheas % Replaced	sant Ridge Roa		
On 3/30/202 This is a 05.002.001 Componen Last In- Service 2004	a repair allov 16 E <u>t Details</u> Est Useful Life 30	Repl Interval	erring, DM/ eriodically a controller, Remain Useful Life 10	A Reserve ddress any driver an Next Repl. Year 2034	y plumbing issues in <b>Id wiring</b> Field Meas. Quantity or Count 1	Units EA	<b>4448 Pheas</b> % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$51,376.36	for Study Year
On 3/30/202 This is a 05.002.001 Componen Last In- Service 2004 Yearly Exp	a repair allov 16 E <u>t Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	erring, DMA eriodically a controller, Remain Useful Life 10 mponent	A Reserve ddress any driver an Next Repl. Year 2034 ear(s) and ex	y plumbing issues in <b>Id wiring</b> Field Meas.	Units EA below for this o	4448 Pheas % Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$51,376.36	for Study Year
On 3/30/20 This is a 05.002.001 Componen Last In-	a repair allov 16 E <u>t Details</u> Est Useful	vance to p levator: ( Repl	erring, DMA eriodically a controller, Remain	A Reserve ddress any driver an Next Repl.	y plumbing issues in <b>Id wiring</b> Field Meas.		4448 Pheas % Replaced	sant Ridge Roa		
On 3/30/202 This is a 05.002.001 Componen Last In- Service 2004 Yearly Exp	a repair allov 16 E <u>t Details</u> Est Useful Life 30 Denditures for	Repl Interval 30	erring, DMA eriodically a controller, Remain Useful Life 10 mponent	A Reserve ddress any driver an Next Repl. Year 2034 ear(s) and ex ofter 2024 inc	y plumbing issues in <b>Id wiring</b> Field Meas. Quantity or Count 1 spenditures are shown l	Units EA below for this o	4448 Pheas % Replaced Per Interval 100.0%	Client Client Responsibility 100.00%	Unit Cost \$51,376.36	for Study Yea



**Final Report** 

005.002.0017 Elevator: car door operators						4448 Pheas	ant Ridge Roa	ad		
Componen										
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
				after 2024 inc	xpenditures are shown lude a compounded inf				y period.	
On 3/31/20 Assume	ed in good co	ondition ar		g properly.			4449 Phoos	ant Ridge Roa	A	
Componen	-	levalur.	car operat	ing panel			4440 Fileds	ant Riuge Roa	iu	
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
	ne-Time Expen		expenditures a \$50,170.1	fter 2024 inc	penditures are shown lude a compounded inf				y period.	



**Final Report** 

005.002.0019 Elevator: car interior refurbis					h		4448 Pheas	ant Ridge Roa	d	
Componen	t 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	004 30 30 10 2034		270	SF	100.0%	100.00%	\$70.26	\$18,970.00		
Yearly Exp	enditures for	or this co	mponent y	ear(s) and ex	penditures are shown	below for this (	component if occur	ring within the study	/ period.	
					lude a compounded inf				, por con	
2034			\$25,934.7	3						
<b>On 3/31/20</b> Assume	24 By ed in good co		erring, DMA							
005.002.002	20 E	levator:	car doors				4448 Pheas	sant Ridge Roa	d	
Componen	t 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
Unless a Or			expenditures a	fter 2024 inc	penditures are shown lude a compounded inf				/ period.	
2034			\$9,468.8	6						
On 3/31/20	24 By ed in good co		erring, DMA		5					



005.002.0021 Elevator: hallway doors							4448 Pheas	ant Ridge Roa	d	
Componer	nt 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
Unless a O			expenditures a	fter 2024 inc	penditures are shown l lude a compounded inf				period.	
2044			\$23,567.9	6						
On 3/31/20 Assume	ed in good co		erring, DMA							
005.002.00	22 E	evator:	nallway sta	ation pan	el, position indic	ator	4448 Pheas	ant Ridge Roa	d	
Componer	<u>nt 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
	30	30	10	2034	5	EA	100.0%	100.00%	\$978.62	\$4,893.00
2004										



# **Final Report**

						•				
05.002.00	23 F	ire supre	ession: sp	rinkler sy	stem, repair allo	wance	4448 Pheas	sant Ridge Roa	d	
<u>Componer</u>	nt 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
					penditures are shown lude a compounded inf				/ period.	
2034			\$35,029.0	01 20	039	\$39	9,759.79 2	2044	\$44,4	86.40
2049			\$49,217.7	'4						
05.002.00	24 F	ire supre	ssion: dr	y system	air compressor		4448 Pheas	sant Ridge Roa	d	
05.002.00	24 F	ire supre	ssion: dr	y system	air compressor		4448 Pheas	sant Ridge Roa	d	
<u>Componer</u>	nt 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 Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this	component if occur	ring within the study	/ period.	
					lude a compounded inf				•	
2034			\$5,443.9	)7						
On 3/31/20	-		erring, DM							
Assum	ed in good co	ununuun ar		g property.						



**Final Report** 

005.002.002	25 Fi	re alarm	: control p	panel			4444 Pheas	ant Ridge Roa	d	
<u>Componen</u>	t 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
				after 2024 inc	penditures are shown lude a compounded inf				r period.	
On 3/31/20 Assume	ed in good co	ndition an	erring, DMA	g properly.			4448 Pheas	sant Ridge Roa	d	
00010021001				, ala 11			111011104			
Componen	<u>it Details</u>									
Componen Last In- Service	i <b>t Details</b> 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
Last In-	Est Useful					Units EA		•	Unit Cost \$289.35	



**Final Report** 

05.002.00	27 F	ire alarm:	pull stat	ions	4448 Pheasant Ridge Road					
<u>Componer</u>	nt 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
					xpenditures are shown k clude a compounded inf				y period.	
	ne-Time Exper			after 2024 inc					y period.	
Unless a O	ne-Time Exper		kpenditures a \$2,222.9	after 2024 inc	clude a compounded inf				y period.	
Unless a O 2034 On 3/31/20	ne-Time Exper	nditure, any ex y David He	xpenditures a \$2,222.9 erring, DM/	after 2024 ind	clude a compounded inf				y period.	



#### The UOA of Pheasant Ridge Condominiums

1118 Phoasant Ridge Road

00	006.000 ALLOWANCES & CONSULTANTS					
00	06.000.0001	Column / foundation repair allowance				

	101 C									
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl e 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
Documen <sup>®</sup>	ted Costs w	ere used	for this co	mponent o	:ost					
Year	Replacement	t Cost	Repl %	Quant	Unit Comment					
2019	\$44	922.00	25.0%	1	LS					
					expenditures are shown				y period.	
	)ne-Time Exner	nditure. anv	expenditures	after 2024 in	clude a compounded inf	lation factor (s	ee last page of this	report).		
Unless a C			•		•			• •		
2034	•		\$20,518		2049	· ·	3,829.12			
2034 On 3/29/20 In 2019 they we was no	<b>024 B</b> 9, building 2 a eren't sitting o funding rese	y David I & 4 has is on helical erved for t	<b>Herring, DN</b> sues with b piers to ado his purpose	12 IA Reserve uilding colu d foundatio e. We have		\$28 eficiency was I piers were a epair cost for	determined to b added and the co work on building	blumns replaced. gs 2 & 4 and inclu	The work was co uded a percentage	mpleted but there
2034 On 3/29/20 In 2019 they we was no as a pla	<b>024 B</b> 9, building 2 d eren't sitting o funding rese aceholder re	y David I & 4 has is on helical erved for t serve allo	<b>Herring, DN</b> sues with b piers to ado his purpose	12 IA Reserve uilding colu d foundatio e. We have use any ado	es Imns settling. The de n support. So, helical included the 2019 re ditional building found	\$28 eficiency was I piers were a epair cost for	determined to b added and the co work on building	blumns replaced. gs 2 & 4 and inclu ired in the future	The work was co uded a percentage	mpleted but there
2034 On 3/29/20 In 2019 they we was no as a pla 06.000.00	024 By 9, building 2 a eren't sitting o funding rese aceholder res 02 L	y David I & 4 has is on helical erved for t serve allo	<b>Herring, DN</b> sues with b piers to add his purpose wance in ca	12 IA Reserve uilding colu d foundatio e. We have use any ado	es Imns settling. The de n support. So, helical included the 2019 re ditional building found	\$28 eficiency was I piers were a epair cost for	determined to b added and the co work on building tion may be requ	blumns replaced. gs 2 & 4 and inclu ired in the future	The work was co uded a percentage	mpleted but there
2034 On 3/29/20 In 2019 they we was no	024 By 9, building 2 a eren't sitting o funding rese aceholder res 02 L	y David I & 4 has is on helical erved for t serve allo	<b>Herring, DN</b> sues with b piers to add his purpose wance in ca	IA Reserve uilding colu d foundatio . We have use any add Control I Next Repl	es Imns settling. The de n support. So, helical e included the 2019 re ditional building founc	\$28 eficiency was I piers were a epair cost for	determined to b added and the co work on building tion may be requ	blumns replaced. gs 2 & 4 and inclu ired in the future	The work was co uded a percentage	mpleted but there

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.



**Final Report** 

#### The UOA of Pheasant Ridge Condominiums

	3 Er	ngineer	/ constru.	mgmt: p	rofessional cons	ultant	All Building			
omponent	<b>Details</b>									
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 Cos for Study Year
1998	36	50	10	2034	1	LS	100.0%	100.00%	\$7,314.51	\$7,315.0
Documente	d Costs we	re used	for this cor	nponent c	<u>ost</u>					
Year R	eplacement	Cost	Repl %	Quant	Unit Comment					
2034	\$10,C	00.00	100.0%	1	LS Allowance for fu	uture engineer	ing consultant			
				after 2024 in	xpenditures are shown clude a compounded in				/ period.	

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






DMA Reserves, Inc. Project # 2401008 Page 107 of 107



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



804.644.6404 www.DMAreserves.com

# **Executive Analysis**

**Final Report** 

Date: 5/3/2024

# DMA Project #2401008

# Prepared for: The UOA of Pheasant Ridge Condominiums

#### Property Management Christina Greene CMCA, AMS, PCAM Manager cgreene@hallassociatesinc.com

Capital Reserve Study Level II Prepared by: David Herring DMA Reserves, Inc.

2302 E Cary Street Richmond, Virginia 23223



## Welcome to $\ensuremath{\operatorname{NAVIGATOR}}_{\ensuremath{^{\text{TM}}}}$ - 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  $NAVIGATOR^{TM}$ , 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.  $NAVIGATOR^{TM}$  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<sup>™</sup> **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  $\mbox{m}$  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.

leathlow

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

## **CONTENTS OF THIS REPORT**

Section	Page
Purpose of the Reserve Study	1
Personnel and Project Information	2
Standards, Limitations, Conditions, Disclosure and Restrictions	3
Governing Statutes	5
The Physical Analysis	6
The Financial Analysis	11
Introduction to this Account	15
Reserve Account History	17
Summary Schedule of Components	18
Reserve Expenditure 5-Year Plan	39
Financial Summary	44
Navigator Cash Flow Funding Plan	45
Navigator Assessment Allocation Model: Annual Change	48
Navigator Assessment Allocation Model: Annual Assessment Per Unit	49
DMA Assessment Allocation Model: Average Monthly Assessment per Unit	50

## 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).

## 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.



# Final Report

		Perso	nnel and Project Information	
Community Size	(Number of Units):	128	Year(s) constructed:	1998
Unit Types:	Condominium (1-4	stories)	Year converted:	N/A
Commonwealth U The field survey, i DMA was awarde DMA conducted s The Working Ses Photographs were In addition to the 2024 Budget I Amended Byla Amendments Articles of Inco ByLaw ameno Declaration of Declarations F FW The UO	niversity and a Real Es nventory, and condition d the contract on 1/9/20 ite visits at the property sion was held on 5/1/20 e taken at the site and a on-site review of compo Final aws 06_03_15 PR PR to Bylaws orporation PR Iment Article XI Section Easements 2008 PR PR	tate license in the assessment was 24 on 2/16/2024 024 digital folder can nents, DMA also	Specialist. Mr. Herring holds a Bachelor of Arts i e state of Virginia. conducted by David Herring also. be provided upon request at the completion of the reviewed the following information provided by the quest for Additional Information	he project.



## 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.



- 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 it's preparation that if purposefully omitted would cause a distortion of the Client's situation regarding it's 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.



The UOA of Pheasant Ridge Condominiums

## **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. <u>Section 55.1-1965.</u>

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. <u>Section</u> <u>55.1-1991.</u>

NOTE: This information is provided by Community Associations Institute<sup>©</sup> (<u>www.caionline.org</u>) and is intended for general educational and informational purposes only; it may not reflect the most recent developments, and it may contain errors or omissions. The publisher does not warrant or guarantee that the information contained here complies with applicable law of any given state. It is not intended to be a substitute for advice from a lawyer, community manager, accountant, insurance agent, reserve professional, lender, or any other professional.



#### The UOA of Pheasant Ridge Condominiums

## 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<sup>™</sup> 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.



#### 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.



#### 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



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.



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.



#### The UOA of Pheasant Ridge Condominiums

## **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.



#### 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<sup>™</sup> 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<sup>™</sup> 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-or-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.



#### 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.









## 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<sup>™</sup> 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 $NAVIGATOR^{\text{TM}}$ 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<sup>TM</sup> **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



## The UOA of Pheasant Ridge Condominiums

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.



## The UOA of Pheasant Ridge Condominiums

	Reserve Ac	count 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? Va	riable Rate: See Chart
Is Investment Income from Reserves put back into the Accourt	nt? Yes	Is Investment Income from Reserves put back into the	e 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



## **Final Report**

## The UOA of Pheasant Ridge Condominiums

	Summary Schedule of Components											
	Total Replacement Cost by Section											
Section	Section Name	Number of Components	<b>Replacement Costs</b>	% 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
<b>3 - BUILDING TWO</b>	4 - BUILDING THREE
■ 5 - BUILDING FOUR	■ 6 - ALLOWANCES & CONSULTANTS



## **Final Report**

			<u>Cor</u>	nponent	t Summar	У				
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 - ASP	HALT & CONCRETE COMPONENT	S								
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 C	OMPONE	NTS							\$105,747.00
001.002 - COM	MMUNITY 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 - RET	AINING 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



## **Final Report**

			<u>Cor</u>	nponent	<u>Summar</u>	У				
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	E 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 & STF	RUCTURE	S							\$26,774.00
001.005 - STC	RMWATER 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 DRAINAG	E								\$5,118.00
002.001 - EXT	ERIOR 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



## **Final Report**

			<u>Cor</u>	nponent	<u>Summar</u>	У				
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



## **Final Report**

			<u>Con</u>	nponent	Summar	У				
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 COMPONEN	ΓS (4434)								\$384,108.00
002.002 - INT	ERIOR 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



## **Final Report**

			Con	nponent	<u>Summar</u>	У				
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: condensors 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



			<u>Con</u>	nponent	<u>Summar</u>	У				
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



## **Final Report**

			<u>Cor</u>	nponent	Summar	У				
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	6 (4434)								\$330,723.00
003.001 - EXT	ERIOR 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



			<u>Cor</u>	nponent	t Summar	У				
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 COMPONENT	<sup>-</sup> S (4438)								\$383,630.00
003.002 - INT	ERIOR 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



## **Final Report**

Component Summary										
Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated 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: condensors 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



## **Final Report**

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	5	EA	100%	2002	30	8	2032	\$978.62	\$4,893.00
003.002.0023	4438 Pheasant Ridge Road 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



## **Final Report**

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 - EXT	ERIOR 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



## **Final Report**

	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 COMPONENT	S (4444)								\$371,013.00		



	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 - INT	ERIOR 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	


			<u>Con</u>	nponent	<u>Summar</u>	У				
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: condensors 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



## **Final Report**

			<u>Cor</u>	nponent	<u>Summar</u>	У				
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	S (4444)								\$349,382.00
005.001 - EXT	ERIOR 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	153	SQ	100%	2017	40	33	2057	\$623.04	\$95,325.00
	4448 Pheasant Ridge Road									
005.001.0007	Rain gutters and downspouts 4448 Pheasant Ridge Road	1250	LF	100%	2004	40	20	2044	\$7.24	\$9,050.00



	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	1	LS	100%	2004	25	5	2029	\$20,609.00	\$20,609.00	
	4448 Pheasant Ridge Road										
005.001.0010	Exterior Insulation & Finish System (EIFS) at gables - replace	4052	SY	100%	2004	60	40	2064	\$17.50	\$70,910.00	
	4448 Pheasant Ridge Road										
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	



## **Final Report**

			<u>Cor</u>	nponent	<u>Summar</u>	У				
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 COMPONENT	FS (4448)								\$406,650.00
005.002 - INTI	ERIOR 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



## **Final Report**

			<u>Con</u>	nponent	<u>Summar</u>	У				
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: condensors 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



## **Final Report**

			<u>Con</u>	nponent	Summar	У				
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	\$2,315.0
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 - ALL	OWANCES & 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	\$15,821.0
006.000.0003	Engineer / constru. mgmt: professional consultant All Buildings	1	LS	100%	1998	36	10	2034	\$7,314.51	\$7,315.0
Total for	006.000 - ALLOWANCES & CONSUL	TANTS								\$38,144.00



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

Total Replacement Cost for Study Year

\$3,160,875.00



	Reserve Expend	iture 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 Expendite	ures for Year 2024		\$138,276.00



## **Final Report**

## 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 Expendit	ures for Year 2025		\$28,811.62



## **Final Report**

## 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: condensors 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: condensors and tubing	4448 Pheasant Ridge Road	\$11,750.65					
Total Expenditu	ures for Year 2026		\$68,716.04					



## **Final Report**

## 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: condensors 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 Expendit	ures for Year 2027		\$211,896.95					



## **Final Report**

## 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 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 Expendit	ures for Year 2028		\$223,331.30					



### **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) Cash Flow Study Period is 30 Years** Year **Reserve Transfer Amount** % Increase Please see the recommended funding plan for the entire study period on the following pages. 2024 \$117,921 0.00% 2025 \$124,996 6.00% This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method 2026 \$132,496 6.00% "Full Funding" analysis, which can be provided upon request as a 2027 \$140,446 6.00% separate report 2028 \$148,873 6.00%



### **Final Report**





## The UOA of Pheasant Ridge Condominiums



3.00%

3.00%

3.00%

Investment Ave Rate



3.00%

3.00%

3.00%

3.00%

3.00%

3.00%

3.00%

## The UOA of Pheasant Ridge Condominiums



3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

Transfer Change +/-

Investment Ave Rate



3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

3.50%

3.00%

	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.



## 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



## DMA Assessment Allocation Model: Average Monthly Assessment per Unit

						Monthly		
Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Condominium (1-4 stories)	128	Units	100.0%	2024	\$243	\$77	\$0	\$320
	128	Units	100.0%	2025	\$249	\$81	\$0	\$331
	128	Units	100.0%	2026	\$253	\$86	\$0	\$339
	128	Units	100.0%	2027	\$257	\$91	\$0	\$348
	128	Units	100.0%	2028	\$261	\$97	\$0	\$358
	128	Units	100.0%	2029	\$265	\$103	\$0	\$368
	128	Units	100.0%	2030	\$269	\$109	\$0	\$378
	128	Units	100.0%	2031	\$273	\$115	\$0	\$388
	128	Units	100.0%	2032	\$276	\$122	\$0	\$399
	128	Units	100.0%	2033	\$280	\$130	\$0	\$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 804.644.6404

## **Table of Contents**

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
Year: 2037	\$63,869.29	14
Year: 2038	\$181,583.25	15
Year: 2039	\$175,713.03	16
Year: 2040	\$313,386.84	17
Year: 2041	\$158,506.46	18
Year: 2042	\$214,753.48	19



## **Table of Contents**

Year	Total Expenditures	Page
Year: 2043	\$316,244.75	20
Year: 2044	\$336,358.38	21
Year: 2045	\$27,830.98	22
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



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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 \$				



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



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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: condensors 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: condensors and tubing	4448 Pheasant Ridge Road	\$11,750.65	
Total Expenditures for Year 2026				



### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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: condensors 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 Expendit	\$211,896.95		



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 Expendit	Total Expenditures for Year 2028			



### **Final Report**

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: condensors 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 Expendit	\$132,592.05		



**Final Report** 

### The UOA of Pheasant Ridge Condominiums

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 Expenditu	ures for Year 2030		\$182,771.88



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

Capital	<b>Expenditures</b>	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 Expendit	ures for Year 2031		\$203,658.93



### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2032		\$412,429.38



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2033		\$137,776.11



**Final Report** 

### The UOA of Pheasant Ridge Condominiums

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 supression: sprinkler system, repair allowance	4448 Pheasant Ridge Road	\$35,029.01
005.002.0024	Fire supression: 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 Expendit	ures for Year 2034		\$325,103.18



### **Final Report**

Capital	<b>Expenditures</b>	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 Expendit	ures for Year 2035		\$33,856.05



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

### The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2036		\$279,431.59



### Annual Capital Reserve Expenditures 5/3/2024

### **Final Report**

Capital	<b>Expenditures</b>	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 Expendit	ures for Year 2037		\$63,869.29


Capital	<b>Expenditures</b>	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 Expenditu	ures 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 Expendit	otal Expenditures for Year 2039 \$175,713.03				

DMA Reserves, Inc. Project # 2401008 Page 16 of 30



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
Fotal Expenditures for Year 2040 \$313,386.84			



Capital	<b>Expenditures</b>	for	Year	<b>2041</b>
---------	---------------------	-----	------	-------------

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: condensors and tubing	4448 Pheasant Ridge Road	\$17,821.19
005.002.0025	Fire alarm: control panel	4444 Pheasant Ridge Road	\$36,273.05
Total Expendit	ures for Year 2041		\$158,506.46



#### The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2042		\$214,753.48



Capital Expenditures for Y	ear	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 Expendit	ures for Year 2043		\$316,244.75



#### The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2044		\$336,358.38



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 Expendit	otal Expenditures for Year 2045 \$27,830.98			



## Annual Capital Reserve Expenditures 5/3/2024

#### **Final Report**

#### The UOA of Pheasant Ridge Condominiums

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: condensors 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 Expendit	ures for Year 2046		\$215,254.57



#### The UOA of Pheasant Ridge Condominiums

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: condensors 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 Expendit	ures for Year 2047		\$482,399.60



#### The UOA of Pheasant Ridge Condominiums

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



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: condensors 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			



Capital	<b>Expenditures</b>	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



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



## Annual Capital Reserve Expenditures 5/3/2024

## **Final Report**

Capital Expenditures for Ye
-----------------------------

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 Expendit	ures for Year 2052		\$137,329.03



## The UOA of Pheasant Ridge Condominiums

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 Expendit	ures for Year 2053		\$220,438.87

