The Highlands Community Association Inc. Chesterfield, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Component Detail

Final Publication Revision

Date: 11/14/2023

DMA Project #2209013



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001.001 Parking Lots & Flatwork

1.001.00	01 N	lill and O	verlay Asp	phalt			Pavalion pa	arking		
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
2003	25	25	5	2028	821	sy	100.0%	100.00%	\$15.32	\$12,578.0
Yearly Exp Unless a O 2028	penditures for ne-Time Expen	diture, any e	expenditures a \$14,951.6	after 2023 inc	xpenditures are shown l clude a compounded inf		ee last page of this	report).	y period.	
Yearly Exp Unless a O 	oenditures fr ne-Time Expen 02 A	diture, any e	expenditures a	after 2023 inc				report).	y period.	
Yearly Exp Unless a O 2028	oenditures fr ne-Time Expen 02 A	diture, any e	expenditures a \$14,951.6	after 2023 inc			ee last page of this	report).	y period.	
Yearly Exp Unless a O 	oenditures fr ne-Time Expen 02 A	diture, any e	expenditures a \$14,951.6 ealcoating	after 2023 ind			ee last page of this	report).	y period. Unit Cost	•
Yearly Exp Unless a O 2028 1.001.00 Componen Last In-	openditures for ne-Time Expen 02 A nt Details Est Useful	diture, any o sphalt So Repl	expenditures a \$14,951.6 ealcoating Remain	after 2023 ind 33 J Next Repl.	clude a compounded inf	lation factor (s	ee last page of this Pavalion pa % Replaced	report). arking Client		Replacement Cos for Study Year \$1,379.0



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		_					_			
001.001.00	03 A	sphalt pa	atching all	owance			Pavalion p	arking		
<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 Cos for Study Year
2003	25	5	5	2028	821	sy	5.0%	100.00%	\$46.43	\$1,906.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and e	expenditures are shown	below for this c	component if occur	ring within the stud	y period.	
					clude a compounded inf				-	
2028			\$2,265.7	0 2	2033	\$2	2,630.65 2	038	\$2,9	95.84
2043			\$3,360.8	4	2048	\$3	,725.94			
001.001.00	04 L	ot Stripir	ng				Pavalion p	arking		
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
2003	25 pondituros f	5 or this co	5	2028	14	SPACE	100.0%	100.00%	\$6.00	\$84.0
Yearly Exp	penditures f Dne-Time Exper	or this co	mponent y	ear(s) and e ofter 2023 in	14 expenditures are shown clude a compounded inf 2033	below for this o lation factor (s	component if occur ee last page of this	ring within the stud	y period.	\$84.0
Yearly Exp Unless a O	penditures f Dne-Time Exper	or this co	mponent Y expenditures a	ear(s) and e ofter 2023 in 5	expenditures are shown clude a compounded inf	below for this c lation factor (s	component if occur ee last page of this	ring within the stud	y period.	\$84.00 32.04
Yearly Exp Unless a O 2028 2043	penditures f	or this co	mponent Y expenditures a \$99.8 \$148.1	ear(s) and e ofter 2023 in 5	expenditures are shown clude a compounded inf	below for this c lation factor (s	component if occur ee last page of this \$115.94 2	ring within the stud report). 038	y period.	
Yearly Exp Unless a O 2028 2043	penditures f One-Time Exper 05 C	or this co nditure, any o	mponent Y expenditures a \$99.8 \$148.1	ear(s) and e ofter 2023 in 5	expenditures are shown clude a compounded inf	below for this c lation factor (s	component if occur ee last page of this \$115.942 \$164.21	ring within the stud report). 038	y period.	
Yearly Exp Unless a O 2028 2043 001.001.00	penditures f One-Time Exper 05 C	or this co nditure, any o	mponent y expenditures a \$99.8 \$148.1 gutter	ear(s) and e ofter 2023 in 5	expenditures are shown clude a compounded inf 2033 2048	below for this c lation factor (s	component if occur ee last page of this \$115.942 \$164.21	ring within the stud report). 038	y period.	32.04
<u>Yearly Exp</u> Unless a O 2028 2043 001.001.00 Componen Last In-	penditures f Dine-Time Exper 05 C <u>nt Details</u> Est Useful	or this co nditure, any o Curb and Repl	mponent y expenditures a \$99.8 \$148.1 gutter Remain	ear(s) and e ifter 2023 ir 5	Expenditures are shown clude a compounded inf 2033 2048 Field Meas.	below for this clation factor (s	component if occur ee last page of this \$115.94 2 \$164.21 Pavalion particular % Replaced	ring within the study report). 038 arking Client	y period. \$1	32.04 Replacement Cos for Study Year
Yearly Exp Unless a O 2028 2043 001.001.000 Componer Last In- Service 2003	penditures f one-Time Exper 05 C <u>nt Details</u> Est Useful Life 30	Curb and Repl Interval	mponent y expenditures a \$99.8 \$148.1 gutter Remain Useful Life 10	ear(s) and	Expenditures are shown clude a compounded inf 2033 2048 Field Meas. Quantity or Count 274	Units	component if occur ee last page of this \$115.94 2 \$164.21 Pavalion pa % Replaced Per Interval 2.0%	ring within the study report). 038 arking Client Responsibility 100.00%	y period. \$1 Unit Cost \$95.65	32.04 Replacement Cos
Yearly Exp Unless a O 2028 2043 001.001.00 Componer Last In- Service 2003 Yearly Exp	penditures f one-Time Exper 05 C <u>nt Details</u> Est Useful Life 30 penditures f	or this co nditure, any o Curb and Repl Interval 5 or this co	mponent y expenditures a \$99.8 \$148.1 gutter Remain Useful Life 10 mponent y	ear(s) and	Field Meas. Quantity or Count	Units	component if occur ee last page of this \$115.94 2 \$164.21 Pavalion part % Replaced Per Interval 2.0%	ring within the study report). 038 arking Client Responsibility 100.00% ring within the study	y period. \$1 Unit Cost \$95.65	32.04 Replacement Cos for Study Year
Yearly Exp Unless a O 2028 2043 001.001.000 Componer Last In- Service 2003 Yearly Exp	penditures f one-Time Exper 05 C <u>nt Details</u> Est Useful Life 30 penditures f	or this co nditure, any o Curb and Repl Interval 5 or this co	mponent y expenditures a \$99.8 \$148.1 gutter Remain Useful Life 10 mponent y	ear(s) and	Expenditures are shown clude a compounded inf 2033 2048 Field Meas. Quantity or Count 274 Expenditures are shown	Units If Delow for this of Units	component if occur ee last page of this \$115.94 2 \$164.21 Pavalion pa % Replaced Per Interval 2.0% component if occur ee last page of this	ring within the study report). 038 arking Client Responsibility 100.00% ring within the study	y period. \$1 Unit Cost \$95.65 y period.	32.04 Replacement Cos for Study Year



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01.001.00	06 N	lill and O	verlay As	phalt			Sales Offic	е		
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
1993	36	25	6	2029	4083	SY	100.0%	100.00%	\$15.32	\$62,552.0
Yearly Ex	penditures f	or this co	mponent y	/ear(s) and ex	openditures are shown b	elow for this c	omponent if occur	ring within the study	y period.	
					clude a compounded inf					
2029			\$76,750.6	3						
01.001.00	07 A	sphalt So	ealcoating	l			Sales Offic	e		
Componer	nt Details									
Last In-	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
Service	Life	Interval	Uselui Lile	rour	Quality of oount	Onito				
2017	6	5	0	2023	4083	SY	100.0%	100.00%	\$1.68	\$6,859.0
2017 Yearly Ex	6 penditures f	5 or this co	0 mponent y	2023 'ear(s) and ex after 2023 inc	•	SY pelow for this c ation factor (se	omponent if occur ee last page of this	100.00%	\$1.68 / period.	\$6,859.0 66.67
2017 Yearly Ex Unless a O	6 penditures f	5 or this co	0 mponent y expenditures a	2023 Tear(s) and example after 2023 inc 00 20	4083 openditures are shown to clude a compounded inf	SY pelow for this c ation factor (so \$8	omponent if occur ee last page of this ,153.39 2	100.00% ring within the study report).	\$1.68 / period. \$9,4	
2017 Yearly Ex Unless a O 2023 2038	6 Denditures f ne-Time Expen	5 or this conditure, any o	0 mponent y expenditures a \$6,859.0	2023 /ear(s) and example after 2023 inc 00 20 14 20	4083 kpenditures are shown t clude a compounded inf	SY pelow for this c ation factor (so \$8	omponent if occur ee last page of this ,153.39 2	100.00% ring within the study report). 033 048	\$1.68 / period. \$9,4	66.67
2017 Yearly Exp Unless a O 2023 2038 01.001.00	6 Denditures f ne-Time Expen	5 or this conditure, any o	0 mponent y expenditures a \$6,859.0 \$10,780.8	2023 /ear(s) and example after 2023 inc 00 20 14 20	4083 kpenditures are shown t clude a compounded inf	SY pelow for this c ation factor (so \$8	omponent if occur se last page of this ,153.39 2 ,094.33 2	100.00% ring within the study report). 033 048	\$1.68 / period. \$9,4	66.67
2017 Yearly Ex Unless a O 2023 2038	6 Denditures f ne-Time Expen	5 or this conditure, any o	0 mponent y expenditures a \$6,859.0 \$10,780.8	2023 /ear(s) and example after 2023 inc 00 20 14 20	4083 kpenditures are shown t clude a compounded inf	SY pelow for this c ation factor (so \$8	omponent if occur se last page of this ,153.39 2 ,094.33 2	100.00% ring within the study report). 033 048	\$1.68 / period. \$9,4	66.67 08.19 Replacement Cos
2017 Yearly Ex Unless a O 2023 2038 01.001.00 Componer Last In-	6 <u>penditures f</u> ne-Time Expen 08 A <u>nt Details</u> Est Useful	5 or this conditure, any of sphalt pa Repl	0 mponent y expenditures a \$6,859.0 \$10,780.8 atching all Remain	2023 fear(s) and exactly and	4083 cpenditures are shown b clude a compounded infl 028 043 Field Meas.	SY pelow for this c ation factor (so \$8 \$12	omponent if occur ee last page of this ,153.39 2 ,094.33 2 Sales Offic % Replaced	100.00% ring within the study report). 033 048 e Client	\$1.68 / period. \$9,4 \$13,4	
2017 Yearly Ex Unless a O 2023 2038 01.001.00 Componer Last In- Service 2017	6 Denditures f ne-Time Expension 08 A <u>Details</u> Est Useful Life 6	5 or this con Inditure, any of sphalt pa Repl Interval 5	0 mponent y expenditures a \$6,859.0 \$10,780.8 atching all Remain Useful Life 0	2023 fear(s) and exactly and	4083 spenditures are shown be clude a compounded info 028 043 Field Meas. Quantity or Count 4083	SY pelow for this c ation factor (so \$8 \$12 \$12 Units SY	omponent if occur ee last page of this ,153.39 2 ,094.33 2 Sales Offic % Replaced Per Interval 5.0%	100.00% ring within the study report). 033 048 e Client Responsibility 100.00%	\$1.68 / period. \$9,4 \$13,4 Unit Cost \$46.43	66.67 08.19 Replacement Cos for Study Year
2017 Yearly Ex Unless a O 2023 2038 01.001.00 Componer Last In- Service 2017 Yearly Ex	6 Denditures f ne-Time Expen 08 A nt Details Est Useful Life 6 Denditures f	5 diture, any of sphalt pa Repl Interval 5 or this co	0 mponent y expenditures a \$6,859.0 \$10,780.8 atching all Remain Useful Life 0 mponent y	2023 fear(s) and exactly and	4083 cpenditures are shown be clude a compounded infl 028 043 Field Meas. Quantity or Count	SY pelow for this c ation factor (se \$8 \$12 Units SY pelow for this c	omponent if occur ee last page of this ,153.39 2 ,094.33 2 Sales Offic % Replaced Per Interval 5.0% omponent if occur	100.00% ring within the study report). 033 048 e Client Responsibility 100.00% ring within the study	\$1.68 / period. \$9,4 \$13,4 Unit Cost \$46.43	66.67 08.19 Replacement Cos for Study Year
2017 Yearly Ex Unless a O 2023 2038 01.001.00 Componer Last In- Service 2017 Yearly Ex	6 Denditures f ne-Time Expen 08 A nt Details Est Useful Life 6 Denditures f	5 diture, any of sphalt pa Repl Interval 5 or this co	0 mponent y expenditures a \$6,859.0 \$10,780.8 atching all Remain Useful Life 0 mponent y	2023 'ear(s) and example after 2023 inc 00 20 20 20 00 00 20 20 20 00 00	4083 cpenditures are shown be clude a compounded infinition 028 043 Field Meas. Quantity or Count 4083 cpenditures are shown be	SY pelow for this c ation factor (se \$8 \$12 Units SY pelow for this c ation factor (se	omponent if occur ee last page of this ,153.39 2 ,094.33 2 Sales Offic % Replaced Per Interval 5.0% omponent if occur ee last page of this	100.00% ring within the study report). 033 048 e Client Responsibility 100.00% ring within the study	\$1.68 / period. \$9,4 \$13,4 Unit Cost \$46.43 / period.	66.67 08.19 Replacement Cos for Study Year



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	09 L	ot Stripir	ng				Sales Offic	e		
Componen			J							
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2017	6	5	0	2023	142	SPACE	100.0%	100.00%	\$6.00	\$852.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and	expenditures are shown	pelow for this o	component if occur	rring within the stud	y period.	
					nclude a compounded inf					
2023			\$852.0	0	2028	\$1	,012.79 2	2033	\$1,1	75.91
2038			\$1,339.1	4	2043	\$1	,502.30 2	2048	\$1,6	65.50
01.001.00 ²	10 C	oncrete	curb and g	utter			Sales Offic	e		
Componen	t Details		_							
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
1993	30	5	0	2023	1732		F 00/	400.000/	¢05.05	¢0 000 0
		-	-			LF	5.0%	100.00%	\$95.65	φ0,203.0
		or this co	mponent y	ear(s) and fter 2023 in	expenditures are shown include a compounded inf	below for this o lation factor (s	component if occur ee last page of this	rring within the stud	y period.	\$6,263.0 32.03
Unless a O		or this co	mponent y expenditures a	ear(s) and Ifter 2023 in 0	expenditures are shown land	Delow for this o lation factor (s \$9	component if occur ee last page of this 0,846.11 2	rring within the stud s report).	y period. \$11,4	
Unless a Or 2023 2038	ne-Time Expen	or this co	mponent y expenditures a \$8,283.0 \$13,019.0	ear(s) and Ifter 2023 in 0	expenditures are shown l nclude a compounded inf 2028	Delow for this o lation factor (s \$9	component if occur ee last page of this 0,846.11 2	rring within the stud s report). 2033 2048	y period. \$11,4	32.03
Unless a Or 2023 2038	ne-Time Expen	or this co aditure, any o	mponent y expenditures a \$8,283.0 \$13,019.0	ear(s) and Ifter 2023 in 0	expenditures are shown l nclude a compounded inf 2028	Delow for this o lation factor (s \$9	component if occur ee last page of this 0,846.11 2 0,605.21 2	rring within the stud s report). 2033 2048	y period. \$11,4	32.03
Unless a Or 2023 2038 001.001.001	ne-Time Expen	or this co aditure, any o	mponent y expenditures a \$8,283.0 \$13,019.0	ear(s) and Ifter 2023 in 0	expenditures are shown include a compounded inf 2028 2043	Delow for this o lation factor (s \$9	component if occur ee last page of this 0,846.11 2 0,605.21 2	rring within the stud s report). 2033 2048	y period. \$11,4	32.03 91.82
Unless a Or 2023 2038 001.001.007 Componen Last In-	ne-Time Expen 11 S <u>at Details</u> Est Useful	or this co aditure, any o idewalks Repl	mponent y expenditures a \$8,283.0 \$13,019.0	ear(s) and ifter 2023 in 0	expenditures are shown include a compounded inf 2028 2043	below for this c lation factor (s \$9 \$14	component if occur ee last page of this 0,846.11 2 4,605.21 2 Sales Offic % Replaced	rring within the stud s report). 2033 2048 See Client	y period. \$11,4 \$16,1	32.03 91.82 Replacement Cos for Study Year
Unless a Or 2023 2038 001.001.007 Componen Last In- Service 1993	ne-Time Expen 11 S <u>It Details</u> Est Useful Life 30	or this co aditure, any o idewalks Repl Interval 5	mponent y expenditures a \$8,283.0 \$13,019.0 Remain Useful Life 0	ear(s) and fter 2023 in 0 3 	expenditures are shown include a compounded inf 2028 2043 . Field Meas. Quantity or Count 3696	Delow for this of lation factor (s \$9 \$14 Units sf	component if occur ee last page of this 0,846.11 2 c,605.21 2 Sales Offic % Replaced Per Interval 5.0%	Client Responsibility 100.00%	y period. \$11,4 \$16,1 Unit Cost \$12.21	32.03 91.82 Replacement Cos for Study Year
Unless a Or 2023 2038 001.001.007 Componen Last In- Service 1993 Yearly Exp	ne-Time Expen 11 S <u>It Details</u> Est Useful Life 30 Denditures f	or this co aditure, any o idewalks Repl Interval 5 or this co	mponent y expenditures a \$8,283.0 \$13,019.0 Remain Useful Life 0 mponent y	ear(s) and fter 2023 in 0	expenditures are shown include a compounded inf 2028 2043 . Field Meas. Quantity or Count	Delow for this of lation factor (s \$9 \$14 Units Sf Delow for this of	component if occur ee last page of this 9,846.11 2 3,605.21 2 Sales Offic % Replaced Per Interval 5.0%	rring within the stud s report). 2033 2048 Client Responsibility 100.00%	y period. \$11,4 \$16,1 Unit Cost \$12.21	32.03 91.82 Replacement Cos for Study Year
Unless a Or 2023 2038 001.001.007 Componen Last In- Service 1993 Yearly Exp	ne-Time Expen 11 S <u>It Details</u> Est Useful Life 30 Denditures f	or this co aditure, any o idewalks Repl Interval 5 or this co	mponent y expenditures a \$8,283.0 \$13,019.0 Remain Useful Life 0 mponent y	ear(s) and fter 2023 in 0 3 	expenditures are shown in nclude a compounded inf 2028 2043 . Field Meas. Quantity or Count 3696 expenditures are shown	Delow for this of lation factor (s \$9 \$14 Units Sf Delow for this of lation factor (s	component if occur ee last page of this 9,846.11 2 3,605.21 2 Sales Offic % Replaced Per Interval 5.0% component if occur ee last page of this	rring within the stud s report). 2033 2048 Client Responsibility 100.00%	y period. \$11,4 \$16,1 Unit Cost \$12.21 y period.	91.82 Replacement Cos



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01.001.00	12 N	ill and O	verlay Asp	ohalt			Clubhouse			
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
2017	25	25	19	2042	1665	SY	100.0%	100.00%	\$15.32	\$25,508.0
Yearly Ex	penditures f	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.	
					Iude a compounded inf				•	
2042			\$44,000.8	5						
01.001.00	13 A	sphalt S	ealcoating				Clubhouse			
<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 Cos for Study Year
2017 Yearly Ex	6 penditures f	5 or this co	0 mponent v	2023	1665	SY	100.0%	100.00%	\$1.68	\$2,797.0
Yearly Ex	penditures f Dne-Time Expen	or this co	mponent _Y	ear(s) and ex after 2023 inc	1665 openditures are shown l clude a compounded inf 028	below for this c lation factor (se	component if occur ee last page of this	ring within the study	y period.	\$2,797.0 60.36
Yearly Ex Unless a O	penditures f Dne-Time Expen	or this co	mponent Y expenditures a	ear(s) and exarts and exarts and exarts and example a constraint of the constraint o	openditures are shown l lude a compounded inf	below for this c lation factor (se \$3	component if occur ee last page of this ,324.83 2	ring within the study report).	/ period. \$3,8	
Yearly Ex Unless a C 2023 2038	penditures f	or this co nditure, any e	mponent y expenditures a \$2,797.0	ear(s) and ex fiter 2023 inc 02 72	xpenditures are shown l clude a compounded inf 028	below for this c lation factor (se \$3	omponent if occur ee last page of this ,324.83 2	ring within the study report). 033 048	/ period. \$3,8	60.36
Yearly Ex Unless a O 2023 2038 01.001.00	penditures f One-Time Expen	or this co nditure, any e	mponent Y expenditures a \$2,797.0 \$4,396.2	ear(s) and ex fiter 2023 inc 02 72	xpenditures are shown l clude a compounded inf 028	below for this c lation factor (se \$3	component if occur ee last page of this ,324.83 2 ,931.89 2	ring within the study report). 033 048	/ period. \$3,8	60.36
Yearly Ex Unless a C 2023 2038	penditures f One-Time Expen	or this co nditure, any e	mponent Y expenditures a \$2,797.0 \$4,396.2 atching all	ear(s) and ex fiter 2023 inc 02 72	xpenditures are shown l clude a compounded inf 028	below for this c lation factor (se \$3	component if occur ee last page of this ,324.83 2 ,931.89 2	ring within the study report). 033 048	/ period. \$3,8	60.36 67.66
Yearly Ex Unless a O 2023 2038 001.001.00 Componer Last In-	penditures f one-Time Expen 14 A <u>nt Details</u> Est Useful	or this co nditure, any o sphalt pa Repl	mponent Y expenditures a \$2,797.0 \$4,396.2 atching all Remain	ear(s) and ex offer 2023 inc 0 20 7 20 0 20 0 20 0 20 0 20 0 20 0 20	xpenditures are shown l clude a compounded inf 028 043 Field Meas.	below for this c lation factor (se \$3 \$4	component if occur ee last page of this ,324.83 2 ,931.89 2 Clubhouse % Replaced	ring within the study report). 033 048 Client	/ period. \$3,8 \$5,4	67.66 Replacement Cos
Yearly Ex Unless a C 2023 2038 01.001.00 Componer Last In- Service 2017	penditures f one-Time Expen 14 A <u>nt Details</u> Est Useful Life 11	or this co nditure, any o sphalt pa Repl Interval 5	mponent Y expenditures a \$2,797.0 \$4,396.2 atching all Remain Useful Life 5	ear(s) and example	Field Meas. Quantity or Count 1665	Delow for this clation factor (second second	component if occur ee last page of this ,324.83 2 ,931.89 2 Clubhouse % Replaced Per Interval 5.0%	Client Responsibility 100.00%	y period. \$3,8 \$5,4 Unit Cost \$46.43	60.36 67.66 Replacement Cos for Study Year
Yearly Ex Unless a C 2023 2038 01.001.00 Componer Last In- Service 2017 Yearly Ex	penditures f one-Time Expen 14 A <u>nt Details</u> Est Useful Life 11 penditures f	or this co nditure, any o sphalt pa Repl Interval 5 or this co	mponent Y expenditures a \$2,797.0 \$4,396.2 atching all Remain Useful Life 5 mponent Y	ear(s) and ex after 2023 inc 0 20 7 20 0 20 20 0 20 20 0 20 20 0 20 20 0 20 20 0 20 20 20 0 20 20 20 20 20 20 20 20 20 20	cpenditures are shown l clude a compounded inf 028 043 Field Meas. Quantity or Count	Delow for this c lation factor (se \$3 \$4 Units SY Delow for this c	component if occur ee last page of this ,324.83 2 ,931.89 2 Clubhouse % Replaced Per Interval 5.0%	ring within the study report). 033 048 Client Responsibility 100.00%	y period. \$3,8 \$5,4 Unit Cost \$46.43	60.36 67.66 Replacement Cos for Study Year
Yearly Ex Unless a C 2023 2038 01.001.00 Componer Last In- Service 2017 Yearly Ex	penditures f one-Time Expen 14 A <u>nt Details</u> Est Useful Life 11 penditures f one-Time Expen	or this co nditure, any o sphalt pa Repl Interval 5 or this co	mponent Y expenditures a \$2,797.0 \$4,396.2 atching all Remain Useful Life 5 mponent Y	ear(s) and ex after 2023 inc 0 20 7 20 7 20 0wance Next Repl. Year 2028 ear(s) and exactly an	penditures are shown l lude a compounded inf 028 043 Field Meas. Quantity or Count 1665 penditures are shown l	Units Delow for this c 33 \$4 Units SY Delow for this c lation factor (se	component if occur ee last page of this ,324.83 2 ,931.89 2 Clubhouse % Replaced Per Interval 5.0% component if occur ee last page of this	ring within the study report). 033 048 Client Responsibility 100.00%	y period. \$3,8 \$5,4 Unit Cost \$46.43 y period.	60.36 67.66 Replacement Cos for Study Year



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					<u> </u>					
001.001.00	15 L	ot Stripi.	ng				Clubhouse	•		
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
2017	6	5	0	2023	24	SPACE	100.0%	100.00%	\$6.00	\$144.0
Yearly Ex	penditures f	for this co	mponent y	ear(s) and e	xpenditures are shown	below for this o	component if occur	ring within the stud	y period.	
Unless a O	ne-Time Exper	nditure, any	expenditures a	fter 2023 in	clude a compounded in	flation factor (s	ee last page of this	s report).		
2023			\$144.0	0 2	028	:	\$171.18 2	2033	\$1	98.75
2038			\$226.3	5 2	043		\$253.92 2	2048	\$2	281.51
01.001.00	16 C	Curb and	gutter				Clubhouse	•		
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
2017	30	5	24	2047	730	lf	5.0%	100.00%	\$95.65	\$3,491.0
					xpenditures are shown				y period.	
	ne-Time Exper	nditure, any	•		clude a compounded in	flation factor (s	ee last page of this	s report).		
2047			\$6,690.5	1 2	052	\$7	7,359.39			
01.001.00	17 0	Gravel					Clubhouse	•		
<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 Cos for Study Year
2017	10	10	4	2027	280	sy	50.0%	100.00%	\$9.52	\$1,333.0
Yearly Ex	<u>penditures f</u>	<u>for this co</u>	mponent y	ear(s) and e	xpenditures are shown	below for this o	component if occur	ring within the stud	y period.	
					clude a compounded in					
2027			\$1,533.4	9 2	037	\$2	2,044.08 2	2047	\$2,5	554.68



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01.001.00 ²	18 S	idewalks	i				Clubhouse			
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
2003	25	5	5	2028	1165	sf	5.0%	100.00%	\$12.21	\$711.0
Yearly Exp	penditures for	or this co	mponent y	ear(s) and e	xpenditures are shown b	pelow for this	component if occur	ring within the study	y period.	
					clude a compounded inf					
2028			\$845.1	8 2	2033		\$981.31 2	038	\$1 ,1	17.53
2043			\$1,253.6	i9 2	2048	\$`	,389.88			
01.001.001	19 S	idewalks	i				Common a	reas		
Componen	t Details									
Last In-	Est Useful	Repl	Remain	Next Repl.	Field Meas.	11.5	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cor for Study Year
Service	Life	Interval	Useful Life	Year	Quantity or Count	Units	r er miervar	Кезропзівшіту	Unit Cost	
2003 Yearly Exp	Life 25 Denditures fe	Interval 5 or this col	5 mponent y	2028 Tear(s) and e	73000 xpenditures are shown b	sf below for this	2.0%	0.00%	\$12.21	
2003 Yearly Exp	Life 25 Denditures fe	Interval 5 or this col	5 mponent y	2028 Tear(s) and e after 2023 in	73000	sf below for this	2.0% component if occur see last page of this \$0.00 2	0.00%	\$12.21	\$0.00 \$0.00
2003 <u>Yearly Exp</u> Unless a Or	Life 25 Denditures fe	Interval 5 or this col	5 mponent y expenditures a	2028 fear(s) and e after 2023 in 00 2	73000 xpenditures are shown b clude a compounded inf	sf below for this	2.0% component if occur see last page of this	0.00% ring within the study report).	\$12.21	\$0.0
2003 Yearly Exp Unless a Or 2028	Life 25 Denditures for ne-Time Expen	Interval 5 Dr this cou diture, any e	5 mponent y expenditures a \$0.0	2028 fear(s) and e fear(s)	73000 xpenditures are shown t clude a compounded inf	sf below for this	2.0% component if occur see last page of this \$0.00 2	0.00% ring within the study report).	\$12.21	\$0.0
2003 <u>Yearly Exp</u> Unless a Or 2028 2043 On 6/7/202	Life 25 Denditures for ne-Time Expen	Interval 5 Dr this con diture, any e	5 mponent y expenditures a \$0.0 \$0.0	2028 fear(s) and e after 2023 in 00 2 20 2 Reserves	73000 xpenditures are shown b clude a compounded inf 2033 2048	sf below for this	2.0% component if occur see last page of this \$0.00 2	0.00% ring within the study report).	\$12.21	\$0.0
2003 <u>Yearly Exp</u> Unless a Or 2028 2043 On 6/7/202	Life 25 Denditures for ne-Time Expen 3 By Responsibility	Interval 5 Dr this conditure, any e diture, any e	5 mponent y expenditures a \$0.0 \$0.0	2028 fear(s) and e after 2023 in 00 22 00 22 Reserves 00% to 0%	73000 xpenditures are shown b clude a compounded inf 2033 2048	sf below for this	2.0% component if occur see last page of this \$0.00 2	0.00% ring within the study report). 038	\$12.21	\$0.0
2003 <u>Yearly Exp</u> Unless a Or 2028 2043 On 6/7/202 Client R	Life 25 Denditures for ne-Time Expen 3 By Responsibility 20 T	Interval 5 Dr this conditure, any e diture, any e	5 mponent y expenditures a \$0.0 \$0.0 ista, DMA F nged from 10	2028 fear(s) and e after 2023 in 00 22 00 22 Reserves 00% to 0%	73000 xpenditures are shown b clude a compounded inf 2033 2048	sf below for this	2.0% component if occur see last page of this \$0.00 2 \$0.00	0.00% ring within the study report). 038	\$12.21	\$0.0
2003 Yearly Exp Unless a Or 2028 2043 On 6/7/202 Client R 01.001.002	Life 25 Denditures for ne-Time Expen 3 By Responsibility 20 T	Interval 5 Dr this conditure, any e diture, any e	5 mponent y expenditures a \$0.0 \$0.0 ista, DMA F nged from 10	2028 fear(s) and e after 2023 in 00 22 00 22 Reserves 00% to 0%	73000 xpenditures are shown b clude a compounded inf 2033 2048	sf below for this	2.0% component if occur see last page of this \$0.00 2 \$0.00	0.00% ring within the study report). 038	\$12.21	\$0.0
2003 Yearly Exp Unless a Or 2028 2043 On 6/7/202 Client R 01.001.002 Componen Last In-	Life 25 Denditures for ne-Time Expen 3 By Responsibility 20 T t Details Est Useful	Interval 5 or this conditure, any of diture, any of reated work Repl	5 mponent y expenditures a \$0.0 \$0.0 ista, DMA F nged from 10 ood decki Remain	2028 fear(s) and e after 2023 in 00 22 00 22 Reserves 00% to 0% ng Next Repl.	73000 xpenditures are shown b clude a compounded inf 2033 2048 5. Field Meas.	sf below for this of lation factor (s	2.0% component if occur see last page of this \$0.00 2 \$0.00 Nature trail % Replaced	0.00% ring within the study report). 038 Client	\$12.21 y period.	\$0.00 Replacement Cos
2003 Yearly Exp Unless a O 2028 2043 On 6/7/202 Client R 01.001.002 Componen Last In- Service 2000 Yearly Exp	Life 25 Denditures for ne-Time Expen 3 By Responsibility 20 T t Details Est Useful Life 25 Denditures for	Interval 5 Dr this conditure, any e diture, any e reated we Repl Interval 25 Dr this con	5 mponent y expenditures a \$0.0 \$0.0 ista, DMA F nged from 10 ood decki Remain Useful Life 2 mponent y	2028 ear(s) and e after 2023 in 00 2 20 2 Reserves 00% to 0% ng Next Repl. Year 2025 fear(s) and e	73000 xpenditures are shown b clude a compounded inf 2033 2048 5. Field Meas. Quantity or Count	sf pelow for this of lation factor (s Units sf pelow for this of	2.0% component if occur see last page of this \$0.00 2 \$0.00 2	0.00% ring within the study report). 038 Client Responsibility 100.00% ring within the study	\$12.21 y period. Unit Cost	\$0.00 \$0.00 Replacement Cos for Study Year



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	21 T	reated w	ood bridge	e and res	t bench/deck		Nature trail			
<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
2000	35	35	12	2035	400	sf	100.0%	100.00%	\$39.70	\$15,880.00
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	pelow for this o	component if occur	ring within the stud	y period.	
					lude a compounded inf					
2035			\$23,134.7	7						
01.001.00	22 A	sphalt o	verlay				Nature trail	l		
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
2000 Xoarly Ex	25 pondituros f	25 or this co	2 mnonent v	2025	240	sy	100.0%	100.00%	\$10.70	\$2,568.0
Yearly Ex	penditures fo Dne-Time Expen	or this co	<u>mponent</u> y	ear(s) and ex after 2023 inc	240 spenditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur	ring within the study		\$2,568.0
<u>Yearly Ex</u> Unless a C	penditures fo	or this co	mponent Y expenditures a	ear(s) and ex after 2023 inc	penditures are shown lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).		\$2,568.00
Yearly Ex Unless a C 2025	penditures fo one-Time Expen	or this co diture, any d	mponent Y expenditures a	ear(s) and ex after 2023 inc	penditures are shown lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 5,216.65	ring within the study report).		\$2,568.0
Yearly Ex Unless a C 2025 01.001.00	penditures fo one-Time Expen	or this co diture, any d	mponent Y expenditures a	ear(s) and ex after 2023 inc	penditures are shown lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 5,216.65	ring within the study report).		\$2,568.00 Replacement Cost for Study Year
Yearly Ex Unless a C 2025 01.001.00 Componen Last In-	penditures fo one-Time Expen 23 G nt Details Est Useful	or this co diture, any d fravel Repl	mponent y expenditures a \$2,757.5 Remain	ear(s) and ex ffter 2023 inc 52 Next Repl.	spenditures are shown l lude a compounded inf 050 Field Meas.	below for this o lation factor (s \$5	component if occur ee last page of this 5,216.65 Nature trail % Replaced	ring within the study report).	y period.	Replacement Cos
Yearly Ex Unless a C 2025 01.001.00 Componer Last In- Service 2017	penditures for one-Time Expension 23 G nt Details Est Useful Life 10	or this co diture, any o Gravel Repl Interval 10	mponent y expenditures a \$2,757.5 Remain Useful Life 4	ear(s) and ex after 2023 inc 5 20 5 20 Next Repl. Year 2027	Expenditures are shown for the second	Delow for this of lation factor (s \$5 Units Sy	component if occur ee last page of this 5,216.65 Nature trail % Replaced Per Interval 20.0%	ring within the study report).	y period. Unit Cost \$9.52	Replacement Cos for Study Year
Yearly Ex Unless a C 2025 01.001.00 Componen Last In- Service 2017 Yearly Ex	penditures for one-Time Expension 23 G nt Details Est Useful Life 10 penditures for	or this co diture, any of gravel Repl Interval 10 or this co	mponent y expenditures a \$2,757.5 Remain Useful Life 4 mponent y	ear(s) and existence of the second se	Field Meas. Quantity or Count 6005	Units Sy Delow for this of	component if occur ee last page of this 5,216.65 Nature trail % Replaced Per Interval 20.0%	ring within the study report). Client Responsibility 100.00% ring within the study	y period. Unit Cost \$9.52	Replacement Cos for Study Year

Total for 001.001 Parking Lots & Flatwork



\$187,466.00

	· · ·		<u> </u>	9.1001111	community appea	area in gee				
01.002.00	01 E	Intrance	signs				Eastfair Dri	ve		
<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 Cos for Study Year
2016	25	25	18	2041	50	sf	100.0%	100.00%	\$123.21	\$6,161.00
Yearly Ex	oenditures f	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 infl				ponoai	
2041			\$10,391.7	3						
01.002.00	02 E	Intrance					Highland G	len Drive		
Componer	-									
Last In- Service	Est 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
1993	35	25	5	2028	50	sf	100.0%	100.00%	\$123.21	\$6,161.0
Yearly Ex	penditures	or this co	mponent y	ear(s) and ex	penditures are shown b	pelow for this	component if occur	ring within the study	/ period.	
					lude a compounded infl					
2028			\$7,323.6	6						
01.002.00	03 E	Intrance	signs				Lake Marga	aret		
<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 Cos for Study Year
2017	25	25	19	2042	28	sf	100.0%	100.00%	\$123.21	\$3,450.0
Yearly Ex	oenditures f	or this co	mponent v	ear(s) and ex	penditures are shown b	pelow for this	component if occur	ring within the study	v period	
							see last page of this		period.	



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01.002.0004	Entrance	e signs				Section enr	ances		
Component Det	<u>ails</u>								
	Jseful Repl .ife Interva	Remain I Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
1993 3	5 25	5	2028	128	sf	100.0%	100.00%	\$184.81	\$23,656.0
Yearly Expendi	tures for this c	omponent 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				-	
2028		\$28,120.1	8						
01.002.0005	Message	signs				Main entrar	nces		
Component Det	<u>ails</u>								
	Jseful Repl .ife Interva	Remain I Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
1993 3	5 25	5	2028	3	ea	100.0%	100.00%	\$2,659.85	\$7,980.0
Yearly Expendi	tures for this c	omponent _Y	ear(s) and ex	penditures are shown b	pelow for this c	omponent if occur	ring within the study	/ period.	
Unless a One-Tim	e Expenditure, an	y expenditures a	ifter 2023 inc	lude a compounded inf	ation factor (se	e last page of this	report).		
2028		\$9,485.9	2						
01.002.0006	Other M	iscellaneous	s Signs			Common a	reas		
	aila								
Component Det	<u>alis</u>								
Last In- Est l	alis Jseful Repl .ife Interva	Remain I Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year



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The Highlands Community Association Inc.

01.002.00	07 St	tone wal	Is and pilla	ars, morta	ar repair		Main entrar	nces		
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
1993	40	10	10	2033	2424	sf	5.0%	100.00%	\$40.51	\$4,910.00
Yearly Ex	penditures 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					
2033			\$6,776.6	9 20)43	\$8	,657.71			
01.002.00	08 St	tone pilla	ars, mortai	repair			Section ent	rances		
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
1993	40	10	10	2033	4080	sf	5.0%	100.00%	\$40.51	\$8,264.00
					penditures are shown l lude a compounded inf				v period.	
2033			\$11,405.8)43	\$14	,571.73			
	09 St		-		043	\$14		es		
2033			\$11,405.8)43	\$14	,571.73	es		
			\$11,405.8		Field Meas. Quantity or Count	\$14 Units	,571.73	es Client Responsibility	Unit Cost	Replacement Cos for Study Year
2033 01.002.00 Componer Last In-	n <u>t Details</u> Est Useful	t one rep l	\$11,405.8	1 20	Field Meas.		,571.73 All entrance	Client	Unit Cost \$74.32	
2033 01.002.00 Componer Last In- Service 1993	nt Details Est Useful Life 40	Repl Interval	\$11,405.8 acement Remain Useful Life 10	1 20 Next Repl. Year 2033	Field Meas. Quantity or Count	Units sf	,571.73 All entrance % Replaced Per Interval 5.0%	Client Responsibility 100.00%	\$74.32	for Study Year
2033 01.002.00 Componer Last In- Service 1993 Yearly Ex	nt Details Est Useful Life 40 penditures fo	Repl Interval 40	\$11,405.8 acement Remain Useful Life 10 mponent	1 20 Next Repl. Year 2033 ear(s) and ex	Field Meas. Quantity or Count 6504	Units sf pelow for this c	,571.73 All entrance % Replaced Per Interval 5.0%	Client Responsibility 100.00% ring within the study	\$74.32	for Study Year

Total for 001.002 Exterior Signage

\$87,534.00



001.003 La	•									
		in good wo		lition.			Common o	r000		
001.003.00 Componer		Irrigation	system				Common a	reas		
Last In- Service	Est Usefu Life	l Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	50	20	2043	20000	sf	100.0%	100.00%	\$1.49	\$29,800.00
	One-Time Exp			after 2023 in	xpenditures are shown clude a compounded int				y period.	
001.003.00	02	Irrigation	repair				Eastfair Dr	ive		
Componer	nt Details									
Last In- Service	Est Usefu Life	l Repl Interval	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	50	50	38	2061	1	ls	100.0%	100.00%	\$4,335.68	\$4,336.00
Documen	ted Costs	were used	for this cor	nponent c	<u>ost</u>					
Year	Replaceme	ent Cost	Repl %	Quant	Unit Comment					
2016	9	\$3,379.29	100.0%	1	ls					
001.003.00	03	Well pum	p and equ	ipment			Landscapi	ng Pump Hous	е	
Componer	nt Details									
Last In- Service	Est Usefu Life	l Repl Interval	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	1	2024	1	ea	100.0%	0.00%	\$5,927.51	\$0.00
	One-Time Exp			after 2023 in	xpenditures are shown clude a compounded int				y period.	
On 9/12/20 Client F		By Roy Ka lity was cha	-							



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1.003.00	04 E	lectrical	service pa	nel (Ligh	ting, Irrigation)		Common a	rea		
omponen	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
2000	50	50	27	2050	4	ea	100.0%	100.00%	\$2,041.24	\$8,165.0
					4 spenditures are shown b				Ŧ)-	9¢
	<u>benultures n</u>	or this co	mponent v	ear(s) and ex	cpenditures are shown b		component if occur	ring within the study	/ period.	
					lude a compounded infl				/ period.	



The Highlands Community Association Inc.

001.004 Site Lighting

Exterior lighting was not on at the time of the site visit. We have included the same replacement cost for the swimming pool lights to match a similar type of fixture as those at the new clubhouse.

01.004.000		ight pole					Site-Wide			
<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
2017	30	30	24	2047	5	EA	100.0%	100.00%	\$1,355.80	\$6,779.00
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	pelow for this o	component if occur	ring within the study	y period.	
					lude a compounded inf					
2047			\$12,991.9	0						
01.004.000)2 P	arking sl	noe-box L	ED lumina	aire		Site-Wide			
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
2017	15	15	9	2032	5	EA	100.0%	100.00%	\$751.50	\$3,758.0
				after 2023 inc	penditures are shown lude a compounded inf	lation factor (s			y period.	
01.004.000)3 Li	ight pole	S				Swimming	Pools		
Componen			-				3			
Last In- Service	Est 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	12	2035	5	EA	100.0%	100.00%	\$1,355.80	\$6,779.0
2005	30									
Yearly Exp	enditures fo	or this co			penditures are shown lude a compounded inf				y period.	



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01.004.00	04 P	arking sl	hoe-box LE	ED lumina	aire		Swimming	Pools		
<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
2005	20	15	2	2025	6	EA	100.0%	100.00%	\$751.50	\$4,509.00
					penditures are shown l				y period.	
2025	•		• \$4,841.8 ⁻	1 20	040	\$7	,432.85	. ,		
Total fo	or 001.004	Site Lia	htina							\$21,825.00



The Highlands Community Association Inc.

001.005 Storm Water Systems

The lakes should be regularly inspected which we have included costs for. It should be determined if the association is soley responsible for the lakes or if this expense should be shared with the golf club. Replacement cost for the dredging can be adjusted to reflect any historical data and findings provided by the community's lake management contractor.

							-			
01.005.00	01 S	pill way	valve				Dam			
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
1993	30	30	0	2023	1	ea	100.0%	100.00%	\$6,626.67	\$6,627.0
2023		diture, any e	expenditures a \$6,627.0		lude a compounded inf	lation factor (s				
01.005.00	02 C	oncrete	repair				Dam & spil	lway		
		oncrete	repair				Dam & spil	lway		
		Repl	repair Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Dam & spil % Replaced Per Interval	lway Client Responsibility	Unit Cost	
	<u>nt Details</u> Est Useful	Repl	Remain			Units sf	% Replaced	Client	Unit Cost \$20.56	Replacement Cos for Study Year \$3,084.0
Componer Last In- Service 1993	nt Details Est Useful Life 30	Repl Interval 30	Remain Useful Life 0	Year 2023	Quantity or Count 3000	sf	% Replaced Per Interval 5.0%	Client Responsibility 100.00%	\$20.56	for Study Year
Componer Last In- Service 1993 Yearly Ex	nt Details Est Useful Life 30 penditures fe	Repl Interval 30 or this co	Remain Useful Life 0 mponent y	Year 2023 ear(s) and ex	Quantity or Count	sf pelow for this o	% Replaced Per Interval 5.0% component if occur	Client Responsibility 100.00% ring within the study	\$20.56	for Study Year



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01.005.000)3 C	omplian	ce and saf	ety stud	У		Dam			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2022	2	2	1	2024	1	ls	100.0%	100.00%	\$9,279.56	\$9,280.0
					expenditures are shown the shown the second se				y period.	
2024			\$9,631.7	1	2026	\$10	,320.72	2028	\$11,0	31.25
2030			\$11,741.7	2	2032	\$12	,453.16	2034	\$13,1	64.14
2036			\$13,875.1	3	2038	\$14	,586.09	2040	\$15,2	97.61
2042			\$16,007.8	2	2044	\$16	,718.27	2046	\$17,4	29.52
2048			\$18,140.7	0	2050	\$18	,851.47	2052	\$19.5	63.10
On 9/12/202 Last In-3 On 9/12/202	Service Yea	r was char / Roy Kal	ista, DMA F nged from 20 ista, DMA F	Reserves 021 to 20 Reserves	22.				<i><i><i></i></i></i>	
Dn 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace	Service Yea 23 By ed Useful Life 23 By ement Interv	r was char / Roy Kal /e was cha / Roy Kal al was cha	ista, DMA F nged from 2 ista, DMA F inged from 5 ista, DMA F inged from 5	Reserves 021 to 20 Reserves 5 to 2. Reserves	22.		<u> </u>		¢10,0	
Dn 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace	Service Yea 23 By ed Useful Lif 23 By ement Interv 04 C	r was char / Roy Kal fe was cha / Roy Kal	ista, DMA F nged from 2 ista, DMA F inged from 5 ista, DMA F inged from 5	Reserves 021 to 20 Reserves 5 to 2. Reserves	22.		Sales Offi		¢ 10,0	
Dn 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace	Service Yea 23 By ed Useful Lif 23 By ement Interv 04 C	r was char / Roy Kal /e was cha / Roy Kal al was cha	ista, DMA F nged from 20 ista, DMA F inged from 5 ista, DMA F inged from 5	Reserves 021 to 20 Reserves 5 to 2. Reserves 5 to 2.	22.		<u> </u>		¢ 10,0	
On 9/12/202 Last In-3 Dn 9/12/202 Estimate On 9/12/202 Replace	Service Yea 23 By ed Useful Lif 23 By ement Interv 04 C	r was char / Roy Kal /e was cha / Roy Kal al was cha	ista, DMA F nged from 20 ista, DMA F inged from 5 ista, DMA F inged from 5	Reserves 021 to 20 Reserves 5 to 2. Reserves	22.	Units	<u> </u>	ce	Unit Cost	Replacement Co
Dn 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace D1.005.000 Component Last In-	Service Yea 23 By ed Useful Lif 23 By ement Interv 04 C t Details Est Useful	r was char / Roy Kal te was cha / Roy Kal al was cha :urb inlet Repl	ista, DMA F nged from 2 ista, DMA F inged from 5 ista, DMA F inged from 5	Reserves 021 to 20 Reserves 5 to 2. Reserves 5 to 2. Next Repl	22. . Field Meas.		Sales Offi % Replaced	ce Client		Replacement Co for Study Year
2n 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace 1.005.000 Component Last In- Service 1993 Yearly Exp	Service Yea 23 By ed Useful Life 23 By ement Intervent 04 C t Details Est Useful Life 30 penditures f	r was char / Roy Kal fe was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal / Roy Kal	ista, DMA F nged from 20 ista, DMA F inged from 5 ista, DMA F inged from 5 Remain Useful Life 0	Reserves 021 to 20 Reserves 5 to 2. Reserves 5 to 2. Next Repl Year 2023 rear(s) and	22. . Field Meas. Quantity or Count	Units EA below for this c	Sales Offi % Replaced Per Interval 5.0%	Client Responsibility 100.00%	Unit Cost \$12,181.98	Replacement Co for Study Year
Dn 9/12/202 Last In-3 Dn 9/12/202 Estimate Dn 9/12/202 Replace D1.005.000 Component Last In- Service 1993 Yearly Exp	Service Yea 23 By ed Useful Life 23 By ement Intervent 04 C t Details Est Useful Life 30 penditures f	r was char / Roy Kal fe was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal al was cha / Roy Kal / Roy Kal	ista, DMA F nged from 20 ista, DMA F inged from 5 ista, DMA F inged from 5 Remain Useful Life 0	Reserves 021 to 20 Reserves 5 to 2. Reserves 5 to 2. Next Reply Year 2023 ear(s) and after 2023 in	22. . Field Meas. Quantity or Count 2 expenditures are shown b	Units EA below for this clation factor (s	Sales Offi % Replaced Per Interval 5.0% component if occu	Client Responsibility 100.00%	Unit Cost \$12,181.98 y period.	Replacement Co for Study Year \$1,218.0



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orm piping Repl Remain Interval Useful Life 5 20 or this component diture, any expenditures \$24,553 Ake Dredging Repl Remain Interval Useful Life	2043 Year(s) and ex after 2023 inc	lude a compounded int	lation factor (s		Client Responsibility 100.00% ring within the study report).	Unit Cost \$397.86 / period.	Replacement Cost for Study Year \$13,925.00
Interval Useful Life 5 20 or this component liture, any expenditures \$24,553 ake Dredging Repl Remain	e Year 2043 Year(s) and ex after 2023 inc .64	Quantity or Count 700 spenditures are shown lude a compounded int 048	LF below for this o lation factor (s	Per Interval 5.0% component if occurr see last page of this 7,220.98	Responsibility 100.00% ring within the study report).	\$397.86	for Study Year
Interval Useful Life 5 20 or this component liture, any expenditures \$24,553 ake Dredging Repl Remain	e Year 2043 Year(s) and ex after 2023 inc .64	Quantity or Count 700 spenditures are shown lude a compounded int 048	LF below for this o lation factor (s	Per Interval 5.0% component if occurr see last page of this 7,220.98	Responsibility 100.00% ring within the study report).	\$397.86	for Study Year
this component diture, any expenditures \$24,553 ake Dredging Repl Remain	Year(s) and ex after 2023 inc .64	apenditures are shown lude a compounded in 048	below for this o lation factor (s	component if occurr see last page of this 7,220.98	ring within the study report).		\$13,925.00
liture, any expenditures \$24,553 Ike Dredging Repl Remain	64	lude a compounded int	lation factor (s	See last page of this	report).	/ period.	
liture, any expenditures \$24,553 Ike Dredging Repl Remain	64	lude a compounded int	lation factor (s	See last page of this	report).		
ike Dredging Repl Remain			\$27	·	ake		
Repl Remain	Next Repl.	Field Mass		Highland La	ake		
Repl Remain	Next Repl.			Highland La	аке		
	Next Repl.						
	Next Repl.	Eigld Maga					
	e Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
25 4	2027	1	LS	20.0%	100.00%	\$603,640.00	\$120,728.00
within the assembl	<u>y:</u>						
taging for large jobs, H	lighland Lake	1	LS	100.0%	100.00%	\$6,955.16	\$6,955.00
	gline or	80775	CY	10.0%	100.00%	\$27.82	\$224,716.00
	- adjacent	80775	CY	10.0%	100.00%	\$27.88	\$225,201.00
dredging spoils - 10 n	niles,	80775	CY	10.0%	100.00%	\$18.17	\$146,768.00
	taging for large jobs, H ng, barge mounted drag I Lake tabilize dredging spoils e i dredging spoils - 10 n	tabilize dredging spoils - adjacent e i dredging spoils - 10 miles,	taging for large jobs, Highland Lake 1 ng, barge mounted dragline or 80775 I Lake tabilize dredging spoils - adjacent 80775 e i dredging spoils - 10 miles, 80775	taging for large jobs, Highland Lake 1 LS ng, barge mounted dragline or 80775 CY I Lake tabilize dredging spoils - adjacent 80775 CY e i dredging spoils - 10 miles, 80775 CY	taging for large jobs, Highland Lake 1 LS 100.0% ng, barge mounted dragline or 80775 CY 10.0% I Lake tabilize dredging spoils - adjacent 80775 CY 10.0% e i dredging spoils - 10 miles, 80775 CY 10.0%	taging for large jobs, Highland Lake1LS100.0%ng, barge mounted dragline or80775CY10.0%I Lake1LS100.0%tabilize dredging spoils - adjacent80775CY10.0%e1100.00%100.00%i dredging spoils - 10 miles,80775CY10.0%	taging for large jobs, Highland Lake1LS100.0%100.00%\$6,955.16ng, barge mounted dragline or80775CY10.0%100.00%\$27.82I Laketabilize dredging spoils - adjacent80775CY10.0%100.00%\$27.88



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01.00	5.0007	Lake [Dredging				Lake Marga	aret		
Comp	onent Deta	<u>ails</u>								
		lseful Re ife Inter	•	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
200)2 25	5 25	4	2027	1	LS	20.0%	100.00%	\$397,771.00	\$79,554.00
Detai	l of compo	nents withi	n the assembly	′ <u> </u>						
1	Dredging F	roject Staging	g for large jobs, La	ke Margaret	1	LS	100.0%	100.00%	\$6,955.16	\$6,955.00
2		dredging, ba ₋ake Margare	rge mounted drag t	line or	52906	CY	10.0%	100.00%	\$27.82	\$147,184.00
3	Dry, spread area, Lake		e dredging spoils	- adjacent	52906	CY	10.0%	100.00%	\$27.88	\$147,502.00
4	Dry, load & Margaret	haul-off dred	ging spoils - 10 mi	les, Lake	52906	CY	10.0%	100.00%	\$18.17	\$96,130.00
					penditures are shown clude a compounded int				y period.	
	2027		\$91,519.2	26 2	052	\$167	7,707.41			
)/13/2023 UL adjusted		/ Kalista, DMA I eloper still holdin		bility of the lake per	client reques	st.			
	-		m Water Sys	<u> </u>	- '					\$234,416.00



The Highlands Community Association Inc.

001.006 Recreation

The playground and tennis court appeared in overall good condition. The basketball court is in need of resealing but was still functional at the time of the site visit.

01.006.00	001 U	niversa	Playgrou	nd Struct	ure		Playground	2		
Compone	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
2016	14	25	7	2030	1	ls	100.0%	100.00%	\$34,937.51	\$34,938.0
Documen	nted Costs w	ere used	for this cor	mponent c	ost					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2016	\$27,	230.75	100.0%	1	ls					
	One-Time Exper			after 2023 in	xpenditures are shown b clude a compounded inf				y period.	
Unless a C 2030	Dne-Time Exper	diture, any	expenditures \$44,206.0	after 2023 in			ee last page of this	report).	y period.	
Unless a C 2030 2030	Dne-Time Exper	diture, any	expenditures	after 2023 in				report).	y period.	
Unless a C 2030 2030	Dne-Time Exper	diture, any	expenditures \$44,206.0	after 2023 in 05 Next Repl.			ee last page of this	report).	y period.	
Unless a C 2030 01.006.00 Componen Last In-	Dine-Time Exper	wing se	expenditures \$44,206.0 t, 4 seats Remain	after 2023 in 05 Next Repl.	clude a compounded inf	lation factor (s	Ree last page of this Playground % Replaced	report).		Replacement Co for Study Year \$3,825.0
Unless a C 2030 201.006.00 Compone Last In- Service 2016	Dire-Time Exper	wing se Repl Interval 25	expenditures \$44,206.0 t, 4 seats Remain Useful Life 7	after 2023 in 05 Next Repl. Year 2030	Field Meas. Quantity or Count	Units EA	Playground % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$3,825.47	for Study Year
Unless a C 2030 2030 2006.00 2007 2016 2016 Yearly Ex	Dire-Time Exper	wing se Repl Interval 25 or this co	expenditures \$44,206.0 t, 4 seats Remain Useful Life 7 omponent	after 2023 in 05 Next Repl. Year 2030 Year(s) and e	clude a compounded inf	Units EA Delow for this	Playground % Replaced Per Interval 100.0%	report). Client Responsibility 100.00% ring within the study	Unit Cost \$3,825.47	for Study Year



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01.006.00	03 6	' Wood (Chip Resili	ent Surfa	се		Playground	1		
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 Cos for Study Year
2020	5	5	2	2025	2295	sf	100.0%	100.00%	\$5.19	\$11,911.00
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown I	below for this	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2025			\$12,790.1	7 20)30	\$15	5,070.65 2	035	\$17,3	52.54
2040			\$19,634.6	8 20)45	\$2	,915.19 2	050	\$24,1	96.13
01.006.00	04 R	eslient S	urface Pla	stic Edgi	ng		Playground	1		
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
2003	25	25	5	2028	191	lf	100.0%	100.00%	\$13.95	\$2,664.0
					penditures are shown I				/ period.	
	ne-Time Expen	diture, any e	•		lude a compounded inf	lation factor (s	ee last page of this	report).		
2028			\$3,166.7	3						
01.006.00	05 P	icnic Tab	oles				Pavalion			
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 Cos for Study Year
2003	35	35	15	2038	12	ea	100.0%	100.00%	\$2,095.74	\$25,149.0
Voarly Ev	penditures 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.	
I Cally LA				(-)				J		
		diture, any e	expenditures a	fter 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		



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01.006.00		ike Rack					Recreation	aita		
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
2003	50	50	30	2053	2	ea	100.0%	100.00%	\$1,110.57	\$2,221.0
01.006.00	07 T	rash Car	IS				Recreation	area		
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
						00	100.0%	100.00%	\$533.46	\$2,134.0
					4 xpenditures are shown t clude a compounded inf		component if occur	ring within the study		ψ2,134.(
Yearly Exp	penditures f Dine-Time Exper	or this co	<u>mponent</u> y	ear(s) and exacts after 2023 inc	penditures are shown b	below for this d lation factor (s	component if occur	ring within the study		ψ2,104.0
Yearly Exp Unless a O	penditures f Dne-Time Exper	or this co diture, any o	<u>mponent</u> γ expenditures a	Zear(s) and example after 2023 inc 54 20	xpenditures are shown b clude a compounded inf	below for this d lation factor (s	component if occur ee last page of this	ring within the study report).		ψ2, 104.0
Yearly Exp Unless a O 2024	penditures f One-Time Exper 08 V	or this co diture, any o	mponent y expenditures a \$2,228.5	Zear(s) and example after 2023 inc 54 20	xpenditures are shown b clude a compounded inf	below for this d lation factor (s	component if occur ee last page of this 2,960.18	ring within the study report).		ψ2,104.0
<u>Yearly Exp</u> Unless a O 2024 01.006.000	penditures f One-Time Exper 08 V	or this co diture, any o	mponent y expenditures a \$2,228.5	Zear(s) and example after 2023 inc 54 20	xpenditures are shown b clude a compounded inf	below for this d lation factor (s	component if occur ee last page of this 2,960.18	ring within the study report).		
<u>Yearly Exp</u> Unless a O 2024 01.006.000 <u>Componen</u> Last In-	penditures f one-Time Exper 08 V nt Details Est Useful	or this co diture, any o olley Bal Repl	mponent y expenditures a \$2,228.5 Il Net. Star Remain	rear(s) and example 2023 includes after 2023 i	Rpenditures are shown b clude a compounded inf 044 Bounds Field Meas.	below for this of lation factor (s	component if occur ee last page of this 2,960.18 Recreation % Replaced	ring within the study report). area Client	y period.	Replacement Cos
Yearly Exp Unless a O 2024 01.006.000 Componen Last In- Service 2003	penditures f one-Time Exper 08 V nt Details Est Useful Life 20	or this co diture, any o olley Bal Repl Interval 20	mponent y expenditures a \$2,228.5 Il Net. Star Remain Useful Life 0	rear(s) and example after 2023 includes after	Appenditures are shown to clude a compounded inf 044 Bounds Field Meas. Quantity or Count	Delow for this of lation factor (s \$2 Units pr	Recreation % Replaced Per Interval 100.0%	ring within the study report). area Client Responsibility 100.00%	y period. Unit Cost \$528.09	Replacement Cos for Study Year
Yearly Exp Unless a O 2024 01.006.000 Componen Last In- Service 2003 Yearly Exp	penditures f one-Time Exper 08 V nt Details Est Useful Life 20 penditures f	or this co diture, any o olley Bal Repl Interval 20 or this co	mponent y expenditures a \$2,228.5 Il Net. Star Remain Useful Life 0 mponent y	rear(s) and example a fter 2023 includes a fter 202	Rpenditures are shown b clude a compounded inf 044 Bounds Field Meas. Quantity or Count	Units pr pelow for this of pr pelow for this of pr	component if occur ee last page of this .960.18 Recreation % Replaced Per Interval 100.0%	ring within the study report). area Client Responsibility 100.00% ring within the study	y period. Unit Cost \$528.09	Replacement Cos for Study Year



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01.006.00	09 B	asket Ba	II Standar	ds			Basket ball	court		
<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
2003	25	25	5	2028	1	ea	100.0%	100.00%	\$4,893.61	\$4,894.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this o	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2028			\$5,817.5	5						
01.006.00 ⁷	10 C	olor coa	t				Basket ball	court		
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
2016	10	10	3	2026	1440	sy	100.0%	100.00%	\$3.09	\$4,450.0
Yearly Exp	penditures fo	or this co	<u>mponent</u> y	ear(s) and example 2023 inc	1440 spenditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study	/ period.	\$4,450.0 357.92_
Yearly Exp Unless a O 2026	penditures fo ne-Time Expen	or this co	mponent y expenditures a \$4,949.0	ear(s) and example 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).	/ period.	\$4,450.0 357.92
Yearly Exp Unless a O 2026	oenditures fo ne-Time Expen	or this co diture, any o	mponent y expenditures a \$4,949.0	ear(s) and example 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 6,653.49 2	ring within the study report).	/ period.	
Yearly Exp Unless a O 2026 001.006.00	oenditures fo ne-Time Expen	or this co diture, any o	mponent y expenditures a \$4,949.0	ear(s) and example 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 6,653.49 2	ring within the study report).	/ period.	357.92
Yearly Exp Unless a O 2026 001.006.00 Componen Last In-	ne-Time Expen 11 C <u>nt Details</u> Est Useful	or this co diture, any o harcoal Repl	mponent y expenditures a \$4,949.0 Grills Remain	fear(s) and example after 2023 inc 06 20 Next Repl.	xpenditures are shown l lude a compounded inf 036 Field Meas.	pelow for this c lation factor (s \$6	component if occur ee last page of this 3,653.49 2 Pavalion % Replaced	ring within the study report). 046 Client	/ period. \$8,3	857.92
Yearly Exp Unless a O 2026 001.006.00 Componen Last In- Service 2003	ne-Time Expen 11 C <u>nt Details</u> Est Useful Life 20	harcoal Repl Interval	mponent y expenditures a \$4,949.0 Grills Remain Useful Life 0	fear(s) and example after 2023 inc 06 20 06 20 20 20 20 20 20 20 20 20 20 20 20 20 2	Field Meas. Quantity or Count	Delow for this of lation factor (so \$6	component if occur ee last page of this 6,653.49 2 Pavalion % Replaced Per Interval 100.0%	ring within the study report). 046 Client Responsibility 100.00%	y period. \$8,3 Unit Cost \$127.95	357.92 Replacement Cos for Study Year
Yearly Exp Unless a O 2026 001.006.00 Componen Last In- Service 2003 Yearly Exp	Denditures for ne-Time Expen 11 C 12 C 13 C 14 C 15 C 16 C 17 C 18 C 19 C 10 C	harcoal Repl Interval 15	mponent y expenditures a \$4,949.0 Grills Remain Useful Life 0 mponent y	fear(s) and example after 2023 income 16 20 Next Repl. Year 2023 fear(s) and example 10 Year (s) Year (s) Ye	Expenditures are shown l Filude a compounded inf The second secon	Units ea below for this of	component if occur ee last page of this 3,653.49 2 Pavalion % Replaced Per Interval 100.0%	ring within the study report). 046 Client Responsibility 100.00% ring within the study	y period. \$8,3 Unit Cost \$127.95	357.92 Replacement Confor Study Year



Final Publication Revision

001.006.00	12 S	ite Electi	rical Servi	ces (Light	ting, Irrigation)		Recreation	area		
Componer					,					
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	50	50	27	2050	1	ea	100.0%	100.00%	\$2,041.24	\$2,041.00
				after 2023 inc	penditures are shown lude a compounded in				y period.	
001.006.00		olor coa	t				Tennis cou	rts		
Componer Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count		% Replaced Per Interval	Client		Replacement Cost for Study Year
2015	10	10	2	2025	1440	Units sy	100.0%	Responsibility 100.00%	Unit Cost \$14.22	\$20,477.00
				after 2023 inc	penditures are shown lude a compounded in 035	flation factor (se	e last page of this			375.89
001.006.00	14 A	sphalt re	esurface				Tennis cou	rts		
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
2003	50	50	30	2053	1440	sy	100.0%	100.00%	\$49.95	\$71,928.00
Total fo	or 001.006	Recreat	ion							\$187,672.00



01.007.00	01 F	ence me	etal picket				Pump hous			
Compone		chice, nic					i unp nous			
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	50	50	27	2050	48	lf	100.0%	100.00%	\$77.72	\$3,731.00
	One-Time Exper			after 2023 inc	penditures are shown l lude a compounded inf				/ period.	
01.007.00	02 S	tacked b	lock retain	ning wall			Pump hous	e		
Compone	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
						Onito				,
2000 <u>Yearly Ex</u>	50 penditures f	50 or this co	27	2050	300	sf	100.0%	100.00%	\$26.83	
Yearly Ex	penditures f Dne-Time Exper	or this co nditure, any o	27 mponent y expenditures a \$16,350.8	2050 ear(s) and ex ifter 2023 inc		sf below for this c	100.0% component if occur ee last page of this	100.00%	\$26.83	\$8,049.00
Yearly Ex Unless a C 2050	penditures f Dne-Time Exper	or this co nditure, any o	27 mponent y expenditures a \$16,350.8	2050 ear(s) and ex ifter 2023 inc	300 spenditures are shown l lude a compounded inf	sf below for this c	100.0% component if occur ee last page of this	100.00% ring within the study report).	\$26.83	
Yearly Ex Unless a C 2050 01.007.00	penditures f Dne-Time Exper	or this co nditure, any o	27 mponent y expenditures a \$16,350.8 chain link,	2050 ear(s) and ex ifter 2023 inc	300 spenditures are shown l lude a compounded inf	sf below for this c	100.0% component if occur ee last page of this	100.00% ring within the study report).	\$26.83	
Yearly Ex Unless a C 2050 001.007.00 Componen Last In-	penditures f Dne-Time Exper 003 F nt Details Est Useful	or this co diture, any encing, o Repl	27 mponent y expenditures a \$16,350.8 chain link, Remain	2050 ear(s) and ex after 2023 inc 6 vinyl coa Next Repl.	300 spenditures are shown l lude a compounded inf ted, 4 ft high Field Meas.	sf below for this o lation factor (s	100.0% component if occur ee last page of this Pavalion ar % Replaced	100.00% ring within the study report).	\$26.83	\$8,049.00 Replacement Cos
Yearly Ex Unless a C 2050 01.007.00 Componen Last In- Service	penditures f Dine-Time Exper 003 F <u>nt Details</u> Est Useful Life 50	or this co aditure, any of encing, of Repl Interval 50	27 mponent y expenditures a \$16,350.8 chain link, Remain Useful Life	2050 ear(s) and ex offer 2023 inc 6 vinyl coa Next Repl. Year 2053	300 spenditures are shown l lude a compounded inf ted, 4 ft high Field Meas. Quantity or Count	sf below for this o lation factor (s	100.0% component if occur ee last page of this Pavalion ar % Replaced Per Interval	100.00% ring within the study report). nd playground Client Responsibility 100.00%	\$26.83 / period.	\$8,049.00 Replacement Cos for Study Year
Yearly Ex Unless a C 2050 01.007.00 Componen Last In- Service 2003 01.007.00	penditures f Dne-Time Exper 003 F nt Details Est Useful Life 50 004 F	or this co aditure, any of encing, of Repl Interval 50	27 mponent y expenditures a \$16,350.8 chain link, Remain Useful Life 30	2050 ear(s) and ex offer 2023 inc 6 vinyl coa Next Repl. Year 2053	300 spenditures are shown l lude a compounded inf ted, 4 ft high Field Meas. Quantity or Count	sf below for this o lation factor (s	100.0% component if occur ee last page of this Pavalion ar % Replaced Per Interval 100.0%	100.00% ring within the study report). nd playground Client Responsibility 100.00%	\$26.83 / period.	\$8,049.00 Replacement Cos for Study Year
Yearly Ex Unless a C 2050 01.007.00 Componen Last In- Service 2003	penditures f Dne-Time Exper 003 F nt Details Est Useful Life 50 004 F	or this co aditure, any of encing, of Repl Interval 50	27 mponent y expenditures a \$16,350.8 chain link, Remain Useful Life 30	2050 ear(s) and ex offer 2023 inc 6 vinyl coa Next Repl. Year 2053	300 spenditures are shown l lude a compounded inf ted, 4 ft high Field Meas. Quantity or Count	sf below for this o lation factor (s	100.0% component if occur ee last page of this Pavalion ar % Replaced Per Interval 100.0%	100.00% ring within the study report). nd playground Client Responsibility 100.00%	\$26.83 / period.	\$8,049.00 Replacement Cos for Study Year



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001.007.000	05 Fo	ence gat	es, 10 ft vi	nyl coate	d chain link		Tennis cou	rts		
Componen		J	,	,						
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	1	ea	100.0%	100.00%	\$861.77	\$862.00
001.007.000	D6 T	ennis co	urt fencing	g, 4 ft ving	yl coated (replac	e w/10')	Tennis cou	rts		
<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
2003	50	50	30	2053	160	lf	100.0%	100.00%	\$28.63	\$4,581.00
001.007.000	07 Fe	ence Gat	es, 4 ft Vi	nyl Coate	d Chain Link (Re	place w/10')	Tennis cou	rts		
<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
2003	50	50	30	2053	2	ea	100.0%	100.00%	\$420.39	\$841.00
001.007.000	08 S	tacked b	lock retair	ning wall			Tennis cou	rts		
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
2003	50	50	30	2053	270	sf	100.0%	100.00%	\$26.83	\$7,244.00
001.007.000	09 C	hain-link	fence - 4'	h, vinyl-c	oated		Swimming	Pools		
<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
2005	40	40	22	2045	150	LF	100.0%	100.00%	\$28.63	\$4,295.00
					xpenditures are shown lude a compounded in				/ period.	
2045			\$7,902.4	0						



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01.007.00	10 C	hain-link	fence - 6'ł	n, vinyl-c	oated		Swimming	Pools		
<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
2005	40	40	22	2045	640	LF	100.0%	100.00%	\$39.34	\$25,178.00
					penditures are shown b lude a compounded inf				y period.	
2045			\$46,325.3	7						
Total fo	or 001.007	Fencino	. & Retain	ing Wall	S					\$87,021.00



The Highlands Community Association Inc.

001.008 Site Structures

There were no noticable signs of damage or failure to the site structures throughout the community. All In Service Dates should be verified.

01.008.00	01 T	reated de	ecking				Docks			
<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 Cos for Study Year
2002	25	25	4	2027	600	sf	100.0%	100.00%	\$6.44	\$3,864.0
Yearly Ex	penditures f	or this co	mponent y	ear(s) and e	expenditures are shown b	pelow for this c	omponent if occur	ring within the stud	y period.	
					clude a compounded inf					
2027			\$4,445.1	7	2052	\$8	,145.68			
01.008.00	02 R	epair an	d repaint				Docks & ga	zebo		
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
2015	8	7	0	2023	980	sf	100.0%	100.00%	\$0.95	\$931.0
			-			-			· ·	\$931.0
Yearly Ex	penditures f	or this co	mponent _Y	ear(s) and e	980 expenditures are shown b iclude a compounded infl	pelow for this o	omponent if occur	ring within the stud	· ·	\$931.0
Yearly Ex	penditures f	or this co	mponent _Y	ear(s) and eafter 2023 ir	expenditures are shown b	below for this c lation factor (s	component if occur ee last page of this	ring within the stud	y period.	\$931.C
Yearly Ex Unless a O	penditures f	or this co	mponent Y expenditures a	ear(s) and eafter 2023 ir	expenditures are shown b Include a compounded infl	below for this c lation factor (s \$1	component if occur ee last page of this	ring within the stud report).	y period.	
Yearly Ex Unless a O 2023	penditures fo	or this co	mponent y expenditures a \$931.0	ear(s) and eafter 2023 ir	expenditures are shown b Iclude a compounded infl 2030	below for this c lation factor (s \$1	component if occur ee last page of this ,177.96 2	ring within the stud report).	y period.	`
Yearly Exp Unless a O 2023 2044	penditures fo one-Time Expen 03 P	or this co diture, any o	mponent y expenditures a \$931.0	ear(s) and eafter 2023 ir	expenditures are shown b Iclude a compounded infl 2030	below for this c lation factor (s \$1	component if occur ee last page of this ,177.96 2 ,926.95	ring within the stud report).	y period.	
Yearly Exp Unless a O 2023 2044 001.008.00	penditures fo one-Time Expen 03 P	or this co diture, any o	mponent y expenditures a \$931.0	ear(s) and eafter 2023 ir	expenditures are shown b aclude a compounded infl 2030 2051	below for this c lation factor (s \$1	component if occur ee last page of this ,177.96 2 ,926.95	ring within the stud report).	y period.	27.62 Replacement Cos
Yearly Exp Unless a O 2023 2044 001.008.00 Componer Last In-	penditures for one-Time Expen 03 P o <u>t Details</u> Est Useful	or this co diture, any ilings Repl	mponent y expenditures a \$931.0 \$1,677.2 Remain	rear(s) and of after 2023 in 100 2000 2000 2000 2000 2000 2000 2000	expenditures are shown to a compounded inflected a compounded inflected by a compounded by a compounded inflected by a compounded by a compoun	below for this clation factor (s \$1 \$1	component if occur ee last page of this ,177.96 2 ,926.95 2 Docks % Replaced	ring within the study report). 037 Client	y period. \$1,4	Replacement Cos for Study Year
Yearly Ex Unless a O 2023 2044 001.008.00 Componer Last In- Service 2002	penditures for one-Time Expension 03 P nt Details Est Useful Life 25	or this co diture, any o ilings Repl Interval 25	mponent y expenditures a \$931.0 \$1,677.2 Remain Useful Life 4	rear(s) and cafter 2023 in 00 21 Next Repl Year 2027	expenditures are shown to aclude a compounded infl 2030 2051 . Field Meas. Quantity or Count 60	Delow for this of lation factor (s \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	component if occur ee last page of this ,177.96 2 ,926.95 Docks % Replaced Per Interval 100.0%	ring within the study report). 037 Client Responsibility 100.00%	y period. \$1,4 Unit Cost \$43.16	Replacement Cos
Yearly Ex Unless a O 2023 2044 01.008.00 Componer Last In- Service 2002 Yearly Ex	penditures for one-Time Expension 03 P nt Details Est Useful Life 25 penditures for	or this co diture, any o ilings Repl Interval 25 or this co	mponent y expenditures a \$931.0 \$1,677.2 Remain Useful Life 4 mponent y	ear(s) and offer 2023 ir	expenditures are shown to include a compounded infl 2030 2051 . Field Meas. Quantity or Count	Delow for this clation factor (so \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	component if occur ee last page of this ,177.96 2 ,926.95 Docks % Replaced Per Interval 100.0%	ring within the study report). 037 Client Responsibility 100.00%	y period. \$1,4 Unit Cost \$43.16	27.62 Replacement Cos for Study Year



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001.008.000)4 F	raming					Gazebo			
<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	35	35	14	2037	256	sf	100.0%	100.00%	\$55.33	\$14,164.00
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	y period.	
					lude a compounded in					
2037			\$21,719.6	7						
001.008.000)5 D	ecking					Gazebo			
<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 Cos for Study Year
2002	25	20	4	2027	256	sf	100.0%	100.00%	\$7.33	\$1,876.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	y period.	
					lude a compounded in					
2027			\$2,158.1	6 20	047	\$3	,595.38			
001.008.000)6 R	ailing					Gazebo			
<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 Cos for Study Year
2002	25	20	4	2027	60	lf	100.0%	100.00%	\$50.96	\$3,058.0
					penditures are shown lude a compounded in				y period.	
2027		and of any t	\$3,517.9)47		,860.66			
2021			ψ0,017.9	·		ψŪ	,000.00			



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001.008.00	07 A	sphalt s	hingles, di	mension	al		Gazebo			
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	25	20	4	2027	3	sq	100.0%	100.00%	\$531.39	\$1,594.00
Unless a C			expenditures	after 2023 in	xpenditures are shown clude a compounded ir	nflation factor (se	e last page of this		y period.	
2027			\$1,833.7	4 2	047	\$3,	054.86			
001.008.00	08 C	oncrete	repair				Boat ramp			
<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
2003	20	20	0	2023	1	LS	100.0%	100.00%	\$40,000.00	\$40,000.00
Documen	ted Costs we	ere used	for this con	nponent c	ost					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2023	\$40,0	00.00	100.0%	1	LS Estimate provi	ded by client				
Yearly Ex	penditures fo	or this co	omponent y	ear(s) and e	xpenditures are shown	below for this co	omponent if occur	ring within the stud	v period	
					clude a compounded ir				,	
2023			\$40,000.0	0 2	043	\$70,	531.04			
On 9/12/20	•	•	lista, DMA I							
Docum	ented Cost o	t \$40000	at 100% for	1 LS for Y	ear 2023 was adde	d.				



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01.008.00	09 Bi	rick tuck	pointing				Pavalion w	alls		
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
2003	40	10	20	2043	2250	sf	100.0%	100.00%	\$18.81	\$42,323.0
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 stud	y period.	
					lude a compounded inf					
2043			\$74,627.1	8						
01.008.00		sphalt sł	n <mark>ingles</mark> , di	mensiona	al		Pavalion ro	of		
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
2023	20	20	20	2043	19	sq	100.0%	100.00%	\$531.39	\$10,096.0
Yearly Exp	penditures fo	or this co	mponent _Y	ear(s) and ex after 2023 inc	19 spenditures are shown l clude a compounded inf 043	below for this c lation factor (se	component if occur	ring within the stud	· · · · · ·	\$10,096.0
<u>Yearly Exp</u> Unless a O 	penditures fo ne-Time Expend 123 By	or this con diture, any e Roy Kal	mponent y expenditures a \$10,096.0 ista, DMA F	ear(s) and example and example a filter 2023 income a constraint of the constraint o	xpenditures are shown clude a compounded inf 043	below for this c lation factor (se	component if occur ee last page of this	ring within the stud	· · · · · ·	\$10,096.0
Yearly Exp Unless a O 2023 On 9/12/20 Last In-	Denditures for ne-Time Expendence D23 By -Service Year	or this con diture, any e Roy Kal was char	mponent y expenditures a \$10,096.0 ista, DMA F	ear(s) and example after 2023 inc 0 20 Reserves 003 to 2023	xpenditures are shown i clude a compounded inf 043 3.	below for this c lation factor (se	component if occur ee last page of this	ring within the stud	· · · · · ·	\$10,096.0
<u>Yearly Exp</u> Unless a O 2023 On 9/12/20 Last In- 01.008.00	penditures for ne-Time Expend 23 By Service Year 11 St	or this con diture, any e Roy Kal was char	mponent y expenditures a \$10,096.0 ista, DMA F nged from 2	ear(s) and example after 2023 inc 0 20 Reserves 003 to 2023	xpenditures are shown i clude a compounded inf 043 3.	below for this c lation factor (se	component if occur ee last page of this ,802.05	ring within the stud	· · · · · ·	\$10,096.C
<u>Yearly Exp</u> Unless a O 	penditures for ne-Time Expend 23 By Service Year 11 St	or this con diture, any e Roy Kal was char	mponent y expenditures a \$10,096.0 ista, DMA F nged from 2	ear(s) and example after 2023 inc 0 20 Reserves 003 to 2023	xpenditures are shown i clude a compounded inf 043 3.	below for this c lation factor (se	component if occur ee last page of this ,802.05	ring within the stud	· · · · · ·	\$10,096.0 Replacement Cos for Study Year



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001.008.00	12 0	onoroto	natio				Pavalion			
		oncrete	patio				Pavalion			
<u>Componer</u>	<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
2003	25	5	5	2028	180	sf	100.0%	100.00%	\$34.76	\$6,257.0
Yearly Ex	penditures 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 in				-	
2028			\$7,437.7	8 20)33	\$8	3,635.80 2	038	\$9,8	34.63
2043			\$11,032.8	4 20)48	\$12	2,231.38			
001.008.00	13	tility bui	Idina				Pool Pump	house		
		unity bui	lung				FOOLFUIIIP	nouse		
<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 Cos for Study Year
2002	50	50	29	2052	128	sf	100.0%	100.00%	\$45.65	\$5,843.00
Yearly Ex	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 int					
2052			\$12,317.6	1						
01.008.00	14 A	sphalt s	hingles, di	mensiona	al		Pool Pump	house		
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
2002	25	25	4	2027	2	sq	100.0%	100.00%	\$531.39	\$797.00
Yearly Ex	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				,	
2027			\$916.8	7 20)52	\$1	1,680.18			
						÷	-			



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1.008.00	15 E	lectrical	service pa	nel, 60 ai	mp		Pool Pump	house		
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	50	50	29	2052	1	ea	100.0%	100.00%	\$2,041.24	\$2,041.00
					penditures are shown l lude a compounded inf				y period.	
2052			\$4,302.5	7						
Total fo	or 001.008	Site Str	uctures							\$165,194.00



002 001 Sales Office Exterior

The Highlands Community Association Inc.

02.001.00	01 S	hingled r	oof, full-d	limensior	nal asphalt		Sales Offic	e		
Compone			·							
Last In- Service	Est 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
1993	31	25	1	2024	19	SQ	100.0%	100.00%	\$531.39	\$10,096.0
					f		Sales Offic	е		
02.001.00	02 A	luminum	gutter & o	lownspo	ut		Sales Unic			
		luminum	gutter & d	lownspo	ut		Sales Offic	-		
		luminum Repl Interval		lownspo Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
02.001.00 Compone		luminum	gutter & o	lownspo	ut		Sales Offic			

We would recommend adding more gutters and downspouts along the back of the building as well as what is existing in the front.



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002.001.00	03 F	iber cem	ent siding	, various	contours		Sales Offic	9		
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
1993	30	45	0	2023	1080	SF	100.0%	100.00%	\$12.19	\$13,165.00
2023		-	\$13,165.0	00						
On 3/1/202 Some c	of the siding a	at the base		ding has be	een replaced and we end this occur soon t				siding so, we are	using a fiber
On 3/1/202 Some c	of the siding a t siding cost f	at the base	e of the build ment and w	ding has be				the building.	siding so, we are	using a fiber
On 3/1/202 Some c	of the siding a training cost f	at the base for replace	e of the build ment and w	ding has be			rther damage to	the building.	siding so, we are	using a fiber
On 3/1/202 Some c cement 002.001.00	of the siding a training cost f	at the base for replace	e of the build ment and w	ding has be ve recomme Next Repl.			rther damage to	the building.	siding so, we are	using a fiber Replacement Cost for Study Year
On 3/1/202 Some c cement 002.001.00 Componer Last In-	of the siding a t siding cost f 04 E <u>nt Details</u> Est Useful	at the base for replace xterior s Repl	e of the build ment and w offit Remain	ding has be ve recomme Next Repl.	end this occur soon f	to prevent fu	rther damage to Sales Offic % Replaced	the building. e Client		Replacement Cost
On 3/1/202 Some c cement 002.001.00 Componer Last In- Service 1993	of the siding a t siding cost f 04 E <u>nt Details</u> Est Useful Life 30	at the base for replace Exterior s Repl Interval 20	e of the build ment and w offit Remain Useful Life 0	ding has be ve recomme Next Repl. Year 2023	Field Meas. Quantity or Count	Units SF	rther damage to Sales Offic % Replaced Per Interval 100.0%	the building. e Client Responsibility 100.00%	Unit Cost \$14.80	Replacement Cost for Study Year
On 3/1/202 Some c cement 002.001.00 Componer Last In- Service 1993 Yearly Exp	of the siding a t siding cost f 04 E <u>nt Details</u> Est Useful Life 30 penditures f	at the base for replace Exterior s Repl Interval 20 or this co	e of the build ment and w offit Remain Useful Life 0 mponent	ding has be ve recomme Next Repl. Year 2023 Year(s) and ex	Field Meas. Quantity or Count 280	Units SF Delow for this o	rther damage to Sales Offic % Replaced Per Interval 100.0%	the building. Client Responsibility 100.00%	Unit Cost \$14.80	Replacement Cost for Study Year



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The Highlands Community Association Inc.

02.001.00	05 F	ascia, P\	/C to repla	ice wood			Sales Offic	е		
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
1993	30	45	0	2023	160	LF	100.0%	100.00%	\$8.86	\$1,418.0
Yearly Ex	oenditures f	or this co	mponent y	ear(s) and ex	xpenditures are shown	below for this	component if occur	ring within the stud	v period.	
					clude a compounded inf				,	
2023			\$1,418.0	0						
0	NO D.									
	-	•	ista, DMA F							
	iced pest da	mage to th	-		the site visit which is	s why we are	recommending	replacing the exi	sting wood fascia	with a composite
We not	-	mage to th	-		the site visit which is	s why we are	recommending	replacing the exi	sting wood fascia	with a composite
We not	iced pest da al in the near	mage to th future.	-	he time of		s why we are	recommending Sales Offic		sting wood fascia	with a composite
We not materia	iced pest da al in the near 06 A	mage to th future.	e fascia at t	he time of		s why we are			sting wood fascia	with a composite
We not materia 02.001.00	iced pest da al in the near 06 A	mage to th future.	e fascia at t e decking,	he time of		why we are			sting wood fascia	with a composite Replacement Cos for Study Year
We not materia 02.001.00 Componer Last In-	iced pest da al in the near 06 A <u>nt Details</u> Est Useful	mage to th future. Iternative Repl	e fascia at t e decking, Remain	he time of compos Next Repl.	ite Field Meas.		Sales Offic % Replaced	e Client	-	Replacement Cos
We not materia 02.001.00 Componer Last In- Service 2015	iced pest dat al in the near 06 A <u>nt Details</u> Est Useful Life 30	Repl Interval	e fascia at t e decking, Remain Useful Life 22	he time of compos Next Repl. Year 2045	ite Field Meas. Quantity or Count 3040	Units	Sales Offic % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$16.99	Replacement Cos for Study Year
We not materia 02.001.00 Componer Last In- Service 2015 Yearly Exp	iced pest da al in the near 06 A <u>nt Details</u> Est Useful Life 30 penditures f	Repl Interval 30	e fascia at t e decking, Remain Useful Life 22 mponent Y	he time of compos Next Repl. Year 2045 fear(s) and ex	ite Field Meas. Quantity or Count	Units SF below for this o	Sales Offic % Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$16.99	Replacement Cos for Study Year
We not materia 02.001.00 Componer Last In- Service 2015 Yearly Exp	iced pest da al in the near 06 A <u>nt Details</u> Est Useful Life 30 penditures f	Repl Interval 30	e fascia at t e decking, Remain Useful Life 22 mponent Y	he time of compos Next Repl. Year 2045 ear(s) and example after 2023 inc	ite Field Meas. Quantity or Count 3040 xpenditures are shown	Units SF below for this o	Sales Offic % Replaced Per Interval 100.0%	Client Responsibility 100.00% ring within the study	Unit Cost \$16.99	Replacement Cos for Study Year

While the composite decking appears in good condition, the sub-structure is laid out to support wooden deck boards which are less flexible. We recommend either, replacing the existing deck board with a more rigid composite decking or to add structural supports under the deck to mitigate the flexing of the existing decking.



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02.001.00	07 V	lood dec	k structur	e			Sales Offic	e		
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
1993	30	10	0	2023	3040	SF	100.0%	10.00%	\$16.59	\$5,043.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	v period.	
					lude a compounded inf					
2023			\$5,043.0	0 20	033	\$6	6,960.25 2	043	\$8,8	92.20
02.001.00	08 R	ailings					Sales Offic	e		
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
1993	30	30	0	2023	154	LF	100.0%	100.00%	\$58.73	\$9,044.0
Yearly Exp	penditures fo	or this co	mponent _Y	ear(s) and ex fter 2023 inc	154 spenditures are shown l lude a compounded inf	below for this o	component if occur	ring within the study		\$9,044.0
Yearly Exp Unless a O	oenditures fo ne-Time Expen	or this co diture, any e	mponent Y expenditures a	ear(s) and ex fter 2023 inc	penditures are shown	below for this o	component if occur	ring within the study report).		\$9,044.0
Yearly Exp Unless a O 2023	oenditures fo ne-Time Expen	or this co diture, any e	mponent y expenditures a \$9,044.0	ear(s) and ex fter 2023 inc	penditures are shown	below for this o	component if occur ee last page of this	ring within the study report).		\$9,044.0
Yearly Exp Unless a O 2023 02.001.000	oenditures fo ne-Time Expen	or this co diture, any e	mponent y expenditures a \$9,044.0	ear(s) and ex fter 2023 inc	penditures are shown	below for this o	component if occur ee last page of this	ring within the study report).		\$9,044.0 Replacement Cos for Study Year



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02.001.00	10 E	xterior d	ouble entr	ance doo	r and frame, full g	lass	Sales Office	e		
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
1993	42	32	12	2035	5	PR	100.0%	100.00%	\$4,872.39	\$24,362.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	/ period.	
					lude a compounded infl					
2035			\$35,491.7	8						
02.001.00	11 E	xterior d	ouble stee	l service	doors and frame		Sales Office	e		
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
1993	32	32	2	2025	1	PR	100.0%	100.00%	\$2,406.61	\$2,407.0
Yearly Exp	penditures f	or this co	mponent _Y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	/ period.	
Unless a O	ne-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded infl	ation factor (s	ee last page of this	report).		
2025			\$2,584.6	7						
02.001.00	12 E	xterior s	ingle steel	service o	door & frame		Sales Offic	e		
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
1993	32	32	2	2025	3	EA	100.0%	100.00%	\$1,675.11	\$5,025.0
	nondituros f	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	/ period.	
Yearly Exp	<u>venuitures r</u>						•	-	-	
					lude a compounded infl	ation factor (s	ee last page of this	report).		



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3 W	/indows					Sales Office	e		
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 Cos for Study Year
32	32	2	2025	1046	SF	100.0%	100.00%	\$79.13	\$82,770.0
enditures fo	or this cor	nponent y	ear(s) and ex	penditures are shown b	pelow for this c	omponent if occur	ring within the study	/ period.	
e-Time Expen	diture, any e	xpenditures a	fter 2023 inc	lude a compounded inf	ation factor (se	e last page of this	report).		
		\$88,879.3	6						
4 W	/all moun	nted light f	ixture			Sales Office	9		
<u>t Details</u>									
Est 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
35	20	5	2028	8	EA	100.0%	100.00%	\$269.62	\$2,157.0
		expenditures a	fter 2023 inc	lude a compounded inf	lation factor (se	ee last page of this		[,] period.	
		JZ.304.0	D 20						
		+=,==		5-0	φ4	,216.53			
15 La	antern sty	yle light fi			 	Sales Office	9		
l5 La <u>t Details</u>	antern st					·	9		
	antern st Repl Interval	yle light fi		Field Meas. Quantity or Count	Units	·	e Client Responsibility	Unit Cost	Replacement Cos for Study Year
<u>t Details</u> Est Useful	Repl	yle light fi x Remain	xture Next Repl.	Field Meas.		Sales Office	Client	Unit Cost \$550.04	
<u>t Details</u> Est Useful Life 35	Repl Interval 20	yle light fi Remain Useful Life 5	xture Next Repl. Year 2028	Field Meas. Quantity or Count 2	Units EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	\$550.04	for Study Year
t Details Est Useful Life 35 penditures fo	Repl Interval 20 or this cor	yle light fiz Remain Useful Life 5 mponent Ye	xture Next Repl. Year 2028 ear(s) and ex	Field Meas. Quantity or Count	Units EA pelow for this c	Sales Office % Replaced Per Interval 100.0% omponent if occurr	Client Responsibility 100.00% ring within the study	\$550.04	for Study Year
	t Details Est Useful Life 32 benditures for he-Time Expense 14 W t Details Est Useful Life 35 benditures for	t Details Est Useful Repl Interval 32 32 benditures for this cor he-Time Expenditure, any e I4 Wall mount t Details Est Useful Repl Life Interval 35 20 benditures for this cor	t Details Est Useful Repl Remain Life Interval Useful Life 32 32 2 penditures for this component ye ne-Time Expenditure, any expenditures a \$88,879.30 14 Wall mounted light fit t Details Est Useful Repl Remain Life Interval Useful Life 35 20 5	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year 32 32 2 2025 penditures for this component the-Time Expenditure, any expenditures after 2023 incomponent \$88,879.36 Year 4 Wall mounted light fixture t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year 35 20 5 2028 penditures for this component Vear Year Year	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count 32 32 2 2025 1046 benditures for this component me-Time Expenditure, any expenditures after 2023 include a compounded infl \$88,879.36 Total 14 Wall mounted light fixture t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count 35 20 5 2028 8 benditures for this component Life Year(s) and expenditures are shown to Year(s) and expenditures are shown to the the time Expenditure, any expenditures after 2023 include a compounded infl	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units 32 32 2 2025 1046 SF Denditures for this component Nee-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (set \$88,879.36 Interval Wall mounted light fixture Set Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units 35 20 5 2028 8 EA Denditures for this component Year(s) and expenditures are shown below for this component Set Useful Life Repl Interval Next Repl Useful Life Field Meas. Quantity or Count Units 35 20 5 2028 8 EA Denditures for this component Year(s) and expenditures are shown below for this component Set Useful Life Year(s) and expenditures are shown below for this component	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Quantity or Count Units % Replaced Per Interval 32 32 2 2025 1046 SF 100.0% Denditures for this component the Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$88,879.36 If Wall mounted light fixture Sales Office t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Quantity or Count Units % Replaced Per Interval 35 20 5 2028 8 EA 100.0% Denditures for this component Tear(s) and expenditures are shown below for this component if occurr Quantity or Count Units 35 20 5 2028 8 EA 100.0% Denditures for this component Tear(s) and expenditures are shown below for this component if occurr per Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this page of this	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units % Replaced Per Interval Client Responsibility 32 32 2 2025 1046 SF 100.0% 100.00% this component Year(s) and expenditures are shown below for this component if occurring within the study ne-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). \$88,879.36 Id Value Interval light fixture Sales Office Id Sales Office Est Useful Life Repl Interval Remain Vert Repl. Field Meas. Quantity or Count % Replaced Units Client Responsibility 35 20 5 2028 8 EA 100.0% 100.00%	t Details Est Useful Life Repl Interval Remain Useful Life Next Repl Year Field Meas. Quantity or Count Quantity or Count Wnits Replaced Per Interval Client Responsibility Unit Cost 32 32 2 2025 1046 SF 100.0% 100.00% \$79.13 Denditures for this component vear(s) and expenditures are shown below for this component if occurring within the study period. Sales Office Sales Office Sales Office To this component list we repression and expenditures are shown below for this component if occurring within the study period. Sales Office Sales Office Vear Sales Office Sales Office Sales Office Est Useful Interval Useful Life Year Quantity or Count Units % Replaced Per Interval Responsibility Unit Cost 35 20 5 2028 8 EA 100.0% 100.00% \$269.62 Denditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.



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002.001.00	16 C	eiling mo	ounted ligh	t fixture			Sales Offic	e		
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
1993	35	15	5	2028	1	EA	100.0%	100.00%	\$178.68	\$179.00
					penditures are shown b lude a compounded inf				y period.	
2028	·		\$212.78	3 20	043		\$315.62			
Total fo	or 002.001	Sales O	ffice Exte	rior						\$214,976.00



The Highlands Community Association Inc.

002.002 Sales Office Interior

Overall, the interior components appeared to be in fair to good condition. Replacement of many of these components is at the discretion of the association and can be adjusted to reflect the plans and budget of the association.

	01 C	arpet, up	ostairs				Sales Offic	е		
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
1993	40	15	10	2033	28	SY	100.0%	100.00%	\$39.86	\$1,116.0
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this o	component if occur	ring within the study	y period.	
					lude a compounded inf					
2033			\$1,540.2	9 2	048	\$2	,181.60			
02.002.00	02 C	arpet, do	wnstairs				Sales Office	e		
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
1993	30	15	0	2022	4.4	0)/	400.004	100.000/	¢00.00	A A A A A A A A A A
1995	30	15	0	2023	44	SY	100.0%	100.00%	\$39.86	\$1,754.0
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this o	component if occur	ring within the study		\$1,754.0
Yearly Ex Unless a O	penditures for one-Time Expen	or this co	mponent y expenditures a	ear(s) and ex after 2023 inc		pelow for this o	component if occur	ring within the study		\$1,754.0
Yearly Ex	penditures for one-Time Expen	or this co	mponent y	ear(s) and ex after 2023 inc	penditures are shown l	below for this o lation factor (s	component if occur	ring within the study		\$1,754.0
Yearly Ex Unless a O	penditures for	or this co diture, any o	mponent y expenditures a	ear(s) and exarts and exarts after 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).		\$1,754.0
Yearly Ex Unless a O 2023	penditures for one-Time Expen 03 R	or this co diture, any o	mponent y expenditures a \$1,754.0	ear(s) and exarts and exarts after 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 2,756.89	ring within the study report).		\$1,754.0
Yearly Ex Unless a O 2023 02.002.00	penditures for one-Time Expen 03 R	or this co diture, any o	mponent y expenditures a \$1,754.0	ear(s) and exarts and exarts after 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 2,756.89	ring within the study report).		
Yearly Ex Unless a O 2023 02.002.00 Componer Last In-	penditures for one-Time Expen 03 R nt Details Est Useful	or this co diture, any o efinish w Repl	mponent y expenditures a \$1,754.0 vood strip Remain	ear(s) and example after 2023 income 0 20 flooring Next Repl.	spenditures are shown l lude a compounded inf 038 Field Meas.	below for this clation factor (s	component if occur ee last page of this 2,756.89 Sales Offic % Replaced	ring within the study report). e Client	y period.	Replacement Cos
Yearly Ex Unless a O 2023 02.002.00 Componer Last In- Service 1993	penditures for one-Time Expension 03 R <u>ot Details</u> Est Useful Life 40	efinish w Repl Interval	mponent y expenditures a \$1,754.0 vood strip Remain Useful Life 10	ear(s) and example after 2023 income on 20 flooring Next Repl. Year 2033	Field Meas. Quantity or Count 740	Units SF	component if occur ee last page of this 3,756.89 Sales Offic % Replaced Per Interval 100.0%	ring within the study report). e Client Responsibility 100.00%	y period. Unit Cost \$2.41	Replacement Cos for Study Year
Yearly Ex Unless a O 2023 02.002.00 Componer Last In- Service 1993 Yearly Ex	penditures for one-Time Expension 03 R <u>ot Details</u> Est Useful Life 40 penditures for	efinish w Repl Interval 15 or this co	mponent y expenditures a \$1,754.0 yood strip Remain Useful Life 10 mponent y	ear(s) and example after 2023 income 0 20 flooring Next Repl. Year 2033 ear(s) and example and e	Field Meas. Quantity or Count	Units SF Delow for this of	component if occur ee last page of this 2,756.89 Sales Offic % Replaced Per Interval 100.0%	ring within the study report). e Client Responsibility 100.00% ring within the study	y period. Unit Cost \$2.41	Replacement Cos for Study Year



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02.002.00	04 Ti	le floors	, upstairs				Sales Office	e		
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
1993	50	50	20	2043	95	SF	100.0%	100.00%	\$37.83	\$3,594.0
Yearly Exp	penditures fo	r this co	mponent y	ear(s) and ex	penditures are shown b	elow for this c	component if occur	ring within the study	/ period.	
					lude a compounded infl				-	
2043			\$6,337.2	2						
02.002.00	05 Ti	le floors	, downsta	irs			Sales Office	9		
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
1993	50	50	20	2043	392	SF	100.0%	100.00%	\$37.83	\$14,829.0
					penditures are shown b lude a compounded infl				/ period.	
Unless a O 2043			\$26,147.6	3						
	06 Ca	ıbinets,	\$26,147.6				Sales Offic	9		
2043		ibinets,	. ,				Sales Office	9		
02.002.00		abinets, Repl Interval	lifeguard r		Field Meas. Quantity or Count	Units	Sales Offic % Replaced Per Interval	e Client Responsibility	Unit Cost	Replacement Cos for Study Year



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7 C	abinets,	kitchen &	storage			Sales Office	e		
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
30	30	0	2023	17	LF	100.0%	100.00%	\$247.14	\$4,201.00
enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown t	pelow for this o	component if occur	ring within the study	/ period.	
		\$4,201.0	0						
8 W	ood cab	inets, with	wood to	p		Sales Office	9		
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
50	40	20	2043	51	LF	100.0%	100.00%	\$466.91	\$23,812.0
		expenditures a	fter 2023 inc					/ period.	
9 Si	nk, kitch	nen & lifeg	uard roor	n		Sales Office	e		
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
45	30	15	2038	3	EA	100.0%	100.00%	\$1,962.20	\$5,887.0
								<i>r</i> period.	
e-Time Expen	diture, any e	expenditures a	tter 2023 Inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
	Details Est Useful Life 30 enditures for e-Time Expende betails Est Useful Life 50 enditures for e-Time Expende 50 enditures for e-Time Expende for e-Time Expend for for e-Time Expende for e-Time Expende fo	Est Useful Life Repl Interval 30 30 enditures for this content of the expenditure, any of the expenditure, any of the expenditure, any of the expenditure	Est Useful Life Repl Interval Remain Useful Life 30 30 0 enditures for this component yate the Expenditure, any expenditures a \$4,201.00 B Wood cabinets, with Details Est Useful Life Repl Interval Remain Useful Life 50 40 20 enditures for this component yate the Expenditure, any expenditures a \$41,987.12 P Sink, kitchen & lifeg Life Ational Repl Interval Sink, kitchen & lifeg 45	E Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year 30 30 0 2023 enditures for this component re-Time Expenditure, any expenditures after 2023 incomponent state-Time Expenditure, any expenditures after 2023 incomponent state-Time Expenditure, any expenditures after 2023 incomponent state-Time Expenditure, any expenditures, with wood top top top top top top top top top top	Ext Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count 30 30 0 2023 17 enditures for this component re-Time Expenditure, any expenditures after 2023 include a compounded influe- time Expenditure, any expenditures after 2023 include a compounded influe- \$4,201.00 8 Wood cabinets, with wood top 50 40 20 2043 51 Est Useful Life Repl Interval Remain Useful Life Next Repl Year Field Meas. Quantity or Count 50 40 20 2043 51 enditures for this component Life Year(s) and expenditures are shown to Year(s) and Year(s) and Year(A Details Est Useful Repl Remain Next Repl. Field Meas. Units 30 30 0 2023 17 LF enditures for this component Year(s) and expenditures are shown below for this or the compounded inflation factor (section of the component inflation inflation factor (section of the component inflation inflation factor (section of the component inflation inflati	Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Quantity or Count Wnits % Replaced Per Interval 30 30 0 2023 17 LF 100.0% enditures for this component re-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$4,201.00 \$4,201.00 8 Wood cabinets, with wood top Sales Office t Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units % Replaced Per Interval 50 40 20 2043 51 LF 100.0% enditures for this component Life Repl Interval Remain Vear(s) and expenditures are shown below for this component if occur user % Replaced Per Interval 50 40 20 2043 51 LF 100.0% enditures for this component Life Next Repl. Sales Office \$41,987.12 \$30 Sales Office \$41,987.12 P Sink, kitchen & lifeguard room Sales Office \$41,987.12 9 Sink, kitchen & life Useful Life Year Guantity or Count Units % Replaced Per I	Details Est Useful Repl Remain Next Repl. Field Meas. % Replaced Client 30 30 0 2023 17 LF 100.0% 100.0% enditures for this component Year(s) and expenditures are shown below for this component if occurring within the study the time transmitted of the time transmitted o	Image: Potential service of the ser



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00 000 004										
02.002.001	0 To	oilet stall					Sales Office	9		
<u>Component</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 Cos for Study Year
1993	45	25	15	2038	6	EA	100.0%	100.00%	\$1,375.17	\$8,251.0
Yearly Exp	enditures fc	or this cor	nponent y	ear(s) and ex	penditures are shown b	pelow for this c	omponent if occurr	ing within the study	/ period.	
					lude a compounded infl					
2038			\$12,968.7	3						
02.002.001	1 To	oilet					Sales Office	e		
<u>Component</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
1993	45	30	15	2038	7	EA	100.0%	100.00%	\$852.19	\$5,965.0
					penditures are shown b				period.	
Unless a On	e-Time Expend	liture, any e	xpenditures a	fter 2023 inc	lude a compounded infl	ation factor (se	e last page of this	report).		
2038			\$9,375.6	3						
2038 002.002.001	2 Si	ink, bathı		3			Sales Office	9		
		nk, bathi		3			Sales Office	9		
02.002.001		i nk, bathı Repl Interval	room	3 Next Repl. Year	Field Meas. Quantity or Count	Units	Sales Office % Replaced Per Interval	e Client Responsibility	Unit Cost	Replacement Cos for Study Year
02.002.001 Component	<u>t Details</u> Est Useful	Repl	room Remain	Next Repl.		<u>Units</u> EA	% Replaced	Client	Unit Cost \$782.53	for Study Year
02.002.001 Component Last In- Service 1993	<u>t Details</u> Est Useful Life 45	Repl Interval 30	room Remain Useful Life 15	Next Repl. Year 2038	Quantity or Count 5	EA	% Replaced Per Interval 100.0%	Client Responsibility 100.00%	\$782.53	
02.002.001 Component Last In- Service 1993 Yearly Exp	t Details Est Useful Life 45 enditures fo	Repl Interval 30 or this cor	Remain Useful Life 15 mponent Yo	Next Repl. Year 2038 ear(s) and ex	Quantity or Count	EA below for this c	% Replaced Per Interval 100.0% omponent if occurr	Client Responsibility 100.00% ing within the study	\$782.53	for Study Year



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)2.001	13 Ir	nterior lig	Ihting				Sales Offic	e		
Com	oonen	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 Cos for Study Year
19	93	40	20	10	2033	1	LS	100.0%	100.00%	\$12,743.00	\$12,743.0
Deta	il of co	omponents	within the	e assembly	<u>:</u>						
1	Fluor	escent light fi	xture, Site-	Nide		11	EA	100.0%	100.00%	\$285.21	\$3,137.0
2	Ceilir	ng mounted, h	nanging, 4 b	ulb, Site-Wid	е	1	EA	100.0%	100.00%	\$383.81	\$384.0
3	Wall	mounted light	fixture, Site	e-Wide		16	EA	100.0%	100.00%	\$222.98	\$3,568.0
4	Ceilir	ng mounted lig	ght fixture, S	Site-Wide		1	EA	100.0%	100.00%	\$187.88	\$188.0
5	Ceilir	ng mounted, h	nanging, 1 b	ulb, Site-Wid	е	11	EA	100.0%	100.00%	\$376.87	\$4,146.0
6	Emei	rgency lighting	g, Site-Wide	;		4	EA	100.0%	100.00%	\$135.68	\$543.0
-	E dit 1	inhting Cite V	N/: al a			6		400.00/	100.00%	\$129.52	\$777.0
Year	ly Exp		or this co			penditures are shown b			ring within the study	·	φ///.
Year Unle	ly Exp ess a Or 2033	enditures for ne-Time Expen	or this co diture, any d	expenditures a \$17,587.6	after 2023 inc	xpenditures are shown b lude a compounded inf	pelow for this d	component if occur ee last page of this	ring within the study report).	·	Φ///.(
Unle 	ly Exp ess a Or 2033 02.001	enditures for ne-Time Expen	or this co diture, any d	expenditures a	after 2023 inc	xpenditures are shown b lude a compounded inf	pelow for this d	component if occur	ring within the study report).	·	\$777.0
<u>Year</u> Unle 02.00 Com	ly Exp ess a Or 2033 02.001	enditures for ne-Time Expen	or this co diture, any d	expenditures a \$17,587.6	after 2023 inc	xpenditures are shown b lude a compounded inf	pelow for this d	component if occur ee last page of this	ring within the study report).	·	Replacement Cos for Study Year
<u>Year</u> Unle 02.00	ly Exp ess a Or 2033 D2.001 Donen St In- rvice	enditures france-Time Expension I 4 C I Details Est Useful	or this co aditure, any o counterto Repl	\$17,587.6 ps, formic Remain	after 2023 inc <u>34</u> :a, lifegua Next Repl.	rd room Field Meas.	below for this d	component if occur ee last page of this Sales Offic % Replaced	ring within the study report). e Client	/ period.	Replacement Co for Study Year
Vear Unle 02.00 Com Las Se 19	ly Exp ess a Or 2033 D2.001 D00000 et In- rvice 93	A C t Details Est Useful Life 30	or this co aditure, any o counterto Repl Interval 30	expenditures a \$17,587.6 ps, formic Remain Useful Life 0	after 2023 inc <u>34</u> :a, lifegua Next Repl. Year 2023	rd room Field Meas. Quantity or Count	Units	component if occur ee last page of this Sales Offic % Replaced Per Interval 100.0%	ring within the study report). e Client Responsibility 100.00%	Unit Cost \$88.91	Replacement Co
Vear Unle D2.00 Com Las Se 19 Year	ly Exp ess a Or 2033 D2.001 D000000 D000000 D000000 D00000000	enditures for he-Time Expendent I 4 C t Details Est Useful Life 30 benditures for	or this co aditure, any o counterto Repl Interval 30 or this co	sxpenditures a \$17,587.6 ps, formic Remain Useful Life 0 mponent	after 2023 inc 34 :a, lifegua Next Repl. Year 2023 Zear(s) and ex	rd room Field Meas. Quantity or Count	Units	component if occur ee last page of this Sales Offic % Replaced Per Interval 100.0%	ring within the study report). e Client Responsibility 100.00% ring within the study	Unit Cost \$88.91	Replacement Co for Study Year



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The Highlands Community Association Inc.

)2.00)2.00 ′	15 C	ounterto	ps, formic	a, kitcher	n, bath, & storgae		Sales Offic	e		
Comp	onen	t Details									
	t 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 Cos for Study Year
199	93	30	30	0	2023	40	LF	100.0%	100.00%	\$88.91	\$3,556.0
Year	ly Exp	penditures for	or this co	mponent y	ear(s) and ex	penditures are shown be	low for this	component if occur	ring within the study	y period.	
						Iude a compounded infla				•	
	2023			\$3,556.0	0						
02 00)2.00 [°]	16 Ir	terior fu	rnishings				Sales Offic	۵		
		t Details		mannga					6		
Las	t 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 Cos for Study Year
199	93	40	40	10	2033	1	LS	100.0%	100.00%	\$23,434.00	\$23,434.0
Deta	il of c	omponents	within the	e assembly	<u>.</u>						
1	Foldi	ing table, Site-	Wide			6	EA	100.0%	100.00%	\$409.10	\$2,455.0
2	Conf	erence table,	Site-Wide			1	EA	100.0%	100.00%	\$2,042.33	\$2,042.0
3	Conf	erence chair,	Site-Wide			6	EA	100.0%	100.00%	\$335.49	\$2,013.0
4	Area	Rug - Large,	Site-Wide			1	EA	100.0%	100.00%	\$3,152.76	\$3,153.0
5	Cons	sole Table, Sit	e-Wide			1	EA	100.0%	100.00%	\$957.09	\$957.0
6	Arml	ess chair, Site	-Wide			2	EA	100.0%	100.00%	\$167.75	\$336.0
7	Cred	lenza, Site-Wi	de			2	EA	100.0%	100.00%	\$4,053.55	\$8,107.0
8	Offic	e desk, Site-V	/ide			1	EA	100.0%	100.00%	\$2,188.44	\$2,188.
9	Filing	g cabinet, Site	-Wide			1	EA	100.0%	100.00%	\$1,623.68	\$1,624.0
	Offic	e furniture, ch	airs, Site-W	/ide		1	EA	100.0%	100.00%	\$184.96	\$185.
10											

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

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2033

\$28,206.79



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2.002.001	17 D	rinking f	ountain, w	all moun	ted		Sales Offic	e		
omponen	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
1993	30	30	0	2023	1	EA	100.0%	100.00%	\$1,787.11	\$1,787.0
			-		1 penditures are shown b				÷) -	\$
~	no Timo Exnon									
Unless a Ol	пе-тппе схреп	diture, any e	expenditures a	rter 2023 inc	lude a compounded infl	ation factor (s	ee last page of this	report).		



		No notio	ed signs of damag	o or failura	at the time of t	the site visit		
HVAC cor	ndensing uni				Sales Offic			
tails		-,				-		
Useful Repl Life Interval	Remain No Useful Life		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
20 20	3	2026	1	EA	100.0%	100.00%	\$7,839.81	\$7,840.0
		er 2023 inclu	ude a compounded infla	ation factor (se	e last page of this		period.	
HVAC cor	ndensing uni	t, 5 ton			Sales Offic	e		
tails								
Useful Repl Life Interval	Remain Ne Useful Life		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
20 20	4	2027	1	EA	100.0%	100.00%	\$7,839.81	\$7,840.0
			ude a compounded infla	ation factor (se			period.	
HVAC air	handling uni	it, 5 ton			Sales Offic	9		
HVAC air	handling un	it, 5 ton			Sales Office	9		
		ext Repl.	Field Meas. Quantity or Count	Units	Sales Office % Replaced Per Interval	e Client Responsibility	Unit Cost	Replacement Cos for Study Year
	Useful Repl Life Interval 20 20 Itures for this co me Expenditure, any of HVAC cor tails Useful Repl Life Interval 20 20 Itures for this co	Useful Repl Remain Ne Life Interval Useful Life 20 20 3 Itures for this component Year me Expenditure, any expenditures after \$8,719.24 HVAC condensing uni tails Useful Repl Remain Ne Life Interval Useful Life 20 20 4	Useful Life Repl Interval Remain Useful Life Next Repl. Year 20 20 3 2026 Itures for this component me Expenditure, any expenditures after 2023 inclusion (\$8,719.24) 204 WAC condensing unit, 5 ton tails 1000000000000000000000000000000000000	Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count 20 20 3 2026 1 20 20 3 2026 1 Interval 20 3 2026 1 Interval 203 3 2026 1 Interval Component Prear(s) and expenditures are shown be me Expenditure, any expenditures after 2023 include a compounded infl \$8,719.24 2046 HVAC condensing unit, 5 ton HVAC condensing unit, 5 ton tails Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count 20 20 4 2027 1 Sector this component Year(s) and expenditures are shown be	Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units 20 20 3 2026 1 EA Itures for this component Itures for this component Expenditure, any expenditures after 2023 include a compounded inflation factor (see \$8,719.24 Vear(s) and expenditures are shown below for this component inflation factor (see \$8,719.24 VAC condensing unit, 5 ton tails Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count Units 20 20 4 2027 1 EA Itures for this component Year(s) and expenditures are shown below for this component	Useful Life Repl Interval Remain Useful Life Next Repl Year Field Meas. Quantity or Count % Replaced Units % Replaced Per Interval 20 20 3 2026 1 EA 100.0% litures for this component me Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$8,719.24 2046 \$14,724.98 HVAC condensing unit, 5 ton Sales Officant Quantity or Count Meter and Next Repl. Sales Officant tails Useful Life Repl Interval Next Repl. Year Field Meas. Quantity or Count % Replaced Units 20 20 4 2027 1 EA 100.0% Interval 20 20 4 2027 1 EA 100.0%	Useful LifeRepl IntervalRemain Useful LifeNext Repl. YearField Meas. Quantity or Count Units% Replaced Per IntervalClient Responsibility2020320261EA100.0%100.00%Interval20261EA100.0%100.00%Interval20261EA100.0%100.00%IntervalScomponent Year(s) and expenditures are shown below for this component if occurring within the study me Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).\$8,719.242046\$14,724.98Thy Coordensing unit, 5 tonSales OfficeKatilsUsefulReplRemainNext Repl. YearField Meas. Quantity or Count% Replaced UnitsClient Responsibility2020420271EA100.0%100.00%	Useful LifeRepl IntervalRemain Useful LifeNext Repl. YearField Meas. Quantity or Count% Replaced Per IntervalClient ResponsibilityUnit Cost2020320261EA100.0%100.00%\$7,839.81Ittures for this component me Expenditure, any expenditures and expenditures are shown below for this component if occurrup within the study period. \$8,719.242046\$14,724.98Useful LifeRemain Repl Useful LifeNext Repl. YearField Meas. Quantity or Count% Replaced DirityClient ReplacedUnit CostUseful LifeRepl Next Repl.Next Repl. YearField Meas. Quantity or Count% Replaced DirityClient Per IntervalClient ResponsibilityUnit CostUseful LifeRemain Next Repl.Next Repl. YearField Meas. Quantity or Count% Replaced UnitsClient Per IntervalClient ResponsibilityUnit Cost2020420271EA100.0%100.00%\$7,839.81Ittures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.



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The Highlands Community Association Inc.

02.003.00	04 H	VAC air	handling ι	ınit, 5 ton			Sales Offic	e		
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
2007	20	20	4	2027	1	EA	100.0%	100.00%	\$4,942.73	\$4,943.00
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	openditures are shown l	elow for this c	omponent if occur	ring within the study	/ period.	
Unless a O	ne-Time Expen	diture, any o	expenditures a	after 2023 inc	lude a compounded inf	ation factor (se	e last page of this	report).		
2027			\$5,686.4	5 2	047	\$9	,473.26			
02.003.00	05 E	lectrical	panelboar	ds			Sales Offic	e		
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
1993 Yearly Exc	50 Denditures fo	50 or this co	20 mponent v	2043	2	EA	100.0%	100.00%	\$4,050.59	\$8,101.00
Yearly Exp	penditures fo	or this co	mponent _Y	ear(s) and exacts and exacts a fitter 2023 inc	2 xpenditures are shown l clude a compounded inf	pelow for this c	omponent if occur	ring within the study		\$8,101.00
Yearly Exp Unless a O	oenditures fo ne-Time Expen	or this co diture, any o	mponent Y expenditures a	ear(s) and exarter 2023 inc	xpenditures are shown l clude a compounded inf	pelow for this c	omponent if occur	ring within the study report).		\$8,101.00
Yearly Exp Unless a O 2043	oenditures fo ne-Time Expen 06 E	or this co diture, any o	mponent y expenditures a \$14,284.3	ear(s) and exarter 2023 inc	xpenditures are shown l clude a compounded inf	pelow for this c	omponent if occur ee last page of this	ring within the study report).		\$8,101.00
Yearly Exp Unless a O 2043 02.003.00	oenditures fo ne-Time Expen 06 E	or this co diture, any o	mponent y expenditures a \$14,284.3	ear(s) and exarter 2023 inc	xpenditures are shown l clude a compounded inf	pelow for this c	omponent if occur ee last page of this	ring within the study report).		
Yearly Exp Unless a O 2043 02.003.000 Componen Last In-	oenditures for ne-Time Expen 06 E <u>at Details</u> Est Useful	diture, any diture	mponent y expenditures a \$14,284.3 ater heate Remain	fear(s) and example after 2023 inc 11 r, 50 gallo Next Repl.	xpenditures are shown l clude a compounded inf DN Field Meas.	below for this c	omponent if occur ee last page of this Sales Offic % Replaced	ring within the study report). e Client	/ period.	Replacement Cost
Yearly Exp Unless a O 2043 02.003.000 Componen Last In- Service 2012	Denditures features ne-Time Expension 06 E nt Details Est Useful Life 20	or this co diture, any o lectric w Repl Interval 20	mponent Y expenditures a \$14,284.3 ater heate Remain Useful Life 9	r, 50 gallo Next Repl. Year	Appenditures are shown l clude a compounded inf on Field Meas. Quantity or Count	Delow for this c lation factor (se Units EA	omponent if occur ee last page of this Sales Offic % Replaced Per Interval 100.0%	ring within the study report). e Client Responsibility 100.00%	Unit Cost \$2,167.30	Replacement Cost for Study Year
Yearly Exp Unless a O 2043 02.003.000 Componen Last In- Service 2012 Yearly Exp	Denditures for ne-Time Expen 06 E nt Details Est Useful Life 20 Denditures for	or this co diture, any o lectric w Repl Interval 20 or this co	mponent y expenditures a \$14,284.3 ater heate Remain Useful Life 9 mponent y	r, 50 gallo Next Repl. Year 2032	cpenditures are shown l clude a compounded inf DN Field Meas. Quantity or Count	Units EA Delow for this c	omponent if occur ee last page of this Sales Offic % Replaced Per Interval 100.0% omponent if occur	ring within the study report). e Client Responsibility 100.00% ring within the study	Unit Cost \$2,167.30	Replacement Cost for Study Year



The Highlands Community Association Inc.

003.001 Clubhouse Exterior

The clubhouse exterior appeared in overall good condition with no noticable signs of damage. We recommend regular inspection of the buildings to ensure issues are dealt with in a timely manner to prevent damage to the buildings structure and interior components.

03.001.00	01 S	hingled I	roof, full-d	imension	al asphalt		Clubhouse			
<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 Cos for Study Year
2017	25	25	19	2042	44	SQ	100.0%	100.00%	\$531.39	\$23,487.0
					penditures are shown b lude a compounded infl				v period.	
2042			\$40,514.6	6						
03.001.00	02 A	luminum	n gutter & d	downspo	ut		Clubhouse			
<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 Cos for Study Year
2017	20	20	14	2037	340	LF	100.0%	100.00%	\$7.56	\$2,570.00
Unless a O	ne-Time Expen			fter 2023 inc	penditures are shown b lude a compounded infl				period.	
2037										
2037 03.001.00	03 V	inyl sidir	ng				Clubhouse			
03.001.00		inyl sidir	ng				Clubhouse			
		inyl sidir Repl Interval	1g Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	Clubhouse % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year



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					-	-				
003.001.000	04 S	offit					Clubhouse			
<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 Cos for Study Year
2017	30	30	24	2047	860	SF	100.0%	100.00%	\$10.17	\$8,746.0
				after 2023 inc	penditures are shown lude a compounded in				y period.	
03.001.000)5 F	ascia					Clubhouse			
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 Cos for Study Year
2017	40	40	34	2057	382	LF	100.0%	100.00%	\$6.50	\$2,483.0
03.001.000)6 E	ntrance	door, doub	ole, glass			Clubhouse			
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
2017	7	32	1	2024	2	PR	100.0%	100.00%	\$2,528.70	\$5,057.0
Yearly Exr	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this co	omponent if occur	ring within the stud	v period.	
					lude a compounded in				, per 1001	
2024			\$5,248.6	6						



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					<u> </u>					
03.001.00	07 E	ntrance	door, sing	e, glass			Clubhouse			
<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
2017	32	32	26	2049	2	EA	100.0%	100.00%	\$1,761.14	\$3,522.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	component if occur	ring within the study	/ period.	
					lude a compounded inf				,	
2049			\$7,019.8	6						
	00 A						Olubbauaa			
03.001.00		luminum	Storm Do	ors			Clubhouse			
<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 Cos for Study Year
2017	16	16	10	2033	1	EA	100.0%	100.00%	\$695.95	\$696.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2033			\$960.5	9 20)49	\$1	,387.22			
03.001.00	09 V	/indows					Clubhouse			
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
2017	32	32	26	2049	240	SF	100.0%	100.00%	\$79.13	\$18,991.0
Yearly Exp	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	component if occur	ring within the study	/ period.	
					lude a compounded inf				•	
2049			\$37,851.7	3						
			+,	-						



Final Publication Revision

					,	···· , ·		-		
003.001.001	10 R	ecessed	light fixtu	re			Clubhouse			
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	9	2032	6	EA	100.0%	100.00%	\$178.68	\$1,072.00
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 stud	y period.	
					Iude a compounded inf					
2032			\$1,438.5	20	047	\$2	2,054.51			
003.001.00 ²	11 C	eiling fai	n (w/lights)			Clubhouse			
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	24	24	18	2041	2	EA	100.0%	100.00%	\$556.92	\$1,114.00
Yearly Exp	enditures f	or this co	<u>mponent</u> y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the stud	y period.	
Unless a Or	ne-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2041			\$1,879.0	0						
003.001.00 ²	12 E	xterior fu	urnishings				Clubhouse			
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	20	20	14	2037	1	LS	100.0%	100.00%	\$5,287.00	\$5,287.00
Detail of c	omponents	within the	e assembly	<u>.</u>						
1 Patio	o dining set, C	lubhouse	·		1	EA	100.0%	100.00%	\$2,785.74	\$2,786.00
2 Rock	king chair, Clu	bhouse			4	EA	100.0%	100.00%	\$511.80	\$2,047.00
3 End	table, Clubhou	use			2	EA	100.0%	100.00%	\$226.93	\$454.00
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 stud	y period.	
					lude a compounded inf					
2037			\$6,716.4	6						



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The Highlands Community Association Inc.

Total for 003.001 Clubhouse Exterior

\$99,996.00



The Highlands Community Association Inc.

003.002 Clubhouse Interior

It was brought to the managers attention that there appear to be heavy stress cracks in the columns inside the clubhouse. We recommend having these components inspected by a structural engineer to determine if this was caused by the building settling or if more support is required in these areas.

003.002.000	01 T	ile floorii	na				Clubhouse			
Componen							2.0.000			
Last In- Service	Est 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	44	2067	195	SF	100.0%	100.00%	\$37.83	\$7,377.0
003.002.000	02 L	aminate	flooring				Clubhouse			
<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 Cos for Study Year
2017	25	25	19	2042	2740	SF	100.0%	100.00%	\$4.04	\$11,070.00
Unless a Or			expenditures a	after 2023 inc	xpenditures are shown clude a compounded inf				y period.	
Unless a Or 2042	ne-Time Expen	diture, any o	expenditures a \$19,095.5	after 2023 inc			ee last page of this		y period.	
Unless a Or	ne-Time Expen	diture, any o	expenditures a	after 2023 inc					y period.	
Unless a Or 2042 003.002.000	ne-Time Expen	diture, any o	expenditures a \$19,095.5 ops, granite	after 2023 inc			ee last page of this		y period. Unit Cost	Replacement Cos for Study Year
Unless a Or 2042 003.002.000 Componen Last In-	ne-Time Expen 03 C <u>t Details</u> Est Useful	diture, any o ounterto	expenditures a \$19,095.5 ops, granite Remain	after 2023 inc 33 e Next Repl.	Field Meas.	lation factor (s	ee last page of this Clubhouse % Replaced	report).		Replacement Cos for Study Year \$5,833.0
Unless a Or 2042 003.002.000 Componen Last In- Service	ne-Time Expen 03 C <u>t Details</u> Est Useful Life 50	diture, any o counterto Repl Interval	expenditures a \$19,095.5 ops, granito Remain Useful Life 44	after 2023 inc 3 e Next Repl. Year	Field Meas. Quantity or Count	lation factor (s	ee last page of this Clubhouse % Replaced Per Interval	client Responsibility	Unit Cost	for Study Year
Unless a Or 2042 003.002.000 Componen Last In- Service 2017	ne-Time Expen	counterto Repl Interval	expenditures a \$19,095.5 ops, granito Remain Useful Life 44	after 2023 inc 3 e Next Repl. Year	Field Meas. Quantity or Count	lation factor (s	ee last page of this Clubhouse % Replaced Per Interval 100.0%	client Responsibility	Unit Cost	for Study Year
Unless a Or 2042 003.002.000 Componen Last In- Service 2017 003.002.000	ne-Time Expen	counterto Repl Interval	expenditures a \$19,095.5 ops, granite Remain Useful Life 44 abinets	after 2023 inc 3 e Next Repl. Year	Field Meas. Quantity or Count	lation factor (s	ee last page of this Clubhouse % Replaced Per Interval 100.0%	client Responsibility	Unit Cost	for Study Year



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03.002.000)5 C	ooking r	ange, w/1	oven			Clubhouse			
<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 Cos for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$1,711.51	\$1,712.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown I	pelow for this c	component if occur	ring within the study	y period.	
					lude a compounded inf					
2032			\$2,032.2	2 20	047	\$2	2,460.34			
03.002.000)6 N	licrowav	e ovens, h	ood mou	nted		Clubhouse			
<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 Cos for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$1,425.79	\$1,426.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this c	component if occur	ring within the study	y period.	
Unless a Or	ne-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2032			\$1,692.7	2 20	047	\$2	2,049.32			
03.002.000)7 R	efrigerat	or				Clubhouse			
<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 Cos for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$3,083.85	\$3,084.0
Yearly Exp	enditures f	or this co	mponent _Y	ear(s) and ex	penditures are shown I	pelow for this o	component if occur	ring within the study	/ period.	
					lude a compounded inf					
Unless a Or		and of any t			·····		ee laet page et line			



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Dishwash	er				Clubhouse			
eful 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
15	9	2032	1	EA	100.0%	100.00%	\$1,512.84	\$1,513.0
res for this co	mponent y	ear(s) and e	openditures are shown l	pelow for this o	component if occur	ring within the study	v period.	
	\$1,796.0	1 2	047	\$2	2,174.38			
Sink, kitc	hen, stainle	ess steel			Clubhouse			
<u>s</u>								
	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	24	2047	1	EA	100.0%	100.00%	\$1,962.20	\$1,962.0
	expenditures a	ifter 2023 inc					y period.	
Laundry s	sink, plasti	C			Clubhouse			
<u>s</u>								
-ful Deal	Remain	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
eful Repl Interval	Useful Life	i cai		eriite				
	e Interval 15 res for this co Expenditure, any Sink, kitc Is eful Repl eful Repl o Interval 30 res for this co Expenditure, any	eful Repl Remain 15 9 res for this component y Expenditure, any expenditures a \$1,796.0 Sink, kitchen, stainle Sink, kitchen, stainle 15 24 res for this component y Expenditure, any expenditures a \$3,760.1 Laundry sink, plastie	eful Repl Remain Next Repl. 1 15 9 2032 res for this component Year(s) and expenditures after 2023 incomponent Expenditure, any expenditures after 2023 incomponent \$1,796.01 20 Sink, kitchen, stainless steel \$1,796.01 20 Sink, kitchen, stainless steel Is 10 \$2032 eful Repl Remain Next Repl. a 10 24 2047 res for this component Year(s) and expenditures after 2023 incomponent \$3,760.19 Laundry sink, plastic \$3,760.19 \$3,760.19	eful Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count 15 9 2032 1 res for this component Expenditure, any expenditures after 2023 include a compounded inf \$1,796.01 2047 2047 Sink, kitchen, stainless steel Is Pear Quantity or Count 30 24 2047 1 Tes for this component Year Quantity or Count 30 24 2047 1 Tes for this component Year Quantity or Count 30 24 2047 1 Tes for this component Year(s) and expenditures are shown to the product of the p	eful Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count Units 15 9 2032 1 EA res for this component Expenditure, any expenditures after 2023 include a compounded inflation factor (sector) \$1,796.01 2047 \$2 Sink, kitchen, stainless steel Sink, kitchen, stainless steel Is eful Repl Remain Next Repl. Year Field Meas. Quantity or Count Units 30 24 2047 1 EA Tes for this component Year Quantity or Count Units 30 24 2047 1 EA Tes for this component Year(s) and expenditures are shown below for this of Expenditure, any expenditures after 2023 include a compounded inflation factor (sector) \$3,760.19 \$3,760.19	eful Repl Remain Next Repl. Year Field Meas. Quantity or Count Units % Replaced Per Interval 15 9 2032 1 EA 100.0% res for this component Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$1,796.01 2047 \$2,174.38 Sink, kitchen, stainless steel Clubhouse Sink, kitchen, stainless steel Clubhouse 9 2047 \$2,174.38 Sink, kitchen, stainless steel Clubhouse 9 2047 \$2,0174.38 Sink Repl Remain Next Repl. Year Field Meas. Quantity or Count % Replaced Per Interval 30 24 2047 1 EA 100.0% res for this component 30 24 2047 1 EA 100.0% res for this component 4 2047 1 EA 100.0% res for this component Year(s) and expenditures are shown below for this component if occur Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$3,760.19	eful Repl Remain Next Repl. Field Meas. % Replaced Client 15 9 2032 1 EA 100.0% 100.00% Tes for this component Year Quantity or Count Units % Replaced Client Tes for this component Year(s) and expenditures are shown below for this component if occurring within the study Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). \$1,796.01 2047 \$2,174.38 Sink, kitchen, stainless steel Clubhouse feful Repl Remain Next Repl. Field Meas. % Replaced Client a) 24 2047 1 EA 100.0% 100.00% Tes for this component year Quantity or Count Units % Replaced Client a) 24 2047 1 EA 100.0% 100.00% Tes for this component Year(s) and expenditures are shown below for this component if occurring within the study a) 24 2047 1 EA 100.0% 100.00%	eful Repland Remain Next Repl. Year Field Meas. Quantity or Count Units % Replaced Per Interval Client Responsibility Unit Cost 15 9 2032 1 EA 100.0% 100.00% \$1,512.84 Tes for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Expenditure, any expenditures arter 2023 include a compounded inflation factor (see last page of this report). \$1,796.01 2047 \$2,174.38 Sink, kitchen, stainless steel Clubhouse Client Per Interval Client Responsibility Unit Cost 30 24 2047 1 EA 100.0% 100.00% \$1,962.20 Tes for this component eful Repl Remain Next Repl. Field Meas. % Replaced Client Responsibility Unit Cost 30 24 2047 1 EA 100.0% 100.00% \$1,962.20 Sinch kitchen, stainles are shown below for this component if occurring within the study period. a30 24 2047 1 EA 100.0% 100.00% \$1,962.20



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11 L	avatory,	wall hung				Clubhouse			
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	24	2047	2	EA	100.0%	100.00%	\$652.24	\$1,304.0
•	diture, any e			lude a compounded inf	lation factor (s	ee last page of this	report).		
	oilet					Clubhouse			
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
	nt Details Est Useful Life 30 penditures f one-Time Exper	Details Est Useful Repl Life Interval 30 30 penditures for this co one-Time Expenditure, any of 12 Toilet	Int Details Est Useful Repl Remain Life Interval Useful Life 30 30 24 penditures for this component y one-Time Expenditure, any expenditures a \$2,499.0 12 Toilet	Int Details Replexity Remain Next Repl. Est Useful Interval Useful Life Year 30 30 24 2047 penditures for this component Year(s) and expone-Time Expenditure, any expenditures after 2023 incompone-Time Expenditure, any expenditures after 2023 incompone-Time Expenditure, any expenditures after 2023 incompone-Time Expenditure, and the second s	Int Details Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count 30 30 24 2047 2 penditures for this component Year(s) and expenditures are shown to the time-Time Expenditure, any expenditures after 2023 include a compounded information \$2,499.09	Int Details Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count Units 30 30 24 2047 2 EA penditures for this component Year(s) and expenditures are shown below for this of the time-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (s \$2,499.09 12 Toilet	And Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count % Replaced Units 30 30 24 2047 2 EA 100.0% penditures for this component ine-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$2,499.09 Clubhouse 12 Toilet Clubhouse	And Details Est Useful Life Repl Interval Remain Useful Life Next Repl. Year Field Meas. Quantity or Count % Replaced Units Client Responsibility 30 30 24 2047 2 EA 100.0% 100.00% penditures for this component one-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). \$2,499.09 12 Toilet Clubhouse	And Details Est Useful Repl Remain Next Repl. Field Meas. % Replaced Client Next Repl. Viseful Life Viseful Li



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03.00	02.00	13 lı	nterior lig	ghting				Clubhouse			
Com	poner	nt 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
20	17	30	30	24	2047	1	LS	100.0%	100.00%	\$13,066.00	\$13,066.00
Deta	<u>ail of c</u>	omponents	within the	e assembly	<u>.</u>						
1	Fluo	orescent light f	ixture, Club	house		5	EA	100.0%	100.00%	\$292.51	\$1,463.00
2	Rec	essed light fixt	ure, Clubho	ouse		30	EA	100.0%	100.00%	\$222.98	\$6,689.00
3	Ceili	ing mounted li	ght fixture,	Clubhouse		1	EA	100.0%	100.00%	\$280.08	\$280.00
4	Mirro	or light fixture,	Clubhouse)		2	EA	100.0%	100.00%	\$383.81	\$768.00
5	Trac	k lighting, Clu	bhouse			1	EA	100.0%	100.00%	\$413.80	\$414.00
6	Ceili	ing fan, Clubh	ouse			2	EA	100.0%	100.00%	\$473.05	\$946.00
7	Eme	ergency lightin	g, Clubhous	se		7	EA	100.0%	100.00%	\$135.68	\$950.00
8	Exit	lighting, Clubł	nouse			1	EA	100.0%	100.00%	\$129.52	\$130.00
9	Corr	nbo emergenc	y light / exit	sign, Clubho	use	3	EA	100.0%	100.00%	\$475.42	\$1,426.00
						penditures are shown t lude a compounded inf				/ period.	
	2047			\$25,040.9	8						



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The Highlands Community Association Inc.

03.00	02.00 [,]	14 Ir	nterior fu	rnishings				Clubhouse			
Com	ponen	nt 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
20	17	20	20	14	2037	1	LS	100.0%	100.00%	\$62,057.00	\$62,057.00
Deta	il of c	omponents	within the	e assembly	<u>.</u>						
1	Mirro	or, framed, Clu	ubhouse			1	EA	100.0%	100.00%	\$506.69	\$507.00
2	Art v	vork, Clubhou	se			3	EA	100.0%	100.00%	\$155.38	\$466.00
3	Lam	ps, Clubhouse	Э			13	EA	100.0%	100.00%	\$176.62	\$2,296.00
4	Pre-	fab gas firepla	ice, Clubho	use		2	EA	100.0%	100.00%	\$1,932.33	\$3,865.00
5	Lour	nge chair, fully	upholstere	d, Clubhouse	1	10	EA	100.0%	100.00%	\$642.87	\$6,429.00
6	End	table, Clubho	use			3	EA	100.0%	100.00%	\$372.74	\$1,118.00
7	Sofa	a - leather, Clu	bhouse			2	EA	100.0%	100.00%	\$4,084.67	\$8,169.00
8	Arm	chair - leathe	r, Clubhous	е		4	EA	100.0%	100.00%	\$2,269.26	\$9,077.00
9	Cont	ference table,	Clubhouse			1	EA	100.0%	100.00%	\$3,971.21	\$3,971.00
10	Coff	ee table, Club	house			2	EA	100.0%	100.00%	\$850.97	\$1,702.00
11	Squa	are table, Club	phouse			3	EA	100.0%	100.00%	\$2,042.33	\$6,127.00
12	Area	a rug, Clubhou	se			3	EA	100.0%	100.00%	\$3,152.76	\$9,458.00
13	Bend	ch, Clubhouse	;			1	EA	100.0%	100.00%	\$394.09	\$394.00
14	Dinir	ng chair - woo	d armless, (Clubhouse		20	Ea	100.0%	100.00%	\$167.75	\$3,355.00
15	Crec	denza, Clubho	use			3	EA	100.0%	100.00%	\$957.09	\$2,871.00
16	Side	table, Clubho	ouse			4	EA	100.0%	100.00%	\$562.99	\$2,252.00

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 2023 include a compounded inflation factor (see last page of this report).

2037

\$78,835.45



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3.002.00	15 D	Drinking fo	ountain, w	all moun	ted		Clubhouse			
componei	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
2017	30	30	24	2047	2	EA	100.0%	100.00%	\$1,787.11	\$3,574.00
				-	penditures are shown b				Ŧ) -	φ0,01-
									penou.	
	One-Time Expen			fter 2023 inc	lude a compounded infl				penou.	



	ubhouse I Assumed in		ndition.							
03.003.00		<u> </u>	densing u	nit, 5 ton			Clubhouse			
<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 Cos for Study Year
2017	20	20	14	2037	2	EA	100.0%	100.00%	\$7,839.81	\$15,680.0
				fter 2023 inc	xpenditures are shown l Iude a compounded inf				, por roal	
03.003.00	02 H	VAC air	handling u	nit, 5 ton			Clubhouse			
<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 Cos for Study Year
2017	20	20	14	2037	2	EA	100.0%	100.00%	\$4,942.73	\$9,885.0
				fter 2023 inc	xpenditures are shown l lude a compounded inf				y period.	
03.003.00	03 E	xhaust v	ent				Clubhouse			
<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 Cos for Study Year
2017	15	15	9	2032	2	EA	100.0%	100.00%	\$548.46	\$1,097.0
				fter 2023 inc	xpenditures are shown l lude a compounded inf 047	lation factor (s			y period.	



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03.003.00	04 E	lectrical	panelboar	ds			Clubhouse	1		
<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
2017	50	50	44	2067	1	EA	100.0%	100.00%	\$4,050.59	\$4,051.00
03.003.00	05 T	.v.					Clubhouse	1		
<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
2017	7	5	1	2024	1	EA	100.0%	100.00%	\$492.61	\$493.00
Unless a C	One-Time Exper		expenditures a	after 2023 inc	openditures are shown l clude a compounded inf	lation factor (s	ee last page of this	report).		204.00
2024			\$514.8		029			034	•	601.60
2039			\$642.7	4 20	044		\$683.86 2	049	\$7	24.96



	ol Structu	ires								
t c	ime. All pool letermine w	ols are re /hen lage	gularly mai r projects w	ntained a /ill need to	site visit so the mand the association occur. Verify all tion for the last 13	should reg	ularly check in	with the mainte	nance company	to better
04.001.00	01 R	eplace p	ool structu	ure			Lap Pool			
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
2005	40	40	22	2045	4654	SSF	20.0%	100.00%	\$285.86	\$266,078.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the stud	y period.	
					lude a compounded inf					
2045			\$489,560.2	5						
04.001.00	02 R	eplace p	ool structu	ure			Wading Po	ol		
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
2005	40	40	22	2045	296	SSF	100.0%	100.00%	\$191.16	\$56,583.0
Unless a O	ne-Time Expen	diture, any o	expenditures a \$104,107.7	fter 2023 inc 7	penditures are shown k lude a compounded infl		ee last page of this	report).	y period.	
04.001.00		eplace p	ool structu	ure			Beach Poo			
Componen Last In-	<u>t Details</u> Est 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
Service	4.0	40	22	2045	2752	SSF	20.0%	100.00%	\$285.86	\$157,337.0
Service 2005	40	40								
2005 Yearly Exp	enditures f	or this co	mponent y		penditures are shown b lude a compounded infl				y period.	



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04.001.000										
•	94 Re	place p	ool patios				Swimming	Pools		
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
2005	40	5	22	2045	8224	SF	5.0%	100.00%	\$12.41	\$5,103.0
Yearly Exp	enditures fo	r this co	mponent y	ear(s) and ex	penditures are shown I	pelow for this c	omponent if occur	ring within the study	period.	
					Iude a compounded inf					
2045			\$9,389.0	9 2	050	\$10	,366.30			
04.001.000	5 Re	place p	recast poo	ol coping			Lap Pool			
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
2005	20	20	2	2025	328	LF	100.0%	100.00%	\$81.33	\$26,676.0
					openditures are shown I				v period.	
					penditures are shown l ude a compounded inf				v period.	
				fter 2023 inc		lation factor (se			period.	
Unless a On 2025	e-Time Expend	iture, any e	expenditures a	fter 2023 inc 92	lude a compounded inf	lation factor (se	ee last page of this	report).	/ period.	
Unless a On	le-Time Expend	iture, any e	expenditures a \$28,644.9	fter 2023 inc 92	lude a compounded inf	lation factor (se	ee last page of this	report).	r period.	
Unless a On 2025 04.001.000	le-Time Expend	iture, any e	expenditures a \$28,644.9 recast poc	fter 2023 inc 92	lude a compounded inf	lation factor (se	ee last page of this	report).	Unit Cost	Replacement Cos for Study Year
Unless a On 2025 04.001.000 <u>Component</u> Last In-	e-Time Expend 6 Re <u>t Details</u> Est Useful	iture, any e place p Repl	expenditures a \$28,644.9 recast poc Remain	fter 2023 ind 9 2 01 coping Next Repl.	Field Meas.	lation factor (so	wading Poe % Replaced	report). ol		Replacement Cos for Study Year \$4,961.0
Unless a On 2025 04.001.000 Component Last In- Service 2005	6 Re Details Est Useful Life 20	iture, any e place p Repl Interval 20	expenditures a \$28,644.9 recast poc Remain Useful Life 2	fter 2023 ind 9 2 9 2 9 2 9 2 9 2 9 2 9 9 9 9 9 9 9 9 9 9 9 9 9	Field Meas. Quantity or Count	lation factor (s \$49 Units LF	wading Poe % Replaced Per Interval 100.0%	Client Responsibility 100.00%	Unit Cost \$81.33	for Study Year
Unless a On 2025 04.001.000 Component Last In- Service 2005 Yearly Exp	e-Time Expend 6 Re t Details Est Useful Life 20 enditures fo	eplace p Repl Interval 20 r this col	Remain Useful Life	fter 2023 ind 9 2 9 2 9 2 9 2 9 2 9 2 9 2 9 2	Field Meas. Quantity or Count	Units LF Delow for this c	Wading Po % Replaced Per Interval 100.0%	report). Ol Client Responsibility 100.00% ring within the study	Unit Cost \$81.33	for Study Year



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04 004 000										
04.001.000	7 R	eplace p	recast poo	l coping			Beach Poo	I		
<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
2005	20	20	2	2025	240	LF	100.0%	100.00%	\$81.33	\$19,519.0
					xpenditures are shown l lude a compounded inf				y period.	
2025			\$20,959.7	2 2	045	\$35	i,913.22			
04.001.000	8 R	e caulk p	ool joints				Lap Pool			
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Co for Study Year
2015	10	10	2	2025	340	LF	100.0%	100.00%	\$4.83	\$1,642.
Yearly Exp Unless a On	enditures fo	or this co	mponent Yo	ear(s) and ex fter 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).	y period.	
Yearly Exp Unless a On 2025	enditures fo	or this co diture, any e	mponent ya expenditures a \$1,763.2	ear(s) and ex fter 2023 inc	penditures are shown l	below for this o lation factor (s	component if occur ee last page of this 2,392.15 2	ring within the study report). 045	y period.	\$1,642.()21.14
<u>Yearly Exp</u> Unless a On 2025 04.001.000	enditures for e-Time Expende 9 Ro	or this co diture, any e	mponent Yo	ear(s) and ex fter 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report). 045	y period.	
Yearly Exp Unless a On 2025 04.001.000	enditures for e-Time Expende 9 Ro	or this co diture, any e	mponent Yo expenditures a \$1,763.2 bool joints	ear(s) and ex fter 2023 inc	penditures are shown l lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 2,392.15 2	ring within the study report). 045	y period.	021.14 Replacement Co
Yearly Exp Unless a On 2025 04.001.000 Component Last In-	enditures fo e-Time Expend 9 Ro <u>2 Details</u> Est Useful	e caulk p Repl	mponent Yo expenditures a \$1,763.20 bool joints Remain	ear(s) and ex fter 2023 inc 02 2 Next Repl.	spenditures are shown l slude a compounded inf 035 Field Meas.	below for this of lation factor (s	component if occur ee last page of this 2,392.15 2 Wading Po % Replaced	ring within the study report). 045 ol Client	y period. \$3,0	021.14 Replacement Co for Study Year
Yearly Exp Unless a On 2025 04.001.000 Component Last In- Service 2015 Yearly Exp	enditures for e-Time Expense 9 Ro 2 Details Est Useful Life 10 enditures for	e caulk p Repl Interval 10	mponent Yo expenditures a \$1,763.20 bool joints Remain Useful Life 2 mponent Yo	ear(s) and ex fter 2023 inc 0 20 0 20 0 20 0 20 0 20 2025 ear(s) and ex	Field Meas. Quantity or Count 71	Units LF below for this of Units	component if occur ee last page of this 2,392.15 2 Wading Po % Replaced Per Interval 100.0%	ring within the study report). 045 ol Client Responsibility 100.00% ring within the study	y period. \$3,0 Unit Cost \$4.83	\$1,642.0 021.14 Replacement Cos for Study Year \$343.0
Yearly Exp Unless a On 2025 04.001.000 Component Last In- Service 2015 Yearly Exp	enditures for e-Time Expense 9 Ro 2 Details Est Useful Life 10 enditures for	e caulk p Repl Interval 10	mponent Yo expenditures a \$1,763.20 bool joints Remain Useful Life 2 mponent Yo	ear(s) and ex fter 2023 inc 0 20 0 20 0 20 0 20 0 20 2025 ear(s) and ex	Field Meas. Quantity or Count	Units LF below for this of Units	component if occur ee last page of this 2,392.15 2 Wading Po % Replaced Per Interval 100.0%	ring within the study report). 045 ol Client Responsibility 100.00% ring within the study	y period. \$3,0 Unit Cost \$4.83 y period.	021.14 Replacement Cos for Study Year



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					0	,				
04.001.001	0 R	e caulk p	oool joints				Beach Poo	I		
<u>Component</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 Cos for Study Year
2015	10	10	2	2025	318	LF	100.0%	100.00%	\$4.83	\$1,536.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this o	component if occur	ring within the study	y period.	
					lude a compounded inf					
2025			\$1,649.3	7 2	035	\$2	2,237.70 2	045	\$2,8	26.07
04.001.001	1 R	esurface	pool				Lap Pool			
<u>Component</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 Cos for Study Year
2015	10	10	2	2025	6622	SF	100.0%	100.00%	\$11.19	\$74,100.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this o	component if occur	ring within the study	y period.	
Unless a On	e-Time Expen	diture, any	expenditures a	fter 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2025			\$79,569.4	2 2	035	\$107	2,952.60	045	\$136,3	37.52
04.001.001	2 R	esurface	pool				Wading Po	ol		
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
2015	10	10	2	2025	356	SF	100.0%	100.00%	\$11.19	\$3,984.0
					penditures are shown l ude a compounded inf				y period.	
2025	ie-Time Expen	unure, any o	\$4,278.0		D35	•		045	\$7.3	30.21
			· · · · · · · · · · · · · · · · · · ·			· · ·				



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04.001.00 ²								-		
•••••	13 R	esurface	e pool				Beach Poo	I		
<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 Cos for Study Year
2015	10	10	2	2025	3712	SF	100.0%	100.00%	\$11.19	\$41,537.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and e	penditures are shown	below for this c	component if occur	ring within the study	y period.	
Unless a Or	ne-Time Expen	diture, any e	expenditures a	fter 2023 inc	lude a compounded inf	lation factor (se	ee last page of this	report).		
2025			\$44,602.9	0 2	035	\$60	,513.17 2	045	\$76,4	24.42
04.001.00 ²	14 R	eplace s	kim line Ti	le			Lap Pool			
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
2005	00	00	•						* • • • • •	
2005	20	20	2	2025	802	LF	100.0%	100.00%	\$36.76	\$29,482.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex	penditures are shown	below for this c	component if occur	ring within the study		\$29,482.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex		below for this c	component if occur	ring within the study		\$29,482.0
Yearly Exp	penditures fo	or this co	mponent y	ear(s) and ex fter 2023 inc	penditures are shown	below for this o lation factor (se	component if occur	ring within the study		\$29,482.0
Yearly Exp Unless a O 2025	oenditures fo	or this co diture, any o	mponent Y expenditures a	ear(s) and ex fter 2023 inc 12	penditures are shown light to the shown light to th	below for this o lation factor (se	component if occur ee last page of this	ring within the study report).		\$29,482.0
Yearly Exp Unless a Or	oenditures fo ne-Time Expendent 15 R	or this co diture, any o	mponent yr expenditures a \$31,658.1	ear(s) and ex fter 2023 inc 12	penditures are shown light to the shown light to th	below for this o lation factor (se	component if occur ee last page of this ,244.31	ring within the study report).		\$29,482.0
Yearly Exp Unless a Or 2025 04.001.00	oenditures fo ne-Time Expendent 15 R	or this co diture, any o	mponent Ya expenditures a \$31,658.1 kim line Ti	ear(s) and ex fter 2023 inc 12	penditures are shown light to the shown light to th	below for this o lation factor (se	component if occur ee last page of this ,244.31	ring within the study report).		
Yearly Exp Unless a Or 2025 04.001.00' Componen Last In-	oenditures fo ne-Time Expension 15 Ro <u>it Details</u> Est Useful	or this co diture, any o eplace s Repl	mponent ya expenditures a \$31,658.1 kim line Ti Remain	ear(s) and ex fter 2023 inc 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	xpenditures are shown f clude a compounded inf 045 Field Meas.	below for this c lation factor (s \$54	wading Po % Replaced	ring within the study report). OI Client	y period.	Replacement Cos
Yearly Exp Unless a Or 2025 04.001.00° Componen Last In- Service 2005	Denditures fo ne-Time Expense 15 R 15 R 15 Details Est Useful Life 20	eplace s Repl Interval 20	mponent y expenditures a \$31,658.1 kim line Ti Remain Useful Life 2	ear(s) and ex fter 2023 inc 1 2 1 1 2 1 1 8 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Field Meas. Quantity or Count	below for this c lation factor (so \$54 Units LF	wading Po % Replaced Per Interval 100.0%	ring within the study report). Ol Client Responsibility 100.00%	y period. Unit Cost \$36.76	Replacement Cos for Study Year
Yearly Exp Unless a Or 2025 04.001.00' Componen Last In- Service 2005 Yearly Exp	Denditures fo ne-Time Expend 15 R 15 R	eplace s Repl Interval 20 Repl Repl	mponent ya expenditures a \$31,658.1 kim line Ti Remain Useful Life 2 mponent ya	ear(s) and ex fter 2023 inc 1 20 1 20 1 20 1 20 2025 ear(s) and ex	Field Meas. Quantity or Count	below for this of the second s	wading Po % Replaced Per Interval 100.0%	ring within the study report). Ol Client Responsibility 100.00% ring within the study	y period. Unit Cost \$36.76	Replacement Cos for Study Year



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04.001.001	16 R	eplace s	kim line Ti	le			Beach Poo	l		
<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 Cos for Study Year
2005	20	20	2	2025	240	LF	100.0%	100.00%	\$36.76	\$8,822.0
Yearly Exp	enditures f	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	/ period.	
					lude a compounded inf					
2025			\$9,473.1	6 20	045	\$16	,231.73			
04.001.00 1	17 D	iving sta	nd				Lap Pool			
<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 Cos for Study Year
2005	18	40	0	2023	2	EA	100.0%	100.00%	\$15,134.81	\$30,270.0
					penditures are shown b				/ period.	
Unless a Or	ne-Time Expen	diture, any o	expenditures a	ifter 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2023			\$30,270.0	0						
04.001.001	18 D	iving bo	ards, fiber	glass			Lap Pool			
<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 Cos for Study Year
OCIVICE	10	10	2	2025	2	EA	100.0%	100.00%	\$5,508.84	\$11,018.0
2015	10									
2015	-	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	/ period.	
2015 Yearly Exp	enditures fo				penditures are shown b lude a compounded inf				<i>r</i> period.	



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Interval U 25 for this comp nditure, any exp	penditures after 2023 \$45,281.24	ol. Field Meas. Quantity or Count 1 expenditures are shown include a compounded inf			Client Responsibility 100.00%	Unit Cost \$40,419.04 v period.	Replacement Cos for Study Year \$40,419.0
Interval L 25 for this comp nditure, any exp	Useful Life Year 5 2028 ponent Year(s) and penditures after 2023 \$45,281.24	Quantity or Count 1 expenditures are shown	EA below for this o	Per Interval 100.0%	Responsibility 100.00% ing within the study	\$40,419.04	for Study Year
Interval L 25 for this comp nditure, any exp	Useful Life Year 5 2028 ponent Year(s) and penditures after 2023 \$45,281.24	Quantity or Count 1 expenditures are shown	EA below for this o	Per Interval 100.0%	Responsibility 100.00% ing within the study	\$40,419.04	for Study Year
for this comp nditure, any exp	ponent Year(s) and penditures after 2023 \$45,281.24		pelow for this o	component if occur	ing within the study	. ,	\$40,419.0
nditure, any exp	penditures after 2023 \$45,281.24					v period.	
nditure, any exp	penditures after 2023 \$45,281.24					•	
_ifeguard cl	hair						
-				Swimming	Pools		
				_			
-	Remain Next Re Useful Life Year	ol. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Co for Study Year
25	7 2030	4	EA	100.0%	100.00%	\$1,043.86	\$4,175.0
						v period.	
nditure, any exp	penditures after 2023	include a compounded inf	lation factor (s	ee last page of this	report).		
	\$4,816.70						
Replace pip	ing and valves			Swimming	Pools		
		ol. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
40	22 2045	1200	LF	100.0%	100.00%	\$111.74	\$134,088.0
	Interval 25 for this com Inditure, any exp Replace pip Repl Interval 40	Interval Useful Life Year 25 7 2030 for this component Year(s) and year(s) and sinditure, any expenditures after 2023 \$4,816.70 Replace piping and valves Repl Remain Next Repl Interval Useful Life Year 40 22 2045	Interval Useful Life Year Quantity or Count 25 7 2030 4 for this component Year(s) and expenditures are shown benditure, any expenditures after 2023 include a compounded inf \$4,816.70 Replace piping and valves Repl Remain Next Repl. Field Meas. Interval Useful Life Year Quantity or Count 40 22 2045 1200	Interval Useful Life Year Quantity or Count Units 25 7 2030 4 EA for this component Year(s) and expenditures are shown below for this or and ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditures after 2023 include a compounded inflation factor (second ture, any expenditure, any	Interval Useful Life Year Quantity or Count Units Per Interval 25 7 2030 4 EA 100.0% for this component Year(s) and expenditures are shown below for this component if occurrenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this \$4,816.70 Replace piping and valves Swimming Repl Remain Next Repl. Field Meas. % Replaced Per Interval 40 22 2045 1200 LF 100.0%	IntervalUseful LifeYearQuantity or CountUnitsPer IntervalResponsibility25720304EA100.0%100.00%for this componentYear(s) and expenditures are shown below for this component if occurring within the studystar(s) and expenditures are shown below for this component if occurring within the studyfor this componentYear(s) and expenditures are shown below for this component if occurring within the studymoditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).\$4,816.70Swimming PoolsReplace piping and valvesSwimming PoolsNext Repl.Field Meas.% ReplacedClientUseful LifeYearQuantity or CountUnits% ReplacedClient402220451200LF100.0%100.00%	Interval Useful Life Year Quantity or Count Units Per Interval Responsibility Unit Cost 25 7 2030 4 EA 100.0% 100.00% \$1,043.86 for this component Year(s) and expenditures are shown below for this component if occurring within the study period. anditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). \$4,816.70 \$4,816.70 Swimming Pools Replace piping and valves Field Meas. % Replaced Per Interval Client Responsibility Unit Cost



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04.001.00	22 P	ool shad	le shelter				Swimming	Pools		
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
2005	30	30	12	2035	4	EA	100.0%	100.00%	\$6,213.80	\$24,855.0
Yearly Ex	penditures for	or this co	mponent Y	ear(s) and e>	penditures are shown l	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf					
2035			\$30,745.59	9						
04.001.00	23 R	eplace fa	abric awnir	ngs, w/o f	frame		Site-Wide			
Componer	nt Details									
	Est Useful	Repl	Remain	Next Repl.	Field Meas.		% Replaced	Client		Replacement Cos
Last In- Service	Life	Interval	Useful Life	Year	Quantity or Count	Units	Per Interval	Responsibility	Unit Cost	for Study Year
	Life 10	•	Useful Life 2	Year 2025	Quantity or Count 318	Units SF	•	Responsibility 100.00%	Unit Cost \$32.92	
Service 2015	10	Interval 10	2	2025	318	SF	Per Interval 100.0%	100.00%	\$32.92	for Study Year
Service 2015 Yearly Ex	10 Denditures fo	Interval 10 or this con	2 mponent ye	2025 ear(s) and ex		SF below for this c	Per Interval 100.0%	100.00%	\$32.92	for Study Year



The Highlands Community Association Inc.

004.002 Pool Equipment

The pool equipment is assumed in good to fair working condition. The pools were closed at the time of the site visit and many of the components were not easily viewed. The quantities for the pool furniture should be verified. All pool equipment In Service Dates also need to be verified.

	01 P	ool 21 sa	and filter				Wading Po	ol		
<u>Compone</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
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$2,623.25	\$2,623.0
Yearly Ex	penditures f	or this co	mponent _Y	ear(s) and ex	penditures are shown I	pelow for this	component if occur	ring within the stud	y period.	
Unless a C	One-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2025			\$2,816.6	1 20	040	\$4	,323.89			
04.002.00	02 P	ool 31 sa	and filter				Lap Pool			
<u>Compone</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
2005	20	15	2	2025	4	F 4	400.004	100.000/	¢0.004.40	¢44 570 0
2005	20	15	2	2025	4	EA	100.0%	100.00%	\$2,894.49	\$11,578.0
Yearly Ex	penditures for Dine-Time Expen	or this co	mponent _Y	ear(s) and ex after 2023 inc	4 xpenditures are shown I clude a compounded inf 040	below for this a lation factor (s	component if occur	ring within the stud	. ,	\$11,578.0
<u>Yearly Ex</u> Unless a C	penditures fr	or this co	mponent y expenditures \$12,432.5	ear(s) and ex after 2023 inc	openditures are shown l lude a compounded inf	below for this a lation factor (s	component if occur ee last page of this	ring within the stud report).	. ,	\$11,578.0
Yearly Ex Unless a C 2025	penditures for One-Time Expen	or this co diture, any o	mponent y expenditures \$12,432.5	ear(s) and ex after 2023 inc	openditures are shown l lude a compounded inf	below for this a lation factor (s	component if occur ee last page of this 9,085.75	ring within the stud report).	. ,	\$11,578.0
Yearly Ex Unless a C 2025 04.002.00	penditures for One-Time Expen	or this co diture, any o	mponent y expenditures \$12,432.5	ear(s) and ex after 2023 inc	openditures are shown l lude a compounded inf	below for this a lation factor (s	component if occur ee last page of this 9,085.75	ring within the stud report).	. ,	
Yearly Ex Unless a C 2025 04.002.00 Componen Last In-	penditures for one-Time Expension 003 P nt Details Est Useful	or this co diture, any o ool 31 sa Repl	mponent Y expenditures a \$12,432.5 and filter Remain	ear(s) and ex ffter 2023 inc 92 92 Next Repl.	xpenditures are shown l slude a compounded inf 040 Field Meas.	Delow for this lation factor (s \$19	component if occur ee last page of this 0,085.75 Beach Poo % Replaced	ring within the stud report).	y period.	\$11,578.0 Replacement Cos for Study Year \$5,789.0
Yearly Ex Unless a C 2025 04.002.00 Componen Last In- Service 2005	penditures for one-Time Expension 003 P nt Details Est Useful Life 20	or this co diture, any o ool 31 sa Repl Interval 15	mponent Y expenditures a \$12,432.5 and filter Remain Useful Life 2	ear(s) and example	Field Meas. Quantity or Count	Delow for this of lation factor (s \$19 Units EA	component if occur ee last page of this 0,085.75 Beach Poo % Replaced Per Interval 100.0%	ring within the stud report).	y period. Unit Cost \$2,894.49	Replacement Cos for Study Year
Yearly Ex Unless a C 2025 04.002.00 Componen Last In- Service 2005 Yearly Ex	penditures for one-Time Expension 003 P nt Details Est Useful Life 20 penditures for	or this co diture, any o ool 31 sa Repl Interval 15 or this co	mponent Y expenditures a \$12,432.5 and filter Remain Useful Life 2 mponent Y	ear(s) and ex ffter 2023 inc 9 20 Next Repl. Year 2025 ear(s) and ex	Field Meas. Quantity or Count	Units EA Delow for this of	component if occur ee last page of this 0,085.75 Beach Poo % Replaced Per Interval 100.0%	ring within the stud report).	y period. Unit Cost \$2,894.49	Replacement Cos for Study Year



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A AAA AAA										
04.002.000	4 C	hlorinati	on system	l			Site-Wide			
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2005	20	10	2	2025	1	LS	100.0%	100.00%	\$1,462.54	\$1,463.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and e	penditures are shown b	pelow for this c	component if occur	ring within the study	y period.	
					lude a compounded inf					
2025			\$1,570.9	9 2	035	\$2	2,131.37 2	045	\$2,6	691.81
04.002.000	5 C	hlorinati	on system				Site-Wide			
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2005	20	10	2	2025	1	LS	100.0%	100.00%	\$4,032.66	\$4,033.0
Yearly Exp	enditures fo	or this co	mponent _Y	ear(s) and e	penditures are shown b	pelow for this c	component if occur	ring within the study	. ,	\$4,033.0
Yearly Expe Unless a On	enditures fo	or this co	mponent Y expenditures a	ear(s) and ex after 2023 inc	penditures are shown b lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).	y period.	
Yearly Exp	enditures fo	or this co	mponent _Y	ear(s) and ex after 2023 inc	penditures are shown b	below for this o lation factor (s	component if occur ee last page of this	ring within the study	y period.	\$4,033.0 120.39
Yearly Expe Unless a On	enditures fo e-Time Expen	or this co diture, any e	mponent Y expenditures a	ear(s) and ex ofter 2023 inc 82	penditures are shown b lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this	ring within the study report).	y period.	
Yearly Expo Unless a On 2025	enditures fo e-Time Expendence 6 C	or this co diture, any e	mponent y expenditures a \$4,330.6	ear(s) and ex ofter 2023 inc 82	penditures are shown b lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 6,875.48 2	ring within the study report).	y period.	
Yearly Expo Unless a On 2025 04.002.000	enditures fo e-Time Expendence 6 C	or this co diture, any e	mponent y expenditures a \$4,330.6	ear(s) and ex ofter 2023 inc 82	penditures are shown b lude a compounded inf	below for this o lation factor (s	component if occur ee last page of this 6,875.48 2	ring within the study report).	y period.	120.39
Yearly Expo Unless a On 2025 04.002.000 Component Last In-	enditures fo e-Time Expense 6 C Details Est Useful	or this co diture, any o hlorinati Repl	mponent y expenditures a \$4,330.6 on system Remain	ear(s) and ex after 2023 inc 8 2 2 Next Repl.	spenditures are shown b slude a compounded infl 035 Field Meas.	below for this c lation factor (s \$5	component if occur ee last page of this 3,875.48 2 Site-Wide % Replaced	ring within the study report). 045 Client	y period. \$7,4	120.39
Yearly Expo Unless a On 2025 04.002.000 Component Last In- Service 2005	enditures for e-Time Expense 6 C Details Est Useful Life 20	hlorinati Repl Interval	mponent Y expenditures a \$4,330.6 on system Remain Useful Life 2	ear(s) and example	Field Meas. Quantity or Count	Delow for this clation factor (solution factor (solution) Solution factor (solution)	component if occur ee last page of this 3,875.48 2 Site-Wide % Replaced Per Interval 100.0%	Client Responsibility 100.00%	y period. \$7,4 Unit Cost \$4,032.66	120.39 Replacement Cos for Study Year
Yearly Expo Unless a On 2025 04.002.000 Component Last In- Service 2005 Yearly Expo	enditures for e-Time Expense 6 C Details Est Useful Life 20 enditures for	hlorinati Repl Interval 10	mponent y expenditures a \$4,330.6 on system Remain Useful Life 2 mponent y	ear(s) and ex after 2023 inc 8 2 2 Next Repl. Year 2025 ear(s) and ex	Field Meas. Quantity or Count	Units LS Delow for this of	component if occur ee last page of this 3,875.48 2 Site-Wide % Replaced Per Interval 100.0%	ring within the study report). 045 Client Responsibility 100.00% ring within the study	y period. \$7,4 Unit Cost \$4,032.66	120.39 Replacement Cos for Study Year



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04.002.000	7 Po	ol pum	o, 7.5 HP				Beach Poo	I		
<u>Component</u>	Details									
Last In- Service	Est 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
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$4,045.94	\$4,046.0
					penditures are shown l lude a compounded inf				/ period.	
2025			\$4,344.6	4 20	040	\$6	669.64			
04.002.000	8 Po	ol pum	p, 1 HP				Wading Po	ol		
<u>Component</u>	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Co for Study Year
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$1,541.89	\$1,542.0
					penditures are shown l				/ period.	
	e-Time Expendi	ture, any e			lude a compounded inf			report).		
2025			\$1,655.8	2 20	040	\$2	2,541.89			
04.002.000	9 Po	ol pum	o, 5 HP				Lap Pool			
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2005	20	15	2	2025	2	EA	100.0%	100.00%	\$3,742.49	\$7,485.0
					penditures are shown l lude a compounded inf				/ period.	
2025	•		• \$8,037.4		040		,338.66	. ,		



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04.002.	0010 F	ool furni	shings				Site-Wide			
Compor	nent Details									
Last In Service		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	19	3	1	2024	1	LS	33.3%	100.00%	\$106,626.00	\$35,506.00
Detail o	of components	within the	e assembly	<u>/:</u>						
1 F	ool dining table,	Swimming F	Pools		32	EA	100.0%	100.00%	\$767.71	\$24,567.00
2 F	ool umbrellas, pl	ain, Swimm	ing Pools		32	EA	100.0%	100.00%	\$127.95	\$4,094.00
3 F	ool umbrella bas	es, Swimmi	ng Pools		32	EA	100.0%	100.00%	\$31.99	\$1,024.00
4 F	ool chairs, alumi	num & vinyl	, Swimming I	Pools	128	EA	100.0%	100.00%	\$252.86	\$32,366.00
5 F	ool lounge chairs	s, metal w/ v	vinyl, Swimmi	ng Pools	110	EA	100.0%	100.00%	\$405.23	\$44,575.00
20	24		\$37,078.9	92 2	2027	\$39	ee last page of this ,185.52	2030	\$40,9	63.34
	24 33		\$37,078.9 \$42,737.4		2027		,185.52	2030 2039		90.75
20 20	33 42		\$42,737.4 \$48,067.4	48 2 43 2		\$44	,185.52 2		\$46,2	
20	33 42		\$42,737.4	48 2 43 2	2036	\$44	,185.52 2	2039	\$46,2	90.75
20 20 20 0 04.002.	33 42 51 0011 F	Pipe railin	\$42,737.4 \$48,067.4	48 2 43 2 48 2	2036	\$44	,185.52 2	2039 2048	\$46,2	90.75
20 20 20 0 04.002.	33 42 51	Pipe railin	\$42,737.4 \$48,067.4 \$53,393.4	48 2 43 2 48 2	2036	\$44	,185.52 2 ,513.77 2 ,843.33 2	2039 2048	\$46,2	90.75
20 20 20 0 04.002.	33 42 51 0011 F <u>nent Details</u> n- Est Useful	Pipe railin Repl Interval	\$42,737.4 \$48,067.4 \$53,393.4	48 2 43 2 43 2 48 2 ss steel Next Repl.	2036 2045	\$44	,185.52 2 ,513.77 2 ,843.33 2	2039 2048	\$46,2	90.75
20 20 20 004.002. Compor Last In	33 42 51 0011 F <u>nent Details</u> n- Est Useful	Repl	\$42,737.4 \$48,067.4 \$53,393.4 199, stainle Remain	48 2 43 2 43 2 48 2 ss steel Next Repl.	2036 2045 Field Meas.	\$44 \$49	,185.52 ,513.77 ,843.33 Swimming % Replaced	2039 2048 Pool Client	\$46,2 \$51,6	Replacement Cost
20 20 20 04.002. Compor Last In Service 2005	33 42 51 0011 F <u>nent Details</u> n- Est Useful e Life 40	Repl Interval 40	\$42,737.4 \$48,067.4 \$53,393.4 og, stainles Remain Useful Life 22	48 2 43 2 48 2 48 2 ss steel 3 Next Repl. Year 2045 3	2036 2045 Field Meas. Quantity or Count	\$44 \$49 Units EA	,185.52 ,513.77 ,843.33 Swimming % Replaced Per Interval 100.0%	2039 2048 Pool Client Responsibility 100.00%	\$46,2 \$51,6 Unit Cost \$322.06	Replacement Cost
20 20 20 004.002. Compor Last In Servic 2005 Yearly I	33 42 51 0011 F <u>nent Details</u> n- Est Useful e Life 40 Expenditures f	Repl Interval 40	\$42,737.2 \$48,067.2 \$53,393.2 ng, stainle Remain Useful Life 22 mponent	48 2 43 2 48 2 48 2 SS Steel 2 Next Repl. Year 2045 2	2036 2045 Field Meas. Quantity or Count 8	\$44 \$49 Units EA	0,185.52 2 0,513.77 2 0,843.33 2 Swimming % Replaced Per Interval 100.0% component if occu	2039 2048 Pool Client Responsibility 100.00% rring within the study	\$46,2 \$51,6 Unit Cost \$322.06	90.75 18.49 Replacement Cost



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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 Cos for Study Year
2005	40	40	22	2045	5	EA	100.0%	100.00%	\$1,421.93	\$7,110.0
Yearly Exp	penditures for	or this co	mponent y	ear(s) and ex	penditures are shown b	elow for this o	component if occur	ring within the study	y period.	
					lude a compounded inf					
2045			\$9,980.9	8						
04.002.00	13 P	ool cove	rs				Swimming	Pool		
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 Cos for Study Year
2015	9	10	1	2024	5148	SF	100.0%	100.00%	\$2.93	\$15,084.0
					0110	01	100.070	100.0070	φ2.00	φ10,004.0
		or this co		ear(s) and ex fter 2023 inc	penditures are shown b lude a compounded inf	below for this d lation factor (s	component if occur ee last page of this	ring within the study	/ period.	23.81
Unless a O 2024	ne-Time Expen	or this co diture, any o	expenditures a \$15,752.2	ear(s) and ex fter 2023 inc	penditures are shown b lude a compounded inf	below for this d lation factor (s	component if occur ee last page of this 3,406.70 2	ring within the study report). 044	/ period.	
Unless a O	ne-Time Expen	or this co	expenditures a \$15,752.2	ear(s) and ex fter 2023 inc	penditures are shown b lude a compounded inf	below for this d lation factor (s	component if occur ee last page of this	ring within the study report). 044	/ period.	
Unless a O 2024 04.002.00	ne-Time Expen	or this co diture, any o	\$15,752.2 rs	ear(s) and ex fter 2023 inc	penditures are shown b lude a compounded inf	below for this d lation factor (s	component if occur ee last page of this 3,406.70 2	ring within the study report). 044	/ period.	23.81 Replacement Cos
Unless a O 2024 04.002.00 Componer Last In-	ne-Time Expen	or this co diture, any o ool cove Repl	\$15,752.2 rs Remain	ear(s) and ex fter 2023 inc 2 20 Next Repl.	Expenditures are shown by lude a compounded info 034 Field Meas.	below for this d lation factor (s \$18	component if occur ee last page of this 3,406.70 2 Swimming % Replaced	ring within the study report). 044 Pool Client	/ period. \$20,9	
Unless a O 2024 04.002.00 Componer Last In- Service 2015 Yearly Exp	ne-Time Expen	or this co diture, any o ool cove Repl Interval 10 or this co	Remain Useful Life	ear(s) and ex fter 2023 inc 2 20 2 Next Repl. Year 2024 ear(s) and ex	Field Meas. Quantity or Count 393 Spenditures are shown b	Units SF Delow for this of	component if occur ee last page of this 3,406.70 2 Swimming % Replaced Per Interval 100.0%	ring within the study report). 044 Pool Client Responsibility 100.00% ring within the study	y period. \$20,9 Unit Cost \$2.93	23.81 Replacement Co for Study Year
Unless a O 2024 04.002.00 Componer Last In- Service 2015 Yearly Exp	ne-Time Expen	or this co diture, any o ool cove Repl Interval 10 or this co	Remain Useful Life	ear(s) and ex fter 2023 inc 2 20 2 Next Repl. Year 2024 ear(s) and ex fter 2023 inc	Field Meas. Quantity or Count 393	Units SF Delow for this of lation factor (s	component if occur ee last page of this 3,406.70 2 Swimming % Replaced Per Interval 100.0% component if occur ee last page of this	ring within the study report). 044 Pool Client Responsibility 100.00% ring within the study	y period. \$20,9 Unit Cost \$2.93 y period.	23.81 Replacement Cor for Study Year



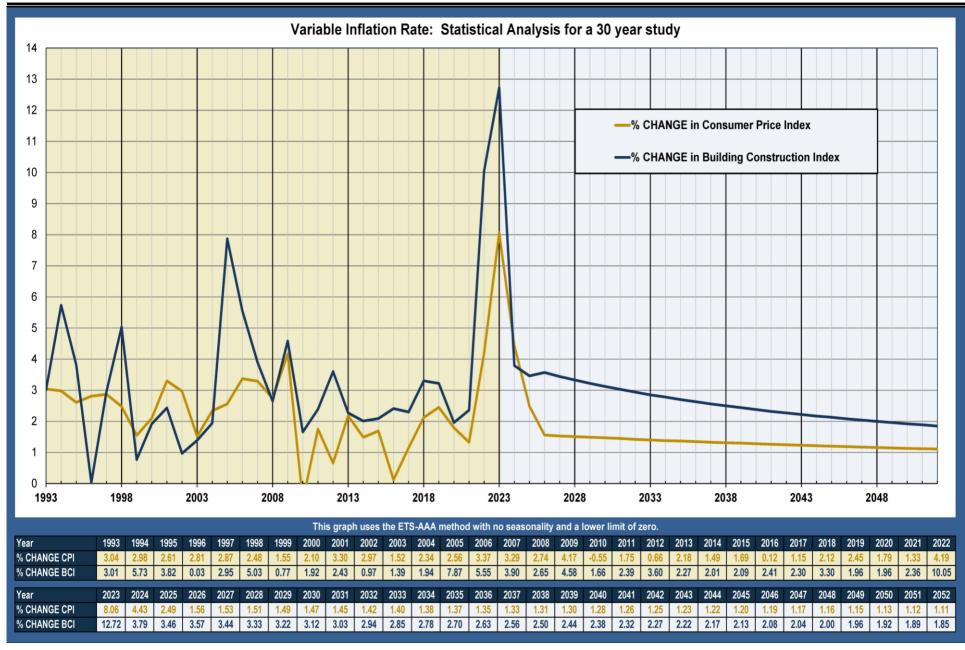
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uno									
Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
10	10	2	2025	3312	SF	100.0%	100.00%	\$2.93	\$9,704.0
								<i>r</i> period.	
		\$10,386.22	2 20	035	\$12	2,003.84 2	2045	\$13,6	622.49
1	Life 0 itures fo	Life Interval 0 10 itures for this co	Life Interval Useful Life 0 10 2 itures for this component Ye ne Expenditure, any expenditures a	Life Interval Useful Life Year 0 10 2 2025 itures for this component Year(s) and expenditures after 2023 incomponent	Life Interval Useful Life Year Quantity or Count 0 10 2 2025 3312 itures for this component Year(s) and expenditures are shown to the expenditure, any expenditures after 2023 include a compounded information	Life Interval Useful Life Year Quantity or Count Units 0 10 2 2025 3312 SF itures for this component Year(s) and expenditures are shown below for this one Expenditure, any expenditures after 2023 include a compounded inflation factor (state)	Life Interval Useful Life Year Quantity or Count Units Per Interval 0 10 2 2025 3312 SF 100.0% itures for this component Year(s) and expenditures are shown below for this component if occur Year(s) and expenditures are shown below for this component if occur ne Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this	Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility 0 10 2 2025 3312 SF 100.0% 100.00% itures for this component Year(s) and expenditures are shown below for this component if occurring within the study ne Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).	Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility Unit Cost 0 10 2 2025 3312 SF 100.0% \$2.93 itures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. ne Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).



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The Highlands Community Association Inc.



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