

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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The Highlands Community Association Inc.

001.001 Parking Lots & Flatwork

The parking lot at the Clubhouse appeared in excellent condition at the time of the site visit. The Pavillion and Sales Center Parking Lots are in need of patching and sealcoating and striping soon but, these projects can be adjusted to allow for more pressing projects to be completed. Overall, the flatwork we viewed was in good condition. These areas should be regularly inspected and repairs done as needed to prevent tripping hazards for residents and guests.

001.001.0001 Mill and Overlay Asphalt Pavalion parking

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	25	5	2028	821	sy	100.0%	100.00%	\$15.32	\$12,578.00

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).

2028	\$14,951.63
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001.001.0002 Asphalt Sealcoating Pavalion parking

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	26	5	6	2029	821	sy	100.0%	100.00%	\$1.68	\$1,379.00

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).

2029	\$1,692.01	2034	\$1,956.17	2039	\$2,220.37
2044	\$2,484.32	2049	\$2,748.55		

The Highlands Community Association Inc.

001.001.0003 Asphalt patching allowance Pavalion parking

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	5	5	2028	821	sy	5.0%	100.00%	\$46.43	\$1,906.00

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).

2028	\$2,265.70	2033	\$2,630.65	2038	\$2,995.84
2043	\$3,360.84	2048	\$3,725.94		

001.001.0004 Lot Striping Pavalion parking

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	5	5	2028	14	SPACE	100.0%	100.00%	\$6.00	\$84.00

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).

2028	\$99.85	2033	\$115.94	2038	\$132.04
2043	\$148.13	2048	\$164.21		

001.001.0005 Curb and gutter Pavalion parking

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	30	5	10	2033	274	lf	2.0%	100.00%	\$95.65	\$524.00

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).

2033	\$723.22	2038	\$823.63	2043	\$923.98
2048	\$1,024.36				

The Highlands Community Association Inc.

001.001.0006 Mill and Overlay Asphalt Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	36	25	6	2029	4083	SY	100.0%	100.00%	\$15.32	\$62,552.00

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).

2029	\$76,750.63
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001.001.0007 Asphalt Sealcoating Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	6	5	0	2023	4083	SY	100.0%	100.00%	\$1.68	\$6,859.00

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).

2023	\$6,859.00	2028	\$8,153.39	2033	\$9,466.67
2038	\$10,780.84	2043	\$12,094.33	2048	\$13,408.19

001.001.0008 Asphalt patching allowance Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	6	5	0	2023	4083	SY	5.0%	100.00%	\$46.43	\$9,479.00

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).

2023	\$9,479.00	2028	\$11,267.81	2033	\$13,082.73
2038	\$14,898.88	2043	\$16,714.10	2048	\$18,529.82

The Highlands Community Association Inc.

001.001.0009 Lot Striping Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	6	5	0	2023	142	SPACE	100.0%	100.00%	\$6.00	\$852.00

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).

2023	\$852.00	2028	\$1,012.79	2033	\$1,175.91
2038	\$1,339.14	2043	\$1,502.30	2048	\$1,665.50

001.001.0010 Concrete curb and gutter Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	5	0	2023	1732	LF	5.0%	100.00%	\$95.65	\$8,283.00

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).

2023	\$8,283.00	2028	\$9,846.11	2033	\$11,432.03
2038	\$13,019.03	2043	\$14,605.21	2048	\$16,191.82

001.001.0011 Sidewalks Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	5	0	2023	3696	sf	5.0%	100.00%	\$12.21	\$2,256.00

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).

2023	\$2,256.00	2028	\$2,681.73	2033	\$3,113.67
2038	\$3,545.92	2043	\$3,977.94	2048	\$4,410.08

The Highlands Community Association Inc.

001.001.0012 Mill and Overlay Asphalt Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	1665	SY	100.0%	100.00%	\$15.32	\$25,508.00

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).

2042	\$44,000.85
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001.001.0013 Asphalt Sealcoating Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	6	5	0	2023	1665	SY	100.0%	100.00%	\$1.68	\$2,797.00

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).

2023	\$2,797.00	2028	\$3,324.83	2033	\$3,860.36
2038	\$4,396.27	2043	\$4,931.89	2048	\$5,467.66

001.001.0014 Asphalt patching allowance Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	11	5	5	2028	1665	SY	5.0%	100.00%	\$46.43	\$3,865.00

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).

2028	\$4,594.37	2033	\$5,334.40	2038	\$6,074.93
2043	\$6,815.07	2048	\$7,555.42		

The Highlands Community Association Inc.

001.001.0015 Lot Striping Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	6	5	0	2023	24	SPACE	100.0%	100.00%	\$6.00	\$144.00

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

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

2023	\$144.00	2028	\$171.18	2033	\$198.75
2038	\$226.35	2043	\$253.92	2048	\$281.51

001.001.0016 Curb and gutter Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	5	24	2047	730	lf	5.0%	100.00%	\$95.65	\$3,491.00

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).

2047	\$6,690.51	2052	\$7,359.39
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001.001.0017 Gravel Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	10	10	4	2027	280	sy	50.0%	100.00%	\$9.52	\$1,333.00

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).

2027	\$1,533.49	2037	\$2,044.08	2047	\$2,554.68
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The Highlands Community Association Inc.

001.001.0018 Sidewalks Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	5	5	2028	1165	sf	5.0%	100.00%	\$12.21	\$711.00

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).

2028	\$845.18	2033	\$981.31	2038	\$1,117.53
2043	\$1,253.69	2048	\$1,389.88		

001.001.0019 Sidewalks Common areas

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	5	5	2028	73000	sf	2.0%	0.00%	\$12.21	\$0.00

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).

2028	\$0.00	2033	\$0.00	2038	\$0.00
2043	\$0.00	2048	\$0.00		

On 6/7/2023 By Roy Kalista, DMA Reserves
Client Responsibility was changed from 100% to 0%.

001.001.0020 Treated wood decking Nature trail

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	25	2	2025	2016	sf	100.0%	100.00%	\$6.44	\$12,983.00

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).

2025	\$13,941.30	2050	\$26,373.82		
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The Highlands Community Association Inc.

001.001.0021 Treated wood bridge and rest bench/deck Nature trail

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	35	35	12	2035	400	sf	100.0%	100.00%	\$39.70	\$15,880.00

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).

2035	\$23,134.77
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001.001.0022 Asphalt overlay Nature trail

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	25	2	2025	240	sy	100.0%	100.00%	\$10.70	\$2,568.00

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).

2025	\$2,757.55	2050	\$5,216.65
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001.001.0023 Gravel Nature trail

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	10	10	4	2027	6005	sy	20.0%	100.00%	\$9.52	\$11,434.00

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).

2027	\$13,153.72	2037	\$17,533.36	2047	\$21,913.20
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Total for 001.001 Parking Lots & Flatwork \$187,466.00

The Highlands Community Association Inc.

001.002 Exterior Signage

Overall, the exterior signage throughout the community appeared in good condition.

001.002.0001 Entrance signs Eastfair Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	25	25	18	2041	50	sf	100.0%	100.00%	\$123.21	\$6,161.00

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).

2041	\$10,391.73
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001.002.0002 Entrance signs Highland Glen Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	25	5	2028	50	sf	100.0%	100.00%	\$123.21	\$6,161.00

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).

2028	\$7,323.66
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001.002.0003 Entrance signs Lake Margaret

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	28	sf	100.0%	100.00%	\$123.21	\$3,450.00

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).

2042	\$5,951.17
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The Highlands Community Association Inc.

001.002.0004 Entrance signs Section entrances

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	25	5	2028	128	sf	100.0%	100.00%	\$184.81	\$23,656.00

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).

2028 \$28,120.18

001.002.0005 Message signs Main entrances

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	25	5	2028	3	ea	100.0%	100.00%	\$2,659.85	\$7,980.00

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).

2028 \$9,485.92

001.002.0006 Other Miscellaneous Signs Common areas

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	25	5	2028	24	ea	100.0%	100.00%	\$115.95	\$2,783.00

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).

2028 \$3,308.19

The Highlands Community Association Inc.

001.002.0007 Stone walls and pillars, mortar repair Main entrances

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	10	10	2033	2424	sf	5.0%	100.00%	\$40.51	\$4,910.00

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).

2033	\$6,776.69	2043	\$8,657.71
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001.002.0008 Stone pillars, mortar repair Section entrances

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	10	10	2033	4080	sf	5.0%	100.00%	\$40.51	\$8,264.00

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).

2033	\$11,405.81	2043	\$14,571.73
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001.002.0009 Stone replacement All entrances

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	40	10	2033	6504	sf	5.0%	100.00%	\$74.32	\$24,169.00

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).

2033	\$33,357.58
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Total for 001.002 Exterior Signage \$87,534.00

The Highlands Community Association Inc.

001.003 Landscaping & Irrigation

Assumed in good working condition.

001.003.0001 Irrigation system Common areas

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	50	20	2043	20000	sf	100.0%	100.00%	\$1.49	\$29,800.00

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).

2043	\$52,545.65
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001.003.0002 Irrigation repair Eastfair Drive

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	50	50	38	2061	1	ls	100.0%	100.00%	\$4,335.68	\$4,336.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2016	\$3,379.29	100.0%	1	ls	

001.003.0003 Well pump and equipment Landscaping Pump House

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	1	2024	1	ea	100.0%	0.00%	\$5,927.51	\$0.00

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).

2024	\$0.00	2044	\$0.00
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On 9/12/2023 By Roy Kalista, DMA Reserves
Client Responsibility was changed from 100% to 0%.

The Highlands Community Association Inc.

001.003.0004		Electrical service panel (Lighting, Irrigation)					Common area			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	50	50	27	2050	4	ea	100.0%	100.00%	\$2,041.24	\$8,165.00
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).										
2050			\$16,586.47							
Total for 001.003 Landscaping & Irrigation										\$42,301.00

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.

001.004.0001 Light poles Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	5	EA	100.0%	100.00%	\$1,355.80	\$6,779.00

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).

2047	\$12,991.90
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001.004.0002 Parking shoe-box LED luminaire Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	5	EA	100.0%	100.00%	\$751.50	\$3,758.00

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).

2032	\$5,042.97	2047	\$7,202.16
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001.004.0003 Light poles Swimming Pools

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	30	30	12	2035	5	EA	100.0%	100.00%	\$1,355.80	\$6,779.00

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).

2035	\$9,875.96
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The Highlands Community Association Inc.

001.004.0004		Parking shoe-box LED luminaire				Swimming Pools				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	20	15	2	2025	6	EA	100.0%	100.00%	\$751.50	\$4,509.00
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).										
2025			\$4,841.81		2040			\$7,432.85		
Total for 001.004 Site Lighting										\$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 solely 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.

001.005.0001 Spill way valve Dam

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	1	ea	100.0%	100.00%	\$6,626.67	\$6,627.00

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).

2023	\$6,627.00
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001.005.0002 Concrete repair Dam & spillway

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	3000	sf	5.0%	100.00%	\$20.56	\$3,084.00

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).

2023	\$3,084.00
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The Highlands Community Association Inc.

001.005.0003 Compliance and safety study Dam

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	2	2	1	2024	1	Is	100.0%	100.00%	\$9,279.56	\$9,280.00

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).

2024	\$9,631.71	2026	\$10,320.72	2028	\$11,031.25
2030	\$11,741.72	2032	\$12,453.16	2034	\$13,164.14
2036	\$13,875.13	2038	\$14,586.09	2040	\$15,297.61
2042	\$16,007.82	2044	\$16,718.27	2046	\$17,429.52
2048	\$18,140.78	2050	\$18,851.47	2052	\$19,563.10

On 9/12/2023 By Roy Kalista, DMA Reserves
Last In-Service Year was changed from 2021 to 2022.

On 9/12/2023 By Roy Kalista, DMA Reserves
Estimated Useful Life was changed from 5 to 2.

On 9/12/2023 By Roy Kalista, DMA Reserves
Replacement Interval was changed from 5 to 2.

001.005.0004 Curb inlet Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	5	0	2023	2	EA	5.0%	100.00%	\$12,181.98	\$1,218.00

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).

2023	\$1,218.00	2028	\$1,447.85	2033	\$1,681.06
2038	\$1,914.42	2043	\$2,147.65	2048	\$2,380.96

The Highlands Community Association Inc.

001.005.0005 Storm piping Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	5	20	2043	700	LF	5.0%	100.00%	\$397.86	\$13,925.00

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).

2043	\$24,553.64	2048	\$27,220.98
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001.005.0006 Lake Dredging Highland Lake

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	1	LS	20.0%	100.00%	\$603,640.00	\$120,728.00

Detail of components within the assembly:

1	Dredging Project Staging for large jobs, Highland Lake				1	LS	100.0%	100.00%	\$6,955.16	\$6,955.00
2	Mechanical dredging, barge mounted dragline or clamshell, Highland Lake				80775	CY	10.0%	100.00%	\$27.82	\$224,716.00
3	Dry, spread, lime-stabilize dredging spoils - adjacent area, Highland Lake				80775	CY	10.0%	100.00%	\$27.88	\$225,201.00
4	Dry, load & haul-off dredging spoils - 10 miles, Highland Lake				80775	CY	10.0%	100.00%	\$18.17	\$146,768.00

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).

2027	\$138,886.00	2052	\$254,506.14
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The Highlands Community Association Inc.

001.005.0007		Lake Dredging				Lake Margaret				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	1	LS	20.0%	100.00%	\$397,771.00	\$79,554.00
Detail of components within the assembly:										
1	Dredging Project Staging for large jobs, Lake Margaret				1	LS	100.0%	100.00%	\$6,955.16	\$6,955.00
2	Mechanical dredging, barge mounted dragline or clamshell, Lake Margaret				52906	CY	10.0%	100.00%	\$27.82	\$147,184.00
3	Dry, spread, lime-stabilize dredging spoils - adjacent area, Lake Margaret				52906	CY	10.0%	100.00%	\$27.88	\$147,502.00
4	Dry, load & haul-off dredging spoils - 10 miles, Lake Margaret				52906	CY	10.0%	100.00%	\$18.17	\$96,130.00
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).										
2027		\$91,519.26			2052		\$167,707.41			
On 10/13/2023 By Roy Kalista, DMA Reserves										
EUL adjusted due to developer still holding responsibility of the lake per client request.										
Total for 001.005 Storm Water Systems										\$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.

001.006.0001 Universal Playground Structure Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	14	25	7	2030	1	Is	100.0%	100.00%	\$34,937.51	\$34,938.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2016	\$27,230.75	100.0%	1	Is	

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).

2030	\$44,206.05
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001.006.0002 Swing set, 4 seats Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	14	25	7	2030	1	EA	100.0%	100.00%	\$3,825.47	\$3,825.00

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).

2030	\$4,839.67
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The Highlands Community Association Inc.

001.006.0003 6" Wood Chip Resilient Surface Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	5	5	2	2025	2295	sf	100.0%	100.00%	\$5.19	\$11,911.00

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).

2025	\$12,790.17	2030	\$15,070.65	2035	\$17,352.54
2040	\$19,634.68	2045	\$21,915.19	2050	\$24,196.13

001.006.0004 Resilient Surface Plastic Edging Playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	25	5	2028	191	lf	100.0%	100.00%	\$13.95	\$2,664.00

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).

2028	\$3,166.73
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001.006.0005 Picnic Tables Pavalion

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	35	35	15	2038	12	ea	100.0%	100.00%	\$2,095.74	\$25,149.00

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).

2038	\$32,367.11
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The Highlands Community Association Inc.

001.006.0006 Bike Racks Recreation area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	2	ea	100.0%	100.00%	\$1,110.57	\$2,221.00

001.006.0007 Trash Cans Recreation area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	20	20	1	2024	4	ea	100.0%	100.00%	\$533.46	\$2,134.00

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).

2024	\$2,228.54	2044	\$2,960.18
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001.006.0008 Volley Ball Net. Standards & Bounds Recreation area

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	20	20	0	2023	1	pr	100.0%	100.00%	\$528.09	\$528.00

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).

2023	\$528.00	2043	\$931.00
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The Highlands Community Association Inc.

001.006.0009 Basket Ball Standards Basket ball court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	25	5	2028	1	ea	100.0%	100.00%	\$4,893.61	\$4,894.00

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).

2028	\$5,817.55
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001.006.0010 Color coat Basket ball court

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	10	10	3	2026	1440	sy	100.0%	100.00%	\$3.09	\$4,450.00

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).

2026	\$4,949.06	2036	\$6,653.49	2046	\$8,357.92
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001.006.0011 Charcoal Grills Pavalion

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	20	15	0	2023	4	ea	100.0%	100.00%	\$127.95	\$512.00

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).

2023	\$512.00	2038	\$658.96
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The Highlands Community Association Inc.

001.006.0012		Site Electrical Services (Lighting, Irrigation)					Recreation area				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2000	50	50	27	2050	1	ea	100.0%	100.00%	\$2,041.24	\$2,041.00	
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).											
2050			\$4,146.06								
001.006.0013		Color coat					Tennis courts				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2015	10	10	2	2025	1440	sy	100.0%	100.00%	\$14.22	\$20,477.00	
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).											
2025			\$21,988.44		2035		\$29,831.93		2045		\$37,675.89
001.006.0014		Asphalt resurface					Tennis courts				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2003	50	50	30	2053	1440	sy	100.0%	100.00%	\$49.95	\$71,928.00	
Total for 001.006 Recreation										\$187,672.00	

The Highlands Community Association Inc.

001.007 Fencing & Retaining Walls

Overall, the fencing throughout the community appeared in fair to good condition. Retaining walls were also viewed in fair condition.

001.007.0001 Fence, metal picket Pump house

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	50	50	27	2050	48	lf	100.0%	100.00%	\$77.72	\$3,731.00

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).

2050	\$7,579.19
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001.007.0002 Stacked block retaining wall Pump house

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	50	50	27	2050	300	sf	100.0%	100.00%	\$26.83	\$8,049.00

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).

2050	\$16,350.86
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001.007.0003 Fencing, chain link, vinyl coated, 4 ft high Pavalion and playground

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	520	lf	100.0%	100.00%	\$28.63	\$14,888.00

001.007.0004 Fencing, 10 ft vinyl coated Tennis courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	300	lf	100.0%	100.00%	\$57.84	\$17,352.00

The Highlands Community Association Inc.

001.007.0005 Fence gates, 10 ft vinyl coated chain link Tennis courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	1	ea	100.0%	100.00%	\$861.77	\$862.00

001.007.0006 Tennis court fencing, 4 ft vinyl coated (replace w/10') Tennis courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	160	lf	100.0%	100.00%	\$28.63	\$4,581.00

001.007.0007 Fence Gates, 4 ft Vinyl Coated Chain Link (Replace w/10') Tennis courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	2	ea	100.0%	100.00%	\$420.39	\$841.00

001.007.0008 Stacked block retaining wall Tennis courts

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	270	sf	100.0%	100.00%	\$26.83	\$7,244.00

001.007.0009 Chain-link fence - 4'h, vinyl-coated Swimming Pools

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	40	40	22	2045	150	LF	100.0%	100.00%	\$28.63	\$4,295.00

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).

2045	\$7,902.42
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The Highlands Community Association Inc.

001.007.0010		Chain-link fence - 6'h, vinyl-coated				Swimming Pools				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	40	40	22	2045	640	LF	100.0%	100.00%	\$39.34	\$25,178.00
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).										
2045			\$46,325.37							
Total for 001.007 Fencing & Retaining Walls										\$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.

001.008.0001 Treated decking Docks

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	600	sf	100.0%	100.00%	\$6.44	\$3,864.00

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).

2027	\$4,445.17	2052	\$8,145.68
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001.008.0002 Repair and repaint Docks & gazebo

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	8	7	0	2023	980	sf	100.0%	100.00%	\$0.95	\$931.00

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).

2023	\$931.00	2030	\$1,177.96	2037	\$1,427.62
2044	\$1,677.21	2051	\$1,926.95		

001.008.0003 Pilings Docks

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	60	lf	100.0%	100.00%	\$43.16	\$2,590.00

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

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

2027	\$2,979.55	2052	\$5,459.97
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The Highlands Community Association Inc.

001.008.0004 Framing Gazebo

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	35	35	14	2037	256	sf	100.0%	100.00%	\$55.33	\$14,164.00

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	\$21,719.67
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001.008.0005 Decking Gazebo

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	4	2027	256	sf	100.0%	100.00%	\$7.33	\$1,876.00

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).

2027	\$2,158.16	2047	\$3,595.38
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001.008.0006 Railing Gazebo

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	4	2027	60	lf	100.0%	100.00%	\$50.96	\$3,058.00

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).

2027	\$3,517.94	2047	\$5,860.66
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The Highlands Community Association Inc.

001.008.0007 Asphalt shingles, dimensional Gazebo

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	20	4	2027	3	sq	100.0%	100.00%	\$531.39	\$1,594.00

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).

2027	\$1,833.74	2047	\$3,054.86
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001.008.0008 Concrete repair Boat ramp

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	20	20	0	2023	1	LS	100.0%	100.00%	\$40,000.00	\$40,000.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	\$40,000.00	100.0%	1	LS	Estimate provided by client

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).

2023	\$40,000.00	2043	\$70,531.04
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On 9/12/2023 By Roy Kalista, DMA Reserves

Documented Cost of \$40000 at 100% for 1 LS for Year 2023 was added.

The Highlands Community Association Inc.

001.008.0009 Brick tuck pointing Pavalion walls

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	40	10	20	2043	2250	sf	100.0%	100.00%	\$18.81	\$42,323.00

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).

2043	\$74,627.18
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001.008.0010 Asphalt shingles, dimensional Pavalion roof

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	20	20	20	2043	19	sq	100.0%	100.00%	\$531.39	\$10,096.00

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).

2023	\$10,096.00	2043	\$17,802.05
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On 9/12/2023 By Roy Kalista, DMA Reserves

Last In-Service Year was changed from 2003 to 2023.

001.008.0011 Structural post and beam roof frame Pavalion

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	50	50	30	2053	640	sf	100.0%	100.00%	\$46.50	\$29,760.00

The Highlands Community Association Inc.

001.008.0012 Concrete patio Pavalion

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2003	25	5	5	2028	180	sf	100.0%	100.00%	\$34.76	\$6,257.00

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).

2028	\$7,437.78	2033	\$8,635.80	2038	\$9,834.63
2043	\$11,032.84	2048	\$12,231.38		

001.008.0013 Utility building Pool Pump house

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	50	50	29	2052	128	sf	100.0%	100.00%	\$45.65	\$5,843.00

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).

2052	\$12,317.61
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001.008.0014 Asphalt shingles, dimensional Pool Pump house

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	2	sq	100.0%	100.00%	\$531.39	\$797.00

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).

2027	\$916.87	2052	\$1,680.18
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The Highlands Community Association Inc.

001.008.0015		Electrical service panel, 60 amp				Pool Pump house					
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2002	50	50	29	2052	1	ea	100.0%	100.00%	\$2,041.24	\$2,041.00	
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).											
			2052								\$4,302.57
Total for 001.008 Site Structures										\$165,194.00	

The Highlands Community Association Inc.

002.001 Sales Office Exterior

As mentioned during the site visit with the manager and board president, there were several areas of issue with the siding which is partially caused by the lack of rain gutters along the back of the building and a lack of painting of the wooden siding. Because of this and the evidence of pest damage to the wooden trim, we are recommending that the community replace these components with composite materials that will hold up better. We also recommend the addition of more rain gutters and downspouts to prevent damage to the building exterior in the future.

002.001.0001 Shingled roof, full-dimensional asphalt Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	31	25	1	2024	19	SQ	100.0%	100.00%	\$531.39	\$10,096.00

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).

2024	\$10,478.64	2049	\$20,122.77
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002.001.0002 Aluminum gutter & downspout Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	31	20	1	2024	132	LF	100.0%	100.00%	\$7.56	\$998.00

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).

2024	\$1,035.82	2044	\$1,797.93
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On 3/1/2023 By Roy Kalista, DMA Reserves
 We would recommend adding more gutters and downspouts along the back of the building as well as what is existing in the front.

The Highlands Community Association Inc.

002.001.0003 Fiber cement siding, various contours Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	45	0	2023	1080	SF	100.0%	100.00%	\$12.19	\$13,165.00

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).

2023	\$13,165.00
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On 3/1/2023 By Roy Kalista, DMA Reserves

Some of the siding at the base of the building has been replaced and we noticed damage to some of the exiting wood siding so, we are using a fiber cement siding cost for replacement and we recommend this occur soon to prevent further damage to the building.

002.001.0004 Exterior soffit Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	20	0	2023	280	SF	100.0%	100.00%	\$14.80	\$4,144.00

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

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

2023	\$4,144.00	2043	\$7,307.02
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The Highlands Community Association Inc.

002.001.0005 Fascia, PVC to replace wood Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	45	0	2023	160	LF	100.0%	100.00%	\$8.86	\$1,418.00

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).

2023	\$1,418.00
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On 3/1/2023 By Roy Kalista, DMA Reserves

We noticed pest damage to the fascia at the time of the site visit which is why we are recommending replacing the existing wood fascia with a composite material in the near future.

002.001.0006 Alternative decking, composite Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	30	30	22	2045	3040	SF	100.0%	100.00%	\$16.99	\$51,650.00

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).

2045	\$95,031.48
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On 3/1/2023 By Roy Kalista, DMA Reserves

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.

The Highlands Community Association Inc.

002.001.0007 Wood deck structure Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	10	0	2023	3040	SF	100.0%	10.00%	\$16.59	\$5,043.00

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).

2023	\$5,043.00	2033	\$6,960.25	2043	\$8,892.20
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002.001.0008 Railings Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	154	LF	100.0%	100.00%	\$58.73	\$9,044.00

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).

2023	\$9,044.00
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002.001.0009 Stone tuck-pointing Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	20	10	2033	700	SF	5.0%	100.00%	\$40.51	\$1,418.00

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).

2033	\$1,957.09
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The Highlands Community Association Inc.

002.001.0010 Exterior double entrance door and frame, full glass Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	42	32	12	2035	5	PR	100.0%	100.00%	\$4,872.39	\$24,362.00

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).

2035	\$35,491.78
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002.001.0011 Exterior double steel service doors and frame Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	32	32	2	2025	1	PR	100.0%	100.00%	\$2,406.61	\$2,407.00

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).

2025	\$2,584.67
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002.001.0012 Exterior single steel service door & frame Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	32	32	2	2025	3	EA	100.0%	100.00%	\$1,675.11	\$5,025.00

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).

2025	\$5,395.90
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The Highlands Community Association Inc.

002.001.0013 Windows Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	32	32	2	2025	1046	SF	100.0%	100.00%	\$79.13	\$82,770.00

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).

2025	\$88,879.36
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002.001.0014 Wall mounted light fixture Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	20	5	2028	8	EA	100.0%	100.00%	\$269.62	\$2,157.00

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

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

2028	\$2,564.05	2048	\$4,216.53
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002.001.0015 Lantern style light fixture Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	20	5	2028	2	EA	100.0%	100.00%	\$550.04	\$1,100.00

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).

2028	\$1,307.58	2048	\$2,150.31
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The Highlands Community Association Inc.

002.001.0016		Ceiling mounted light fixture				Sales Office				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	35	15	5	2028	1	EA	100.0%	100.00%	\$178.68	\$179.00
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).										
2028			\$212.78		2043			\$315.62		
Total for 002.001 Sales Office Exterior										\$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.

002.002.0001 Carpet, upstairs Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	15	10	2033	28	SY	100.0%	100.00%	\$39.86	\$1,116.00

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).

2033	\$1,540.29	2048	\$2,181.60
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002.002.0002 Carpet, downstairs Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	15	0	2023	44	SY	100.0%	100.00%	\$39.86	\$1,754.00

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

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

2023	\$1,754.00	2038	\$2,756.89
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002.002.0003 Refinish wood strip flooring Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	15	10	2033	740	SF	100.0%	100.00%	\$2.41	\$1,783.00

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).

2033	\$2,460.87	2048	\$3,485.48
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The Highlands Community Association Inc.

002.002.0004 Tile floors, upstairs Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	50	20	2043	95	SF	100.0%	100.00%	\$37.83	\$3,594.00

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).

2043	\$6,337.22
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002.002.0005 Tile floors, downstairs Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	50	20	2043	392	SF	100.0%	100.00%	\$37.83	\$14,829.00

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).

2043	\$26,147.63
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002.002.0006 Cabinets, lifeguard room Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	20	LF	100.0%	100.00%	\$247.14	\$4,819.00

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).

2023	\$4,819.00
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The Highlands Community Association Inc.

002.002.0007 Cabinets, kitchen & storage Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	17	LF	100.0%	100.00%	\$247.14	\$4,201.00

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).

2023	\$4,201.00
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002.002.0008 Wood cabinets, with wood top Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	40	20	2043	51	LF	100.0%	100.00%	\$466.91	\$23,812.00

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).

2043	\$41,987.12
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002.002.0009 Sink, kitchen & lifeguard room Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	45	30	15	2038	3	EA	100.0%	100.00%	\$1,962.20	\$5,887.00

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).

2038	\$9,253.05
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The Highlands Community Association Inc.

002.002.0010 Toilet stall Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	45	25	15	2038	6	EA	100.0%	100.00%	\$1,375.17	\$8,251.00

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).

2038	\$12,968.73
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002.002.0011 Toilet Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	45	30	15	2038	7	EA	100.0%	100.00%	\$852.19	\$5,965.00

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).

2038	\$9,375.63
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002.002.0012 Sink, bathroom Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	45	30	15	2038	5	EA	100.0%	100.00%	\$782.53	\$3,913.00

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).

2038	\$6,150.36
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The Highlands Community Association Inc.

002.002.0013 Interior lighting Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	20	10	2033	1	LS	100.0%	100.00%	\$12,743.00	\$12,743.00

Detail of components within the assembly:

1	Fluorescent light fixture, Site-Wide					11	EA	100.0%	100.00%	\$285.21	\$3,137.00
2	Ceiling mounted, hanging, 4 bulb, Site-Wide					1	EA	100.0%	100.00%	\$383.81	\$384.00
3	Wall mounted light fixture, Site-Wide					16	EA	100.0%	100.00%	\$222.98	\$3,568.00
4	Ceiling mounted light fixture, Site-Wide					1	EA	100.0%	100.00%	\$187.88	\$188.00
5	Ceiling mounted, hanging, 1 bulb, Site-Wide					11	EA	100.0%	100.00%	\$376.87	\$4,146.00
6	Emergency lighting, Site-Wide					4	EA	100.0%	100.00%	\$135.68	\$543.00
7	Exit lighting, Site-Wide					6	EA	100.0%	100.00%	\$129.52	\$777.00

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

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

2033 \$17,587.64

002.002.0014 Countertops, formica, lifeguard room Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	20	LF	100.0%	100.00%	\$88.91	\$1,734.00

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).

2023 \$1,734.00

The Highlands Community Association Inc.

002.002.0015 Countertops, formica, kitchen, bath, & storgae Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	40	LF	100.0%	100.00%	\$88.91	\$3,556.00

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).

2023	\$3,556.00
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002.002.0016 Interior furnishings Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	40	40	10	2033	1	LS	100.0%	100.00%	\$23,434.00	\$23,434.00

Detail of components within the assembly:

1	Folding table, Site-Wide		6		EA	100.0%	100.00%	\$409.10	\$2,455.00
2	Conference table, Site-Wide		1		EA	100.0%	100.00%	\$2,042.33	\$2,042.00
3	Conference chair, Site-Wide		6		EA	100.0%	100.00%	\$335.49	\$2,013.00
4	Area Rug - Large, Site-Wide		1		EA	100.0%	100.00%	\$3,152.76	\$3,153.00
5	Console Table, Site-Wide		1		EA	100.0%	100.00%	\$957.09	\$957.00
6	Armless chair, Site-Wide		2		EA	100.0%	100.00%	\$167.75	\$336.00
7	Credenza, Site-Wide		2		EA	100.0%	100.00%	\$4,053.55	\$8,107.00
8	Office desk, Site-Wide		1		EA	100.0%	100.00%	\$2,188.44	\$2,188.00
9	Filing cabinet, Site-Wide		1		EA	100.0%	100.00%	\$1,623.68	\$1,624.00
10	Office furniture, chairs, Site-Wide		1		EA	100.0%	100.00%	\$184.96	\$185.00
11	Popcorn machine, Site-Wide		1		EA	100.0%	100.00%	\$373.89	\$374.00

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).

2033	\$28,206.79
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The Highlands Community Association Inc.

002.002.0017		Drinking fountain, wall mounted					Sales Office			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	30	0	2023	1	EA	100.0%	100.00%	\$1,787.11	\$1,787.00
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).										
2023			\$1,787.00							
Total for 002.002 Sales Office Interior										\$123,178.00

The Highlands Community Association Inc.

002.003 Sales Office M.E.P.

Assumed in good working order. No noticed signs of damage or failure at the time of the site visit.

002.003.0001 HVAC condensing unit, 5 ton Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	3	2026	1	EA	100.0%	100.00%	\$7,839.81	\$7,840.00

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

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

2026	\$8,719.24	2046	\$14,724.98
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002.003.0002 HVAC condensing unit, 5 ton Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	20	4	2027	1	EA	100.0%	100.00%	\$7,839.81	\$7,840.00

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

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

2027	\$9,019.18	2047	\$15,025.37
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002.003.0003 HVAC air handling unit, 5 ton Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	20	3	2026	1	EA	100.0%	100.00%	\$4,942.73	\$4,943.00

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).

2026	\$5,497.34	2046	\$9,283.87
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The Highlands Community Association Inc.

002.003.0004 HVAC air handling unit, 5 ton Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	20	4	2027	1	EA	100.0%	100.00%	\$4,942.73	\$4,943.00

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).

2027	\$5,686.45	2047	\$9,473.26
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002.003.0005 Electrical panelboards Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	50	50	20	2043	2	EA	100.0%	100.00%	\$4,050.59	\$8,101.00

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).

2043	\$14,284.31
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002.003.0006 Electric water heater, 50 gallon Sales Office

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	20	9	2032	1	EA	100.0%	100.00%	\$2,167.30	\$2,167.00

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).

2032	\$2,907.96	2052	\$4,568.23
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Total for 002.003 Sales Office M.E.P. \$35,834.00

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.

003.001.0001 Shingled roof, full-dimensional asphalt Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	44	SQ	100.0%	100.00%	\$531.39	\$23,487.00

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).

2042	\$40,514.66
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003.001.0002 Aluminum gutter & downspout Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	340	LF	100.0%	100.00%	\$7.56	\$2,570.00

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	\$3,940.93
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003.001.0003 Vinyl siding Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	45	45	39	2062	2495	SF	100.0%	100.00%	\$10.81	\$26,971.00

The Highlands Community Association Inc.

003.001.0004 Soffit Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	860	SF	100.0%	100.00%	\$10.17	\$8,746.00

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).

2047	\$16,761.69
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003.001.0005 Fascia Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	40	40	34	2057	382	LF	100.0%	100.00%	\$6.50	\$2,483.00

003.001.0006 Entrance door, double, glass Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	7	32	1	2024	2	PR	100.0%	100.00%	\$2,528.70	\$5,057.00

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).

2024	\$5,248.66
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The Highlands Community Association Inc.

003.001.0007 Entrance door, single, glass Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	32	32	26	2049	2	EA	100.0%	100.00%	\$1,761.14	\$3,522.00

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).

2049	\$7,019.86
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003.001.0008 Aluminum Storm Doors Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	16	16	10	2033	1	EA	100.0%	100.00%	\$695.95	\$696.00

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).

2033	\$960.59	2049	\$1,387.22
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003.001.0009 Windows Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	32	32	26	2049	240	SF	100.0%	100.00%	\$79.13	\$18,991.00

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

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

2049	\$37,851.73
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The Highlands Community Association Inc.

003.001.0010 Recessed light fixture Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	6	EA	100.0%	100.00%	\$178.68	\$1,072.00

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).

2032	\$1,438.57	2047	\$2,054.51
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003.001.0011 Ceiling fan (w/lights) Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	24	24	18	2041	2	EA	100.0%	100.00%	\$556.92	\$1,114.00

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).

2041	\$1,879.00
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003.001.0012 Exterior furnishings Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	1	LS	100.0%	100.00%	\$5,287.00	\$5,287.00

Detail of components within the assembly:

1	Patio dining set, Clubhouse					1	EA	100.0%	100.00%	\$2,785.74	\$2,786.00
2	Rocking chair, Clubhouse					4	EA	100.0%	100.00%	\$511.80	\$2,047.00
3	End table, Clubhouse					2	EA	100.0%	100.00%	\$226.93	\$454.00

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	\$6,716.46
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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.

003.002.0001 Tile flooring Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	50	50	44	2067	195	SF	100.0%	100.00%	\$37.83	\$7,377.00

003.002.0002 Laminate flooring Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	2740	SF	100.0%	100.00%	\$4.04	\$11,070.00

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).

2042	\$19,095.53
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003.002.0003 Countertops, granite Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	50	50	44	2067	18	LF	100.0%	100.00%	\$324.04	\$5,833.00

003.002.0004 Kitchen cabinets Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	40	40	34	2057	29	LF	100.0%	100.00%	\$466.91	\$13,540.00

The Highlands Community Association Inc.

003.002.0005 Cooking range, w/1 oven Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$1,711.51	\$1,712.00

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).

2032	\$2,032.22	2047	\$2,460.34
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003.002.0006 Microwave ovens, hood mounted Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$1,425.79	\$1,426.00

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).

2032	\$1,692.72	2047	\$2,049.32
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003.002.0007 Refrigerator Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$3,083.85	\$3,084.00

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).

2032	\$3,660.85	2047	\$4,432.08
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The Highlands Community Association Inc.

003.002.0008 Dishwasher Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	1	EA	100.0%	100.00%	\$1,512.84	\$1,513.00

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).

2032	\$1,796.01	2047	\$2,174.38
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003.002.0009 Sink, kitchen, stainless steel Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	1	EA	100.0%	100.00%	\$1,962.20	\$1,962.00

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).

2047	\$3,760.19
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003.002.0010 Laundry sink, plastic Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	1	EA	100.0%	100.00%	\$573.52	\$574.00

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

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

2047	\$1,100.04
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The Highlands Community Association Inc.

003.002.0011 Lavatory, wall hung Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	2	EA	100.0%	100.00%	\$652.24	\$1,304.00

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).

2047	\$2,499.09
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003.002.0012 Toilet Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	2	EA	100.0%	100.00%	\$852.19	\$1,704.00

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).

2047	\$3,265.69
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The Highlands Community Association Inc.

003.002.0013		Interior lighting				Clubhouse				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	1	LS	100.0%	100.00%	\$13,066.00	\$13,066.00
Detail of components within the assembly:										
1	Fluorescent light fixture, Clubhouse				5	EA	100.0%	100.00%	\$292.51	\$1,463.00
2	Recessed light fixture, Clubhouse				30	EA	100.0%	100.00%	\$222.98	\$6,689.00
3	Ceiling mounted light fixture, Clubhouse				1	EA	100.0%	100.00%	\$280.08	\$280.00
4	Mirror light fixture, Clubhouse				2	EA	100.0%	100.00%	\$383.81	\$768.00
5	Track lighting, Clubhouse				1	EA	100.0%	100.00%	\$413.80	\$414.00
6	Ceiling fan, Clubhouse				2	EA	100.0%	100.00%	\$473.05	\$946.00
7	Emergency lighting, Clubhouse				7	EA	100.0%	100.00%	\$135.68	\$950.00
8	Exit lighting, Clubhouse				1	EA	100.0%	100.00%	\$129.52	\$130.00
9	Combo emergency light / exit sign, Clubhouse				3	EA	100.0%	100.00%	\$475.42	\$1,426.00
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).										
2047		\$25,040.98								

The Highlands Community Association Inc.

003.002.0014		Interior furnishings				Clubhouse				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	1	LS	100.0%	100.00%	\$62,057.00	\$62,057.00
<u>Detail of components within the assembly:</u>										
1	Mirror, framed, Clubhouse				1	EA	100.0%	100.00%	\$506.69	\$507.00
2	Art work, Clubhouse				3	EA	100.0%	100.00%	\$155.38	\$466.00
3	Lamps, Clubhouse				13	EA	100.0%	100.00%	\$176.62	\$2,296.00
4	Pre-fab gas fireplace, Clubhouse				2	EA	100.0%	100.00%	\$1,932.33	\$3,865.00
5	Lounge chair, fully upholstered, Clubhouse				10	EA	100.0%	100.00%	\$642.87	\$6,429.00
6	End table, Clubhouse				3	EA	100.0%	100.00%	\$372.74	\$1,118.00
7	Sofa - leather, Clubhouse				2	EA	100.0%	100.00%	\$4,084.67	\$8,169.00
8	Arm chair - leather, Clubhouse				4	EA	100.0%	100.00%	\$2,269.26	\$9,077.00
9	Conference table, Clubhouse				1	EA	100.0%	100.00%	\$3,971.21	\$3,971.00
10	Coffee table, Clubhouse				2	EA	100.0%	100.00%	\$850.97	\$1,702.00
11	Square table, Clubhouse				3	EA	100.0%	100.00%	\$2,042.33	\$6,127.00
12	Area rug, Clubhouse				3	EA	100.0%	100.00%	\$3,152.76	\$9,458.00
13	Bench, Clubhouse				1	EA	100.0%	100.00%	\$394.09	\$394.00
14	Dining chair - wood armless, Clubhouse				20	Ea	100.0%	100.00%	\$167.75	\$3,355.00
15	Credenza, Clubhouse				3	EA	100.0%	100.00%	\$957.09	\$2,871.00
16	Side table, Clubhouse				4	EA	100.0%	100.00%	\$562.99	\$2,252.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2037			\$78,835.45							

The Highlands Community Association Inc.

003.002.0015		Drinking fountain, wall mounted				Clubhouse				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	24	2047	2	EA	100.0%	100.00%	\$1,787.11	\$3,574.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2047			\$5,136.27							
Total for 003.002 Clubhouse Interior										\$129,796.00

The Highlands Community Association Inc.

003.003 Clubhouse M.E.P.

Assumed in good condition.

003.003.0001 HVAC condensing unit, 5 ton Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	2	EA	100.0%	100.00%	\$7,839.81	\$15,680.00

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	\$24,044.36
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003.003.0002 HVAC air handling unit, 5 ton Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	2	EA	100.0%	100.00%	\$4,942.73	\$9,885.00

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	\$15,158.05
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003.003.0003 Exhaust vent Clubhouse

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	2	EA	100.0%	100.00%	\$548.46	\$1,097.00

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).

2032	\$1,472.10	2047	\$2,102.37
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The Highlands Community Association Inc.

003.003.0004		Electrical panelboards					Clubhouse				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2017	50	50	44	2067	1	EA	100.0%	100.00%	\$4,050.59	\$4,051.00	

003.003.0005		T.V.					Clubhouse				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2017	7	5	1	2024	1	EA	100.0%	100.00%	\$492.61	\$493.00	

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).											
2024			\$514.84	2029			\$560.54	2034			\$601.60
2039			\$642.74	2044			\$683.86	2049			\$724.96

Total for 003.003 Clubhouse M.E.P.										\$31,206.00	
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The Highlands Community Association Inc.

004.001 Pool Structures

The pools were covered at the time of the site visit so the majority of the structural components were not able to be viewed at that time. All pools are regularly maintained and the association should regularly check in with the maintenance company to better determine when larger projects will need to occur. Verify all In Service Dates. DMA has not performed a study on the pools since 2010 and we do not have any historical information for the last 13 years.

004.001.0001 Replace pool structure 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 Cost for Study Year
2005	40	40	22	2045	4654	SSF	20.0%	100.00%	\$285.86	\$266,078.00

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).

2045 \$489,560.25

004.001.0002 Replace pool structure Wading 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 Cost for Study Year
2005	40	40	22	2045	296	SSF	100.0%	100.00%	\$191.16	\$56,583.00

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).

2045 \$104,107.77

004.001.0003 Replace pool structure Beach 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 Cost for Study Year
2005	40	40	22	2045	2752	SSF	20.0%	100.00%	\$285.86	\$157,337.00

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).

2045 \$289,486.29

The Highlands Community Association Inc.

004.001.0004 Replace pool patios Swimming Pools

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	40	5	22	2045	8224	SF	5.0%	100.00%	\$12.41	\$5,103.00

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).

2045	\$9,389.09	2050	\$10,366.30
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004.001.0005 Replace precast pool coping 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 Cost for Study Year
2005	20	20	2	2025	328	LF	100.0%	100.00%	\$81.33	\$26,676.00

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).

2025	\$28,644.99	2045	\$49,081.53
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004.001.0006 Replace precast pool coping Wading 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 Cost for Study Year
2005	20	20	2	2025	61	LF	100.0%	100.00%	\$81.33	\$4,961.00

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

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

2025	\$5,327.18	2045	\$9,127.82
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The Highlands Community Association Inc.

004.001.0007 Replace precast pool coping Beach 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 Cost for Study Year
2005	20	20	2	2025	240	LF	100.0%	100.00%	\$81.33	\$19,519.00

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).

2025	\$20,959.72	2045	\$35,913.22
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004.001.0008 Re caulk pool 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 Cost for Study Year
2015	10	10	2	2025	340	LF	100.0%	100.00%	\$4.83	\$1,642.00

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).

2025	\$1,763.20	2035	\$2,392.15	2045	\$3,021.14
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004.001.0009 Re caulk pool joints Wading 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 Cost for Study Year
2015	10	10	2	2025	71	LF	100.0%	100.00%	\$4.83	\$343.00

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).

2025	\$368.32	2035	\$499.71	2045	\$631.09
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The Highlands Community Association Inc.

004.001.0010 Re caulk pool joints Beach 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 Cost for Study Year
2015	10	10	2	2025	318	LF	100.0%	100.00%	\$4.83	\$1,536.00

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).

2025	\$1,649.37	2035	\$2,237.70	2045	\$2,826.07
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004.001.0011 Resurface pool 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 Cost for Study Year
2015	10	10	2	2025	6622	SF	100.0%	100.00%	\$11.19	\$74,100.00

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).

2025	\$79,569.42	2035	\$107,952.60	2045	\$136,337.52
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004.001.0012 Resurface pool Wading 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 Cost for Study Year
2015	10	10	2	2025	356	SF	100.0%	100.00%	\$11.19	\$3,984.00

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).

2025	\$4,278.06	2035	\$5,804.09	2045	\$7,330.21
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The Highlands Community Association Inc.

004.001.0013 Resurface pool Beach 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 Cost for Study Year
2015	10	10	2	2025	3712	SF	100.0%	100.00%	\$11.19	\$41,537.00

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).

2025	\$44,602.90	2035	\$60,513.17	2045	\$76,424.42
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004.001.0014 Replace skim line Tile 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 Cost for Study Year
2005	20	20	2	2025	802	LF	100.0%	100.00%	\$36.76	\$29,482.00

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).

2025	\$31,658.11	2045	\$54,244.31
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004.001.0015 Replace skim line Tile Wading 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 Cost for Study Year
2005	20	20	2	2025	61	LF	100.0%	100.00%	\$36.76	\$2,242.00

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).

2025	\$2,407.48	2045	\$4,125.09
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The Highlands Community Association Inc.

004.001.0016 Replace skim line Tile Beach 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 Cost for Study Year
2005	20	20	2	2025	240	LF	100.0%	100.00%	\$36.76	\$8,822.00

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).

2025	\$9,473.16	2045	\$16,231.73
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004.001.0017 Diving stand 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 Cost for Study Year
2005	18	40	0	2023	2	EA	100.0%	100.00%	\$15,134.81	\$30,270.00

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).

2023	\$30,270.00
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004.001.0018 Diving boards, fiberglass 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 Cost for Study Year
2015	10	10	2	2025	2	EA	100.0%	100.00%	\$5,508.84	\$11,018.00

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).

2025	\$11,792.60	2035	\$13,629.24	2045	\$15,467.06
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The Highlands Community Association Inc.

004.001.0019 Slides Beach 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 Cost for Study Year
2005	23	25	5	2028	1	EA	100.0%	100.00%	\$40,419.04	\$40,419.00

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).

2028 \$45,281.24

004.001.0020 Lifeguard chair Swimming Pools

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	25	25	7	2030	4	EA	100.0%	100.00%	\$1,043.86	\$4,175.00

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).

2030 \$4,816.70

004.001.0021 Replace piping and valves Swimming Pools

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	40	40	22	2045	1200	LF	100.0%	100.00%	\$111.74	\$134,088.00

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).

2045 \$246,710.21

The Highlands Community Association Inc.

004.001.0022		Pool shade shelter					Swimming Pools				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2005	30	30	12	2035	4	EA	100.0%	100.00%	\$6,213.80	\$24,855.00	
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).											
2035			\$30,745.59								
004.001.0023		Replace fabric awnings, w/o frame					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2015	10	10	2	2025	318	SF	100.0%	100.00%	\$32.92	\$10,469.00	
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).											
2025			\$11,241.74		2035		\$15,251.79		2045		\$19,262.08
Total for 004.001 Pool Structures										\$955,239.00	

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.

004.002.0001 Pool 21 sand filter Wading 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 Cost for Study Year
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$2,623.25	\$2,623.00

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).

2025	\$2,816.61	2040	\$4,323.89
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004.002.0002 Pool 31 sand filter 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 Cost for Study Year
2005	20	15	2	2025	4	EA	100.0%	100.00%	\$2,894.49	\$11,578.00

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).

2025	\$12,432.59	2040	\$19,085.75
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004.002.0003 Pool 31 sand filter Beach 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 Cost for Study Year
2005	20	15	2	2025	2	EA	100.0%	100.00%	\$2,894.49	\$5,789.00

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).

2025	\$6,216.29	2040	\$9,542.87
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The Highlands Community Association Inc.

004.002.0004 Chlorination 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 Cost for Study Year
2005	20	10	2	2025	1	LS	100.0%	100.00%	\$1,462.54	\$1,463.00

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).

2025	\$1,570.99	2035	\$2,131.37	2045	\$2,691.81
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004.002.0005 Chlorination 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 Cost for Study Year
2005	20	10	2	2025	1	LS	100.0%	100.00%	\$4,032.66	\$4,033.00

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).

2025	\$4,330.68	2035	\$5,875.48	2045	\$7,420.39
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004.002.0006 Chlorination 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 Cost for Study Year
2005	20	10	2	2025	1	LS	100.0%	100.00%	\$4,032.66	\$4,033.00

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).

2025	\$4,330.68	2035	\$5,875.48	2045	\$7,420.39
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The Highlands Community Association Inc.

004.002.0007 Pool pump, 7.5 HP Beach 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 Cost for Study Year
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$4,045.94	\$4,046.00

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).

2025	\$4,344.64	2040	\$6,669.64
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004.002.0008 Pool pump, 1 HP Wading 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 Cost for Study Year
2005	20	15	2	2025	1	EA	100.0%	100.00%	\$1,541.89	\$1,542.00

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).

2025	\$1,655.82	2040	\$2,541.89
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004.002.0009 Pool pump, 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 Cost for Study Year
2005	20	15	2	2025	2	EA	100.0%	100.00%	\$3,742.49	\$7,485.00

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).

2025	\$8,037.48	2040	\$12,338.66
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The Highlands Community Association Inc.

004.002.0010 Pool furnishings Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	19	3	1	2024	1	LS	33.3%	100.00%	\$106,626.00	\$35,506.00

Detail of components within the assembly:

1	Pool dining table, Swimming Pools		32	EA	100.0%	100.00%	\$767.71	\$24,567.00
2	Pool umbrellas, plain, Swimming Pools		32	EA	100.0%	100.00%	\$127.95	\$4,094.00
3	Pool umbrella bases, Swimming Pools		32	EA	100.0%	100.00%	\$31.99	\$1,024.00
4	Pool chairs, aluminum & vinyl, Swimming Pools		128	EA	100.0%	100.00%	\$252.86	\$32,366.00
5	Pool lounge chairs, metal w/ vinyl, Swimming Pools		110	EA	100.0%	100.00%	\$405.23	\$44,575.00

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).

2024	\$37,078.92	2027	\$39,185.52	2030	\$40,963.34
2033	\$42,737.48	2036	\$44,513.77	2039	\$46,290.75
2042	\$48,067.43	2045	\$49,843.33	2048	\$51,618.49
2051	\$53,393.48				

004.002.0011 Pipe railing, stainless steel Swimming 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 Cost for Study Year
2005	40	40	22	2045	8	EA	100.0%	100.00%	\$322.06	\$2,576.00

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).

2045	\$3,616.17
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The Highlands Community Association Inc.

004.002.0012 Ladders, stainless steel Swimming 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 Cost for Study Year
2005	40	40	22	2045	5	EA	100.0%	100.00%	\$1,421.93	\$7,110.00

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).

2045	\$9,980.98
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004.002.0013 Pool covers Swimming 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 Cost for Study Year
2015	9	10	1	2024	5148	SF	100.0%	100.00%	\$2.93	\$15,084.00

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).

2024	\$15,752.22	2034	\$18,406.70	2044	\$20,923.81
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004.002.0014 Pool covers Swimming 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 Cost for Study Year
2015	9	10	1	2024	393	SF	100.0%	100.00%	\$2.93	\$1,151.00

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).

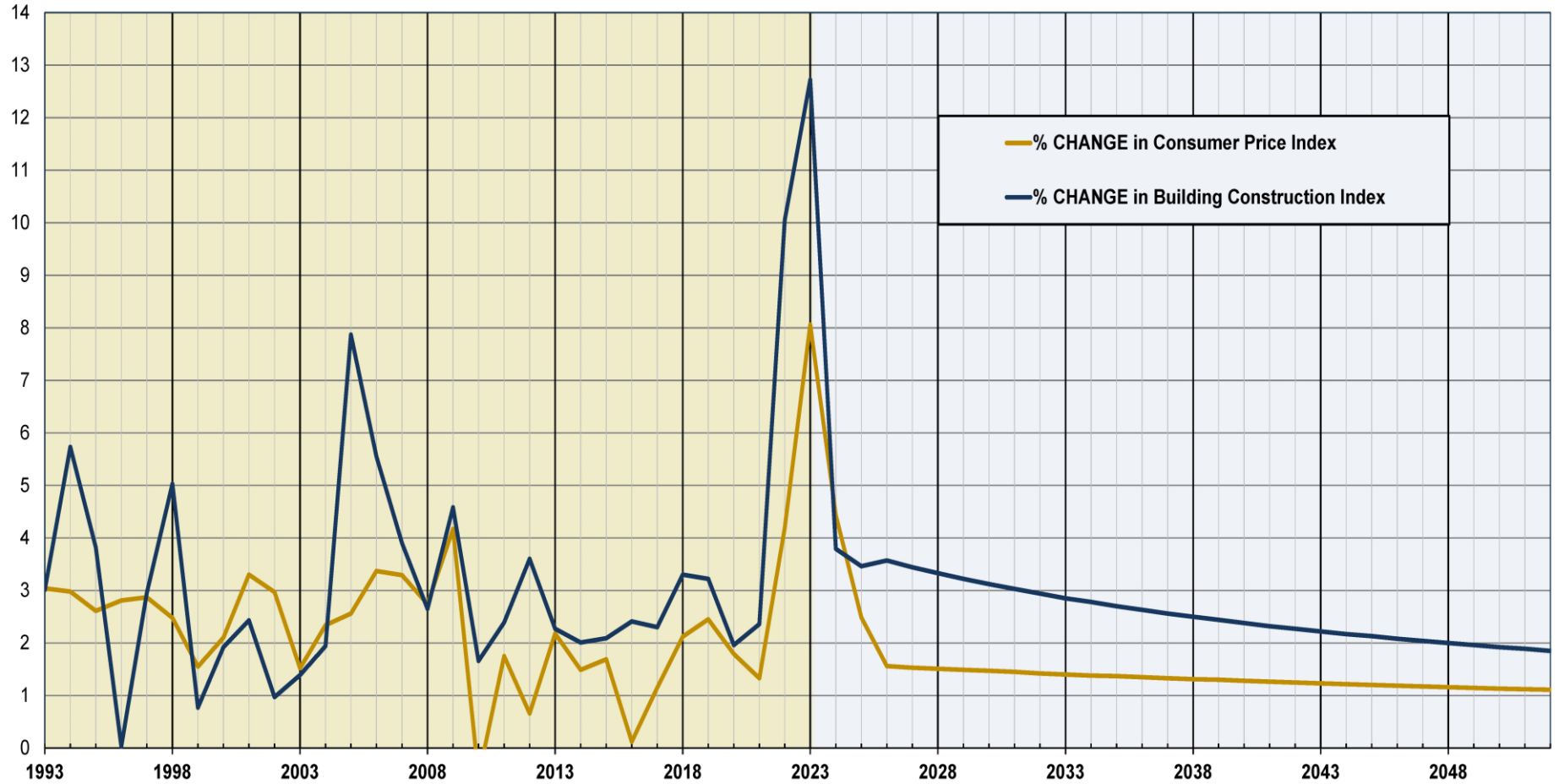
2024	\$1,201.99	2034	\$1,404.54	2044	\$1,596.61
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The Highlands Community Association Inc.

004.002.0015		Pool covers				Swimming 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 Cost for Study Year		
2015	10	10	2	2025	3312	SF	100.0%	100.00%	\$2.93	\$9,704.00		
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).												
2025			\$10,386.22		2035			\$12,003.84		2045		\$13,622.49
Total for 004.002 Pool Equipment										\$113,723.00		

The Highlands Community Association Inc.

Variable Inflation Rate: Statistical Analysis for a 30 year study



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

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
% CHANGE CPI	3.04	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.55	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19
% CHANGE BCI	3.01	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.66	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
% CHANGE CPI	8.06	4.43	2.49	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11
% CHANGE BCI	12.72	3.79	3.46	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.38	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85