

The Highlands Community Association Inc.
Chesterfield, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Capital Expenditures by Year

Final Publication Revision

Date: 11/14/2023

DMA Project #2209013



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The Highlands Community Association Inc.

Capital Expenditures for Year 2023

Line #	Component	Location	Replacement Cost *
001.001. 0007	Asphalt Sealcoating	Sales Office	\$6,859.00
001.001. 0008	Asphalt patching allowance	Sales Office	\$9,479.00
001.001. 0009	Lot Striping	Sales Office	\$852.00
001.001. 0010	Concrete curb and gutter	Sales Office	\$8,283.00
001.001. 0011	Sidewalks	Sales Office	\$2,256.00
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$2,797.00
001.001. 0015	Lot Striping	Clubhouse	\$144.00
001.005. 0001	Spill way valve	Dam	\$6,627.00
001.005. 0002	Concrete repair	Dam & spillway	\$3,084.00
001.005. 0004	Curb inlet	Sales Office	\$1,218.00
001.006. 0008	Volley Ball Net. Standards & Bounds	Recreation area	\$528.00
001.006. 0011	Charcoal Grills	Pavalion	\$512.00
001.008. 0002	Repair and repaint	Docks & gazebo	\$931.00
001.008. 0008	Concrete repair	Boat ramp	\$40,000.00
001.008. 0010	Asphalt shingles, dimensional	Pavalion roof	\$10,096.00
002.001. 0003	Fiber cement siding, various contours	Sales Office	\$13,165.00
002.001. 0004	Exterior soffit	Sales Office	\$4,144.00
002.001. 0005	Fascia, PVC to replace wood	Sales Office	\$1,418.00
002.001. 0007	Wood deck structure	Sales Office	\$5,043.00
002.001. 0008	Railings	Sales Office	\$9,044.00
002.002. 0002	Carpet, downstairs	Sales Office	\$1,754.00
002.002. 0006	Cabinets, lifeguard room	Sales Office	\$4,819.00
002.002. 0007	Cabinets, kitchen & storage	Sales Office	\$4,201.00
002.002. 0014	Countertops, formica, lifeguard room	Sales Office	\$1,734.00
002.002. 0015	Countertops, formica, kitchen, bath, & storgae	Sales Office	\$3,556.00
002.002. 0017	Drinking fountain, wall mounted	Sales Office	\$1,787.00

The Highlands Community Association Inc.

Capital Expenditures for Year 2023

Line #	Component	Location	Replacement Cost *
004.001. 0017	Diving stand	Lap Pool	\$30,270.00
Total Expenditures for Year 2023			\$174,601.00

The Highlands Community Association Inc.

Capital Expenditures for Year 2024

Line #	Component	Location	Replacement Cost *
001.005. 0003	Compliance and safety study	Dam	\$9,631.71
001.006. 0007	Trash Cans	Recreation area	\$2,228.54
002.001. 0001	Shingled roof, full-dimensional asphalt	Sales Office	\$10,478.64
002.001. 0002	Aluminum gutter & downspout	Sales Office	\$1,035.82
003.001. 0006	Entrance door, double, glass	Clubhouse	\$5,248.66
003.003. 0005	T.V.	Clubhouse	\$514.84
004.002. 0010	Pool furnishings	Site-Wide	\$37,078.92
004.002. 0013	Pool covers	Swimming Pool	\$15,752.22
004.002. 0014	Pool covers	Swimming Pool	\$1,201.99
Total Expenditures for Year 2024			\$83,171.34

The Highlands Community Association Inc.

Capital Expenditures for Year 2025

Line #	Component	Location	Replacement Cost *
001.001. 0020	Treated wood decking	Nature trail	\$13,941.30
001.001. 0022	Asphalt overlay	Nature trail	\$2,757.55
001.004. 0004	Parking shoe-box LED luminaire	Swimming Pools	\$4,841.81
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$12,790.17
001.006. 0013	Color coat	Tennis courts	\$21,988.44
002.001. 0011	Exterior double steel service doors and frame	Sales Office	\$2,584.67
002.001. 0012	Exterior single steel service door & frame	Sales Office	\$5,395.90
002.001. 0013	Windows	Sales Office	\$88,879.36
004.001. 0005	Replace precast pool coping	Lap Pool	\$28,644.99
004.001. 0006	Replace precast pool coping	Wading Pool	\$5,327.18
004.001. 0007	Replace precast pool coping	Beach Pool	\$20,959.72
004.001. 0008	Re caulk pool joints	Lap Pool	\$1,763.20
004.001. 0009	Re caulk pool joints	Wading Pool	\$368.32
004.001. 0010	Re caulk pool joints	Beach Pool	\$1,649.37
004.001. 0011	Resurface pool	Lap Pool	\$79,569.42
004.001. 0012	Resurface pool	Wading Pool	\$4,278.06
004.001. 0013	Resurface pool	Beach Pool	\$44,602.90
004.001. 0014	Replace skim line Tile	Lap Pool	\$31,658.11
004.001. 0015	Replace skim line Tile	Wading Pool	\$2,407.48
004.001. 0016	Replace skim line Tile	Beach Pool	\$9,473.16
004.001. 0018	Diving boards, fiberglass	Lap Pool	\$11,792.60
004.001. 0023	Replace fabric awnings, w/o frame	Site-Wide	\$11,241.74
004.002. 0001	Pool 21 sand filter	Wading Pool	\$2,816.61
004.002. 0002	Pool 31 sand filter	Lap Pool	\$12,432.59
004.002. 0003	Pool 31 sand filter	Beach Pool	\$6,216.29
004.002. 0004	Chlorination system	Site-Wide	\$1,570.99

The Highlands Community Association Inc.

Capital Expenditures for Year 2025

Line #	Component	Location	Replacement Cost *
004.002. 0005	Chlorination system	Site-Wide	\$4,330.68
004.002. 0006	Chlorination system	Site-Wide	\$4,330.68
004.002. 0007	Pool pump, 7.5 HP	Beach Pool	\$4,344.64
004.002. 0008	Pool pump, 1 HP	Wading Pool	\$1,655.82
004.002. 0009	Pool pump, 5 HP	Lap Pool	\$8,037.48
004.002. 0015	Pool covers	Swimming Pool	\$10,386.22
Total Expenditures for Year 2025			\$463,037.45

The Highlands Community Association Inc.

Capital Expenditures for Year 2026

Line #	Component	Location	Replacement Cost *
001.005. 0003	Compliance and safety study	Dam	\$10,320.72
001.006. 0010	Color coat	Basket ball court	\$4,949.06
002.003. 0001	HVAC condensing unit, 5 ton	Sales Office	\$8,719.24
002.003. 0003	HVAC air handling unit, 5 ton	Sales Office	\$5,497.34
Total Expenditures for Year 2026			\$29,486.36

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Capital Expenditures for Year 2027

Line #	Component	Location	Replacement Cost *
001.001. 0017	Gravel	Clubhouse	\$1,533.49
001.001. 0023	Gravel	Nature trail	\$13,153.72
001.005. 0006	Lake Dredging	Highland Lake	\$138,886.00
001.005. 0007	Lake Dredging	Lake Margaret	\$91,519.26
001.008. 0001	Treated decking	Docks	\$4,445.17
001.008. 0003	Pilings	Docks	\$2,979.55
001.008. 0005	Decking	Gazebo	\$2,158.16
001.008. 0006	Railing	Gazebo	\$3,517.94
001.008. 0007	Asphalt shingles, dimensional	Gazebo	\$1,833.74
001.008. 0014	Asphalt shingles, dimensional	Pool Pump house	\$916.87
002.003. 0002	HVAC condensing unit, 5 ton	Sales Office	\$9,019.18
002.003. 0004	HVAC air handling unit, 5 ton	Sales Office	\$5,686.45
004.002. 0010	Pool furnishings	Site-Wide	\$39,185.52
Total Expenditures for Year 2027			\$314,835.05

The Highlands Community Association Inc.

Capital Expenditures for Year 2028

Line #	Component	Location	Replacement Cost *
001.001. 0001	Mill and Overlay Asphalt	Pavalion parking	\$14,951.63
001.001. 0003	Asphalt patching allowance	Pavalion parking	\$2,265.70
001.001. 0004	Lot Striping	Pavalion parking	\$99.85
001.001. 0007	Asphalt Sealcoating	Sales Office	\$8,153.39
001.001. 0008	Asphalt patching allowance	Sales Office	\$11,267.81
001.001. 0009	Lot Striping	Sales Office	\$1,012.79
001.001. 0010	Concrete curb and gutter	Sales Office	\$9,846.11
001.001. 0011	Sidewalks	Sales Office	\$2,681.73
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$3,324.83
001.001. 0014	Asphalt patching allowance	Clubhouse	\$4,594.37
001.001. 0015	Lot Striping	Clubhouse	\$171.18
001.001. 0018	Sidewalks	Clubhouse	\$845.18
001.002. 0002	Entrance signs	Highland Glen Drive	\$7,323.66
001.002. 0004	Entrance signs	Section enrances	\$28,120.18
001.002. 0005	Message signs	Main entrances	\$9,485.92
001.002. 0006	Other Miscellaneous Signs	Common areas	\$3,308.19
001.005. 0003	Compliance and safety study	Dam	\$11,031.25
001.005. 0004	Curb inlet	Sales Office	\$1,447.85
001.006. 0004	Reslient Surface Plastic Edging	Playground	\$3,166.73
001.006. 0009	Basket Ball Standards	Basket ball court	\$5,817.55
001.008. 0012	Concrete patio	Pavalion	\$7,437.78
002.001. 0014	Wall mounted light fixture	Sales Office	\$2,564.05
002.001. 0015	Lantern style light fixture	Sales Office	\$1,307.58
002.001. 0016	Ceiling mounted light fixture	Sales Office	\$212.78
004.001. 0019	Slides	Beach Pool	\$45,281.24

Total Expenditures for Year 2028 **\$185,719.33**

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Capital Expenditures for Year 2029

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt Sealcoating	Pavalion parking	\$1,692.01
001.001. 0006	Mill and Overlay Asphalt	Sales Office	\$76,750.63
003.003. 0005	T.V.	Clubhouse	\$560.54
Total Expenditures for Year 2029			\$79,003.18

The Highlands Community Association Inc.

Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.005. 0003	Compliance and safety study	Dam	\$11,741.72
001.006. 0001	Universal Playground Structure	Playground	\$44,206.05
001.006. 0002	Swing set, 4 seats	Playground	\$4,839.67
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$15,070.65
001.008. 0002	Repair and repaint	Docks & gazebo	\$1,177.96
004.001. 0020	Lifeguard chair	Swimming Pools	\$4,816.70
004.002. 0010	Pool furnishings	Site-Wide	\$40,963.34
Total Expenditures for Year 2030			\$122,816.09

The Highlands Community Association Inc.

Capital Expenditures for Year 2032

Line #	Component	Location	Replacement Cost *
001.004. 0002	Parking shoe-box LED luminaire	Site-Wide	\$5,042.97
001.005. 0003	Compliance and safety study	Dam	\$12,453.16
002.003. 0006	Electric water heater, 50 gallon	Sales Office	\$2,907.96
003.001. 0010	Recessed light fixture	Clubhouse	\$1,438.57
003.002. 0005	Cooking range, w/1 oven	Clubhouse	\$2,032.22
003.002. 0006	Microwave ovens, hood mounted	Clubhouse	\$1,692.72
003.002. 0007	Refrigerator	Clubhouse	\$3,660.85
003.002. 0008	Dishwasher	Clubhouse	\$1,796.01
003.003. 0003	Exhaust vent	Clubhouse	\$1,472.10
Total Expenditures for Year 2032			\$32,496.56

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Capital Expenditures for Year 2033

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt patching allowance	Pavalion parking	\$2,630.65
001.001. 0004	Lot Striping	Pavalion parking	\$115.94
001.001. 0005	Curb and gutter	Pavalion parking	\$723.22
001.001. 0007	Asphalt Sealcoating	Sales Office	\$9,466.67
001.001. 0008	Asphalt patching allowance	Sales Office	\$13,082.73
001.001. 0009	Lot Striping	Sales Office	\$1,175.91
001.001. 0010	Concrete curb and gutter	Sales Office	\$11,432.03
001.001. 0011	Sidewalks	Sales Office	\$3,113.67
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$3,860.36
001.001. 0014	Asphalt patching allowance	Clubhouse	\$5,334.40
001.001. 0015	Lot Striping	Clubhouse	\$198.75
001.001. 0018	Sidewalks	Clubhouse	\$981.31
001.002. 0007	Stone walls and pillars, mortar repair	Main entrances	\$6,776.69
001.002. 0008	Stone pillars, mortar repair	Section entrances	\$11,405.81
001.002. 0009	Stone replacement	All entrances	\$33,357.58
001.005. 0004	Curb inlet	Sales Office	\$1,681.06
001.008. 0012	Concrete patio	Pavalion	\$8,635.80
002.001. 0007	Wood deck structure	Sales Office	\$6,960.25
002.001. 0009	Stone tuck-pointing	Sales Office	\$1,957.09
002.002. 0001	Carpet, upstairs	Sales Office	\$1,540.29
002.002. 0003	Refinish wood strip flooring	Sales Office	\$2,460.87
002.002. 0013	Interior lighting	Sales Office	\$17,587.64
002.002. 0016	Interior furnishings	Sales Office	\$28,206.79
003.001. 0008	Aluminum Storm Doors	Clubhouse	\$960.59
004.002. 0010	Pool furnishings	Site-Wide	\$42,737.48

Total Expenditures for Year 2033 **\$216,383.58**

The Highlands Community Association Inc.

Capital Expenditures for Year 2034

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt Sealcoating	Pavalion parking	\$1,956.17
001.005. 0003	Compliance and safety study	Dam	\$13,164.14
003.003. 0005	T.V.	Clubhouse	\$601.60
004.002. 0013	Pool covers	Swimming Pool	\$18,406.70
004.002. 0014	Pool covers	Swimming Pool	\$1,404.54
Total Expenditures for Year 2034			\$35,533.15

The Highlands Community Association Inc.

Capital Expenditures for Year 2035

Line #	Component	Location	Replacement Cost *
001.001. 0021	Treated wood bridge and rest bench/deck	Nature trail	\$23,134.77
001.004. 0003	Light poles	Swimming Pools	\$9,875.96
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$17,352.54
001.006. 0013	Color coat	Tennis courts	\$29,831.93
002.001. 0010	Exterior double entrance door and frame, full glass	Sales Office	\$35,491.78
004.001. 0008	Re caulk pool joints	Lap Pool	\$2,392.15
004.001. 0009	Re caulk pool joints	Wading Pool	\$499.71
004.001. 0010	Re caulk pool joints	Beach Pool	\$2,237.70
004.001. 0011	Resurface pool	Lap Pool	\$107,952.60
004.001. 0012	Resurface pool	Wading Pool	\$5,804.09
004.001. 0013	Resurface pool	Beach Pool	\$60,513.17
004.001. 0018	Diving boards, fiberglass	Lap Pool	\$13,629.24
004.001. 0022	Pool shade shelter	Swimming Pools	\$30,745.59
004.001. 0023	Replace fabric awnings, w/o frame	Site-Wide	\$15,251.79
004.002. 0004	Chlorination system	Site-Wide	\$2,131.37
004.002. 0005	Chlorination system	Site-Wide	\$5,875.48
004.002. 0006	Chlorination system	Site-Wide	\$5,875.48
004.002. 0015	Pool covers	Swimming Pool	\$12,003.84
Total Expenditures for Year 2035			\$380,599.19

The Highlands Community Association Inc.

Capital Expenditures for Year 2036

Line #	Component	Location	Replacement Cost *
001.005. 0003	Compliance and safety study	Dam	\$13,875.13
001.006. 0010	Color coat	Basket ball court	\$6,653.49
004.002. 0010	Pool furnishings	Site-Wide	\$44,513.77
Total Expenditures for Year 2036			\$65,042.39

The Highlands Community Association Inc.

Capital Expenditures for Year 2037

Line #	Component	Location	Replacement Cost *
001.001. 0017	Gravel	Clubhouse	\$2,044.08
001.001. 0023	Gravel	Nature trail	\$17,533.36
001.008. 0002	Repair and repaint	Docks & gazebo	\$1,427.62
001.008. 0004	Framing	Gazebo	\$21,719.67
003.001. 0002	Aluminum gutter & downspout	Clubhouse	\$3,940.93
003.001. 0012	Exterior furnishings	Clubhouse	\$6,716.46
003.002. 0014	Interior furnishings	Clubhouse	\$78,835.45
003.003. 0001	HVAC condensing unit, 5 ton	Clubhouse	\$24,044.36
003.003. 0002	HVAC air handling unit, 5 ton	Clubhouse	\$15,158.05
Total Expenditures for Year 2037			\$171,419.98

The Highlands Community Association Inc.

Capital Expenditures for Year 2038

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt patching allowance	Pavalion parking	\$2,995.84
001.001. 0004	Lot Striping	Pavalion parking	\$132.04
001.001. 0005	Curb and gutter	Pavalion parking	\$823.63
001.001. 0007	Asphalt Sealcoating	Sales Office	\$10,780.84
001.001. 0008	Asphalt patching allowance	Sales Office	\$14,898.88
001.001. 0009	Lot Striping	Sales Office	\$1,339.14
001.001. 0010	Concrete curb and gutter	Sales Office	\$13,019.03
001.001. 0011	Sidewalks	Sales Office	\$3,545.92
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$4,396.27
001.001. 0014	Asphalt patching allowance	Clubhouse	\$6,074.93
001.001. 0015	Lot Striping	Clubhouse	\$226.35
001.001. 0018	Sidewalks	Clubhouse	\$1,117.53
001.005. 0003	Compliance and safety study	Dam	\$14,586.09
001.005. 0004	Curb inlet	Sales Office	\$1,914.42
001.006. 0005	Picnic Tables	Pavalion	\$32,367.11
001.006. 0011	Charcoal Grills	Pavalion	\$658.96
001.008. 0012	Concrete patio	Pavalion	\$9,834.63
002.002. 0002	Carpet, downstairs	Sales Office	\$2,756.89
002.002. 0009	Sink, kitchen & lifeguard room	Sales Office	\$9,253.05
002.002. 0010	Toilet stall	Sales Office	\$12,968.73
002.002. 0011	Toilet	Sales Office	\$9,375.63
002.002. 0012	Sink, bathroom	Sales Office	\$6,150.36
Total Expenditures for Year 2038			\$159,216.27

The Highlands Community Association Inc.

Capital Expenditures for Year 2039

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt Sealcoating	Pavalion parking	\$2,220.37
003.003. 0005	T.V.	Clubhouse	\$642.74
004.002. 0010	Pool furnishings	Site-Wide	\$46,290.75
Total Expenditures for Year 2039			\$49,153.86

The Highlands Community Association Inc.

Capital Expenditures for Year 2040

Line #	Component	Location	Replacement Cost *
001.004. 0004	Parking shoe-box LED luminaire	Swimming Pools	\$7,432.85
001.005. 0003	Compliance and safety study	Dam	\$15,297.61
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$19,634.68
004.002. 0001	Pool 21 sand filter	Wading Pool	\$4,323.89
004.002. 0002	Pool 31 sand filter	Lap Pool	\$19,085.75
004.002. 0003	Pool 31 sand filter	Beach Pool	\$9,542.87
004.002. 0007	Pool pump, 7.5 HP	Beach Pool	\$6,669.64
004.002. 0008	Pool pump, 1 HP	Wading Pool	\$2,541.89
004.002. 0009	Pool pump, 5 HP	Lap Pool	\$12,338.66
Total Expenditures for Year 2040			\$96,867.84

The Highlands Community Association Inc.

Capital Expenditures for Year 2041

Line #	Component	Location	Replacement Cost *
001.002. 0001	Entrance signs	Eastfair Drive	\$10,391.73
003.001. 0011	Ceiling fan (w/lights)	Clubhouse	\$1,879.00
Total Expenditures for Year 2041			\$12,270.73

The Highlands Community Association Inc.

Capital Expenditures for Year 2042

Line #	Component	Location	Replacement Cost *
001.001. 0012	Mill and Overlay Asphalt	Clubhouse	\$44,000.85
001.002. 0003	Entrance signs	Lake Margaret	\$5,951.17
001.005. 0003	Compliance and safety study	Dam	\$16,007.82
003.001. 0001	Shingled roof, full-dimensional asphalt	Clubhouse	\$40,514.66
003.002. 0002	Laminate flooring	Clubhouse	\$19,095.53
004.002. 0010	Pool furnishings	Site-Wide	\$48,067.43
Total Expenditures for Year 2042			\$173,637.46

The Highlands Community Association Inc.

Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt patching allowance	Pavalion parking	\$3,360.84
001.001. 0004	Lot Striping	Pavalion parking	\$148.13
001.001. 0005	Curb and gutter	Pavalion parking	\$923.98
001.001. 0007	Asphalt Sealcoating	Sales Office	\$12,094.33
001.001. 0008	Asphalt patching allowance	Sales Office	\$16,714.10
001.001. 0009	Lot Striping	Sales Office	\$1,502.30
001.001. 0010	Concrete curb and gutter	Sales Office	\$14,605.21
001.001. 0011	Sidewalks	Sales Office	\$3,977.94
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$4,931.89
001.001. 0014	Asphalt patching allowance	Clubhouse	\$6,815.07
001.001. 0015	Lot Striping	Clubhouse	\$253.92
001.001. 0018	Sidewalks	Clubhouse	\$1,253.69
001.002. 0007	Stone walls and pillars, mortar repair	Main entrances	\$8,657.71
001.002. 0008	Stone pillars, mortar repair	Section entrances	\$14,571.73
001.003. 0001	Irrigation system	Common areas	\$52,545.65
001.005. 0004	Curb inlet	Sales Office	\$2,147.65
001.005. 0005	Storm piping	Sales Office	\$24,553.64
001.006. 0008	Volley Ball Net. Standards & Bounds	Recreation area	\$931.00
001.008. 0008	Concrete repair	Boat ramp	\$70,531.04
001.008. 0009	Brick tuck pointing	Pavalion walls	\$74,627.18
001.008. 0010	Asphalt shingles, dimensional	Pavalion roof	\$17,802.05
001.008. 0012	Concrete patio	Pavalion	\$11,032.84
002.001. 0004	Exterior soffit	Sales Office	\$7,307.02
002.001. 0007	Wood deck structure	Sales Office	\$8,892.20
002.001. 0016	Ceiling mounted light fixture	Sales Office	\$315.62
002.002. 0004	Tile floors, upstairs	Sales Office	\$6,337.22

The Highlands Community Association Inc.

Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
002.002. 0005	Tile floors, downstairs	Sales Office	\$26,147.63
002.002. 0008	Wood cabinets, with wood top	Sales Office	\$41,987.12
002.003. 0005	Electrical panelboards	Sales Office	\$14,284.31
Total Expenditures for Year 2043			\$449,253.01

The Highlands Community Association Inc.

Capital Expenditures for Year 2044

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt Sealcoating	Pavalion parking	\$2,484.32
001.005. 0003	Compliance and safety study	Dam	\$16,718.27
001.006. 0007	Trash Cans	Recreation area	\$2,960.18
001.008. 0002	Repair and repaint	Docks & gazebo	\$1,677.21
002.001. 0002	Aluminum gutter & downspout	Sales Office	\$1,797.93
003.003. 0005	T.V.	Clubhouse	\$683.86
004.002. 0013	Pool covers	Swimming Pool	\$20,923.81
004.002. 0014	Pool covers	Swimming Pool	\$1,596.61
Total Expenditures for Year 2044			\$48,842.19

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Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$21,915.19
001.006. 0013	Color coat	Tennis courts	\$37,675.89
001.007. 0009	Chain-link fence - 4'h, vinyl-coated	Swimming Pools	\$7,902.42
001.007. 0010	Chain-link fence - 6'h, vinyl-coated	Swimming Pools	\$46,325.37
002.001. 0006	Alternative decking, composite	Sales Office	\$95,031.48
004.001. 0001	Replace pool structure	Lap Pool	\$489,560.25
004.001. 0002	Replace pool structure	Wading Pool	\$104,107.77
004.001. 0003	Replace pool structure	Beach Pool	\$289,486.29
004.001. 0004	Replace pool patios	Swimming Pools	\$9,389.09
004.001. 0005	Replace precast pool coping	Lap Pool	\$49,081.53
004.001. 0006	Replace precast pool coping	Wading Pool	\$9,127.82
004.001. 0007	Replace precast pool coping	Beach Pool	\$35,913.22
004.001. 0008	Re caulk pool joints	Lap Pool	\$3,021.14
004.001. 0009	Re caulk pool joints	Wading Pool	\$631.09
004.001. 0010	Re caulk pool joints	Beach Pool	\$2,826.07
004.001. 0011	Resurface pool	Lap Pool	\$136,337.52
004.001. 0012	Resurface pool	Wading Pool	\$7,330.21
004.001. 0013	Resurface pool	Beach Pool	\$76,424.42
004.001. 0014	Replace skim line Tile	Lap Pool	\$54,244.31
004.001. 0015	Replace skim line Tile	Wading Pool	\$4,125.09
004.001. 0016	Replace skim line Tile	Beach Pool	\$16,231.73
004.001. 0018	Diving boards, fiberglass	Lap Pool	\$15,467.06
004.001. 0021	Replace piping and valves	Swimming Pools	\$246,710.21
004.001. 0023	Replace fabric awnings, w/o frame	Site-Wide	\$19,262.08
004.002. 0004	Chlorination system	Site-Wide	\$2,691.81
004.002. 0005	Chlorination system	Site-Wide	\$7,420.39

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Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
004.002. 0006	Chlorination system	Site-Wide	\$7,420.39
004.002. 0010	Pool furnishings	Site-Wide	\$49,843.33
004.002. 0011	Pipe railing, stainless steel	Swimming Pool	\$3,616.17
004.002. 0012	Ladders, stainless steel	Swimming Pool	\$9,980.98
004.002. 0015	Pool covers	Swimming Pool	\$13,622.49
Total Expenditures for Year 2045			\$1,872,722.81

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Capital Expenditures for Year 2046

Line #	Component	Location	Replacement Cost *
001.005. 0003	Compliance and safety study	Dam	\$17,429.52
001.006. 0010	Color coat	Basket ball court	\$8,357.92
002.003. 0001	HVAC condensing unit, 5 ton	Sales Office	\$14,724.98
002.003. 0003	HVAC air handling unit, 5 ton	Sales Office	\$9,283.87
Total Expenditures for Year 2046			\$49,796.29

The Highlands Community Association Inc.

Capital Expenditures for Year 2047

Line #	Component	Location	Replacement Cost *
001.001. 0016	Curb and gutter	Clubhouse	\$6,690.51
001.001. 0017	Gravel	Clubhouse	\$2,554.68
001.001. 0023	Gravel	Nature trail	\$21,913.20
001.004. 0001	Light poles	Site-Wide	\$12,991.90
001.004. 0002	Parking shoe-box LED luminaire	Site-Wide	\$7,202.16
001.008. 0005	Decking	Gazebo	\$3,595.38
001.008. 0006	Railing	Gazebo	\$5,860.66
001.008. 0007	Asphalt shingles, dimensional	Gazebo	\$3,054.86
002.003. 0002	HVAC condensing unit, 5 ton	Sales Office	\$15,025.37
002.003. 0004	HVAC air handling unit, 5 ton	Sales Office	\$9,473.26
003.001. 0004	Soffit	Clubhouse	\$16,761.69
003.001. 0010	Recessed light fixture	Clubhouse	\$2,054.51
003.002. 0005	Cooking range, w/1 oven	Clubhouse	\$2,460.34
003.002. 0006	Microwave ovens, hood mounted	Clubhouse	\$2,049.32
003.002. 0007	Refrigerator	Clubhouse	\$4,432.08
003.002. 0008	Dishwasher	Clubhouse	\$2,174.38
003.002. 0009	Sink, kitchen, stainless steel	Clubhouse	\$3,760.19
003.002. 0010	Laundry sink, plastic	Clubhouse	\$1,100.04
003.002. 0011	Lavatory, wall hung	Clubhouse	\$2,499.09
003.002. 0012	Toilet	Clubhouse	\$3,265.69
003.002. 0013	Interior lighting	Clubhouse	\$25,040.98
003.002. 0015	Drinking fountain, wall mounted	Clubhouse	\$5,136.27
003.003. 0003	Exhaust vent	Clubhouse	\$2,102.37
Total Expenditures for Year 2047			\$161,198.93

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Capital Expenditures for Year 2048

Line #	Component	Location	Replacement Cost *
001.001. 0003	Asphalt patching allowance	Pavalion parking	\$3,725.94
001.001. 0004	Lot Striping	Pavalion parking	\$164.21
001.001. 0005	Curb and gutter	Pavalion parking	\$1,024.36
001.001. 0007	Asphalt Sealcoating	Sales Office	\$13,408.19
001.001. 0008	Asphalt patching allowance	Sales Office	\$18,529.82
001.001. 0009	Lot Striping	Sales Office	\$1,665.50
001.001. 0010	Concrete curb and gutter	Sales Office	\$16,191.82
001.001. 0011	Sidewalks	Sales Office	\$4,410.08
001.001. 0013	Asphalt Sealcoating	Clubhouse	\$5,467.66
001.001. 0014	Asphalt patching allowance	Clubhouse	\$7,555.42
001.001. 0015	Lot Striping	Clubhouse	\$281.51
001.001. 0018	Sidewalks	Clubhouse	\$1,389.88
001.005. 0003	Compliance and safety study	Dam	\$18,140.78
001.005. 0004	Curb inlet	Sales Office	\$2,380.96
001.005. 0005	Storm piping	Sales Office	\$27,220.98
001.008. 0012	Concrete patio	Pavalion	\$12,231.38
002.001. 0014	Wall mounted light fixture	Sales Office	\$4,216.53
002.001. 0015	Lantern style light fixture	Sales Office	\$2,150.31
002.002. 0001	Carpet, upstairs	Sales Office	\$2,181.60
002.002. 0003	Refinish wood strip flooring	Sales Office	\$3,485.48
004.002. 0010	Pool furnishings	Site-Wide	\$51,618.49
Total Expenditures for Year 2048			\$197,440.90

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Capital Expenditures for Year 2049

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt Sealcoating	Pavalion parking	\$2,748.55
002.001. 0001	Shingled roof, full-dimensional asphalt	Sales Office	\$20,122.77
003.001. 0007	Entrance door, single, glass	Clubhouse	\$7,019.86
003.001. 0008	Aluminum Storm Doors	Clubhouse	\$1,387.22
003.001. 0009	Windows	Clubhouse	\$37,851.73
003.003. 0005	T.V.	Clubhouse	\$724.96
Total Expenditures for Year 2049			\$69,855.09

The Highlands Community Association Inc.

Capital Expenditures for Year 2050

Line #	Component	Location	Replacement Cost *
001.001. 0020	Treated wood decking	Nature trail	\$26,373.82
001.001. 0022	Asphalt overlay	Nature trail	\$5,216.65
001.003. 0004	Electrical service panel (Lighting, Irrigation)	Common area	\$16,586.47
001.005. 0003	Compliance and safety study	Dam	\$18,851.47
001.006. 0003	6" Wood Chip Resilient Surface	Playground	\$24,196.13
001.006. 0012	Site Electrical Services (Lighting, Irrigation)	Recreation area	\$4,146.06
001.007. 0001	Fence, metal picket	Pump house	\$7,579.19
001.007. 0002	Stacked block retaining wall	Pump house	\$16,350.86
004.001. 0004	Replace pool patios	Swimming Pools	\$10,366.30
Total Expenditures for Year 2050			\$129,666.95

The Highlands Community Association Inc.

Capital Expenditures for Year 2051

Line #	Component	Location	Replacement Cost *
001.008. 0002	Repair and repaint	Docks & gazebo	\$1,926.95
004.002. 0010	Pool furnishings	Site-Wide	\$53,393.48
Total Expenditures for Year 2051			\$55,320.43

The Highlands Community Association Inc.

Capital Expenditures for Year 2052

Line #	Component	Location	Replacement Cost *
001.001. 0016	Curb and gutter	Clubhouse	\$7,359.39
001.005. 0003	Compliance and safety study	Dam	\$19,563.10
001.005. 0006	Lake Dredging	Highland Lake	\$254,506.14
001.005. 0007	Lake Dredging	Lake Margaret	\$167,707.41
001.008. 0001	Treated decking	Docks	\$8,145.68
001.008. 0003	Pilings	Docks	\$5,459.97
001.008. 0013	Utility building	Pool Pump house	\$12,317.61
001.008. 0014	Asphalt shingles, dimensional	Pool Pump house	\$1,680.18
001.008. 0015	Electrical service panel, 60 amp	Pool Pump house	\$4,302.57
002.003. 0006	Electric water heater, 50 gallon	Sales Office	\$4,568.23
Total Expenditures for Year 2052			\$485,610.28