

Reserve Component Inventory	Quantities		First Year of Life Analysis (Yrs.)		Future Cost Remaining Useful Lives and Estimated Future Replacements Costs																								
					Total	Replacement	Normal	Remaining	Unit Cost (\$)	Cost of Replacement	RUL=1																		
											2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Building Components																													
Asphalt Roof Shingles; Phased Replacement (ADDED 40% FROM PRIOR)	103,588 SF	2034	25	12	4.90 /SF	746,052	-	-	-	-	-	-	-	-	-	-	-	140,522	144,738	149,080	153,552	158,159	-	-	-	-	-		
Gutters and Downspouts; Phased Replacement*1	10,788 LF	2023	25	1	7.50 PLF	85,912	16,182	16,667	17,167	17,683	18,213	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Siding; Replace Metal Siding With Vinyl Siding; Phased Replacement*1	46,233 SF	2023	40	1	27.25 PSF	1,337,742	251,970	259,529	267,315	275,334	283,594	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Exterior Light Fixtures; Front and Rear; Replacement*1	264 UNITS	2023	25	1	85 /UNIT	23,827	4,488	4,623	4,761	4,904	5,051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Site Components																													
Asphalt Pavement; South Area; Total Replacement (Inc. Partial Curbs)*2	1 LOT	2029	18	6	952,075 /LOT	1,136,827	-	-	-	-	-	-	454,731	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dumpster Corrals; South Area; Replace With Wood/Metal Gates*2	7 UNITS	2029	25	7	4,690 /UNIT	39,201	-	-	-	-	-	-	39,201	-	-	-	-	-	-	-	-	-	-	682,096	-	-	-		
Asphalt Pavement; North & South Area; Mill & Overlay (Inc. Partial Curbs)	1 LOT	2046	18	24	571,245 /LOT	1,127,401	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	563,701		
Asphalt Pavement; North Area; Total Replacement (Inc. Partial Curbs)*3	1 LOT	2032	18	10	1,057,723 /LOT	1,380,088	-	-	-	-	-	-	-	-	-	-	-	-	552,035	-	-	-	-	-	-	-	-	1,794,115	
Dumpster Corrals; North Area; Replace With Wood/Metal Gates*3	6 UNITS	2034	25	12	4,690 /UNIT	38,952	-	-	-	-	-	-	-	-	-	-	-	38,952	-	-	-	-	-	-	-	-	-		
Pond; Inspect and Clean	1 LOT	2026	10	4	10,000 /LOT	45,348	-	-	-	10,927	-	-	-	-	-	-	-	-	-	14,685	-	-	-	-	-	-	19,736		
Pole Lights; Replacement	34 UNITS	2033	30	11	2,500 /UNIT	114,233	-	-	-	-	-	-	-	-	114,233	-	-	-	-	-	-	-	-	-	-	-	-		
Carpports; Painting	1 LOT	2030	12	8	36,000 /LOT	107,402	-	-	-	-	-	-	-	44,275	-	-	-	-	-	-	-	-	-	-	63,126	-	-		
Landscape; Refresh; Allowance	1 LOT	2023	5	1	10,000 /LOT	68,673	10,000	-	-	-	-	11,593	-	-	-	-	-	-	-	-	15,580	-	-	-	18,061	-	-		
Clubhouse and Pool Components																													
Clubhouse; Asphalt Shingles; Replacement	2,371 SF	2035	25	13	4.90 PSF	16,564	-	-	-	-	-	-	-	-	-	-	-	16,564	-	-	-	-	-	-	-	-	-		
Clubhouse; Install Vinyl Siding and Replace Gutters*4	1 LOT	2024	N/A	2	19,158 /LOT	19,733	-	19,733	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Clubhouse; Install New Windows*4	1 LOT	2024	N/A	2	11,147 /LOT	11,481	-	11,481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Clubhouse; Wood Deck; Replacement*4	240 SF	2024	25	2	29.00 PSF	7,169	-	7,169	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Maintenance Shed Siding & Gutters; Replacement*4	1 LOT	2024	N/A	2	5,000 /LOT	5,150	-	5,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Clubhouse; Forced-Air Furnace+Cooling (Lennox); Replacement	1 LOT	2033	20	11	9,000 /LOT	12,095	-	-	-	-	-	-	-	-	12,095	-	-	-	-	-	-	-	-	-	-	-	-		
Clubhouse; Forced-Air Furnace (Replaced 2020); Replacement	1 LOT	2041	20	19	4,500 /LOT	7,661	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,661	-	-	-		
Clubhouse; Domestic Water Heater; 50 Gallon; Replacement	1 LOT	2029	12	7	3,600 /LOT	10,427	-	-	-	-	-	-	4,299	-	-	-	-	-	-	-	-	-	-	6,129	-	-	-		
Clubhouse; Interior Renovations; Partial Flooring/Painting	896 SF	2027	15	5	10.00 /SF	25,796	-	-	-	-	10,085	-	-	-	-	-	-	-	-	-	-	-	-	-	15,711	-	-		
Clubhouse; Changing Rooms; Partial Renovations	1 LOT	2031	20	9	20,000 /LOT	25,335	-	-	-	-	-	-	-	25,335	-	-	-	-	-	-	-	-	-	-	-	-	-		
Pool; Concrete Deck and Pool Shell; Replacement	1 LOT	2029	12	1	300,000 /LOT	100,000	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Pool; Plaster/Marcite; Replacement	1 LOT	2041	12	19	12,000 /LOT	20,429	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,429	-	-	-	-		
Pool; Coping and Tile; Replacement	145 LF	2047	25	25	74.00 PLF	21,812	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,812		
Pool; Heater; Replacement	1 UNIT	2032	10	10	5,500 /UNIT	16,821	-	-	-	-	-	-	-	-	7,176	-	-	-	-	-	-	-	-	-	9,644	-	-		
Pool; Chain-Link Fence; Replacement	290 LF	2029	45	7	24.00 PLF	8,311	-	-	-	-	-	-	8,311	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other Components																													
Vehicle; John Deere X590 Tractor; Replacement	1 UNIT	2036	15	14	7,000 /UNIT	10,280	-	-	-	-	-	-	-	-	-	-	-	10,280	-	-	-	-	-	-	-	-	-		
Reserve Study; Update (Guaranteed Update Price Years 1-5)	1 UNIT	2026	5	4	1,620 /UNIT	12,006	-	-	-	1,620	-	-	-	-	2,052	-	-	-	-	-	-	-	-	2,758	-	-	3,197		
Additional Projects Added/Proposed by LVE Board																													
Pond; Dredging+Soil Stabilization+Rocks (One-Time; Allowance)	1 LOT	2024	40	2	100,000 /LOT	107,728	-	25,750	26,523	27,318	28,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sanitary Sewer Maintenance/Evaluation; PLACEHOLDER	1 LOT	?	N/A	Placeholder	0 /LOT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Storm Sewer Maintenance/Evaluation; PLACEHOLDER	1 LOT	?	N/A	Placeholder	30,000 /LOT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Swale and Grade Issues; One-Time; Allowance)	1 LOT	2023	N/A	1	30,000 /LOT	30,000	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
PLACEHOLDER: Masonry and Cement Work (If Removed From Ops.)	1 LOT	?	N/A	Placeholder	10,000 /LOT	100,000	40,000	20,000	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Install Sump Pumps in Every Building; PLACEHOLDER	0 UNITS	?	N/A	Placeholder	0 /UNIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
HVAC Chimney Replacement to Current Codes; One Time; Sync to Roofs	132 UNITS	2034	N/A	12	5,000 /UNIT	970,079	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Electric Vehicle Charging Stations - do with Asphalt if we do it (Ballpark \$260k in 2023)				Placeholder	15,000/Unit																								

*1=Linked Projects; assumed to happen concurrently
 *2=Linked Projects; assumed to happen concurrently; Year 2046 Mill & Overlay @ 60% of Total Replacement Cost
 *3=Linked Projects; assumed to happen concurrently
 *4=Linked Projects; assumed to happen concurrently

						7,222,819	352,640	370,102	335,766	357,786	345,081	11,593	606,541	-	71,663	7,176	139,767	179,475	161,302	728,459	153,552	173,739	-	-	719,073	88,482	18,061	-	-	586,634	1,815,927
Starting reserve	294,000	294,000	190,860	118,178	79,832	27,386	-12,355	289,312	-3,969	317,211	566,728	888,652	1,077,985	1,235,530	1,411,248	1,027,728	1,219,116	1,398,237	1,751,097	2,111,877	1,753,584	2,033,802	2,384,441	2,761,061	3,137,681	2,935,587					
Annual Reserve Co	0	230,000	249,500	297,420	297,420	305,340	305,340	313,260	313,260	321,180	321,180	329,100	329,100	337,020	337,020	344,940	344,940	352,860	352,860	360,780	360,780	368,700	368,700	376,620	376,620	384,540					
Budget Cuts		19,500	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Dues increases			7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920		7,920				
Spending	0	352,640	370,102	335,766	357,786	345,081	11,593	606,541	0	71,663	7,176	139,767	179,475	161,302	728,459	153,552	173,739	0	0	719,073	88,482	18,061	0	0	586,634	1,815,927					
Remaining	294,000	190,860	118,178	79,832	27,386	-12,355	289,312	-3,969	317,211	566,728	888,652	1,077,985	1,235,530	1,411,248	1,027,728	1,219,116	1,398,237	1,751,097	2,111,877	1,753,584	2,033,802	2,384,441	2,761,061	3,137,681	2,935,587	1,504,201					