

RESERVE EXPENDITURES

for
Thornhill
Community Association, Inc.
 Charlotte, North Carolina

Explanatory Notes:

- 1) **3.0%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY 2008 is Fiscal Year beginning January 1 and ending December 31.

Line Item	Quantities:		Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2008 Cost of Replacement per Phase, \$	Total Future Costs of Replacement, \$	(See Notes 1 & 2)																			
	30-Year Total	Per Phase				Useful	Remaining				RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Pavilion Elements																														
1	3,900	1,300	Square Feet	Deck, Membrane Applications	2012	8 to 12	4	5.00	6,500	28,323																	11,740			
2	2	1	Allowance	Masonry, Inspections and Capital Repairs	2009	to 15	1	4,690.00	4,690	12,357	4,831																7,526			
3	44	22	Squares	Roof, Asphalt Shingles	2012	20 to 25	4	260.00	5,720	18,774																				
4	400	200	Square Feet	Wood Stairs (Includes Railings)	2012	12 to 18	4	70.00	14,000	41,801																				
Property Site Elements																														
5	14,400	2,400	Square Yards	Asphalt Pavement, Crack Repair, Patch & Seal Coat	2012	4 to 6	4	1.35	3,240	32,677																				
6	2,400	2,400	Square Yards	Asphalt Pavement, Repaving, Total Replacement	2024	15 to 20	16	21.00	50,400	80,877																		80,877		
7	4	2	Each	Catch Basins, Capital Repairs	2010	15 to 20	2	880.00	1,760	5,239																				
8	660	220	Square Feet	Concrete Sidewalks, Partial Replacements	2010	to 65	2	8.50	1,870	8,233																		2,666		
9	4,000	2,000	Square Feet	Dam, Inspection and Capital Repairs	2013	to 15	5	2.75	5,500	16,310																				
10	274,000	68,500	Square Feet	Irrigation System, Phased	2027	to 40	19	0.75	51,375	376,888																		90,086		
11	2	1	Allowance	Landscape, Partial Replacements, Phased	2010	N/A	2	20,000.00	20,000	43,073																				
12	6,700	6,700	Square Feet	Monuments, Inspection and Masonry Capital Repairs	2020	to 15	12	1.10	7,370	10,508																		10,508		
13	10	10	Each	Picnic Tables	2022	12 to 18	14	660.00	6,600	9,983																				
14	1	1	Allowance	Playground Equipment (Includes Fence)	2023	15 to 20	15	25,000.00	25,000	38,949																			38,949	
15	2	1	Each	Pond, Aerator	2017	to 15	9	3,500.00	3,500	11,682																			4,567	
16	7	1	Allowance	Pond, Dredge	2011	to 4	3	30,000.00	30,000	336,396																			52,605	
17	2	1	Allowance	Pond, Erosion Control	2013	to 15	5	21,500.00	21,500	63,755																			38,831	
18	420	140	Square Feet	Pond, Pedestrian Bridges, Phased Replacements	2015	12 to 18	7	35.00	4,900	24,149																			7,863	
19	850	850	Square Feet	Retaining Walls, Timber (replace with masonry)	2013	to 35	5	44.00	37,400	43,357																				
20	2	1	Allowance	Signage	2014	to 20	6	34,000.00	34,000	113,922																				
21	5,680	1,420	Square Yards	Tennis Courts, Color Coat	2012	5 to 7	4	3.60	5,112	33,743																			7,732	
22	450	450	Linear Feet	Tennis Courts, Fence	2011	to 25	3	31.00	13,950	15,244																				
23	1,420	1,420	Square Yards	Tennis Courts, Surface Replacement	2016	15 to 20	8	21.00	29,820	37,775																			37,775	
Pool and Pool House Elements																														
24	36,800	9,200	Square Feet	Concrete Deck, Inspection and Repairs	2009	to 60	1	0.80	7,360	44,759																				9,603
25	10,200	3,400	Square Feet	Covers	2009	to 12	1	1.65	5,610	25,762																				8,238
26	14	7	Each	Doors	2010	to 15	2	1,100.00	7,700	20,896																				8,169
27	680	340	Linear Feet	Fence, Chain Link (replace with metal picket)	2009	to 25	1	33.00	11,220	35,754																				11,557
28	120	120	Linear Feet	Fence, Metal Picket	2027	to 25	19	33.00	3,960	6,944																				6,944
29	6,400	3,200	Square Feet	Main Pool, Fiberglass Coating	2016	to 20	8	5.35	17,120	57,532																				21,687
30	4	1	Allowance	Main Pool, Gel Coat	2009	to 8	1	12,000.00	12,000	72,976																				15,657
31	2	1	Allowance	Main Pool, Waterline Tile	2020	to 16	12	8,630.00	8,630	23,153																				8,889
32	2	1	Allowance	Main Pool, Pumps	2023	to 15	15	5,700.00	5,700	22,715																				8,880
33	1	1	Allowance	Main Pool, Filters	2028	to 20	20	11,000.00	11,000	19,867																				19,867
34	2	1	Allowance	Main Pool, Chemical Pumps	2023	to 15	15	3,200.00	3,200	12,752																				4,985
35	400	200	Square Feet	Baby Pool, Fiberglass Coating and Waterline Tile	2019	8 to 12	11	12.85	2,570	8,338																				3,557
36	1	1	Square Feet	Baby Pool, Structure Replacement	2009	to 30	1	20,000.00	20,000	20,600																				20,600
37	3	1	Allowance	Baby Pool, Pump	2013	to 10	5	715.00	715	3,322																				829
38	2	1	Allowance	Baby Pool, Filter	2010	to 20	2	990.00	990	2,947																				1,050
39	6	1	Allowance	Baby Pool, Chemical Controller and Pump	2010	to 5	2	3,200.00	3,200	30,422																				3,395
40	3	1	Allowance	Furniture	2014	to 10	6	10,845.00	10,845	53,740																				12,949
41	2	1	Allowance	Pool House, Interior Renovation	2019	to 20	11	24,000.00	24,000	84,980																				33,222
42	8	4	Each	Pool Lights	2010	to 15	2	495.00	1,980	5,374																				2,101
			1 Allowance	Reserve Study Update with Site Visit	2010	2	2	2,350.00	2,350	2,350																				2,350
Anticipated Expenditures, By Year									\$1,959,198	0	71,596	42,134	69,881	38,912	75,486	53,547	46,858	59,462	34,054	0	78,306	27,003	8,238	23,698	99,553	113,669	67,552	0	155,316	182,394

RESERVE EXPENDITURES

for
Thornhill
Community Association, Inc.
Charlotte, North Carolina

Line Item	Reserve Component Inventory	21 2029	22 2030	23 2031	24 2032	25 2033	26 2034	27 2035	28 2036	29 2037	30 2038
Pavilion Elements											
1	Deck, Membrane Applications										
2	Masonry, Inspections and Capital Repairs										
3	Roof, Asphalt Shingles						12,336				
4	Wood Stairs (Includes Railings)	26,044									
Property Site Elements											
5	Asphalt Pavement, Crack Repair, Patch & Seal Coat				6,586					7,635	
6	Asphalt Pavement, Repaving, Total Replacement										
7	Catch Basins, Capital Repairs		3,372								
8	Concrete Sidewalks, Partial Replacements		3,583								
9	Dam, Inspection and Capital Repairs										
10	Irrigation System, Phased	95,573	98,440								
11	Landscape, Partial Replacements, Phased										
12	Monuments, Inspection and Masonry Capital Repairs										
13	Picnic Tables										
14	Playground Equipment (Includes Fence)										
15	Pond, Aerator				7,115						
16	Pond, Dredge		59,208					66,639			
17	Pond, Erosion Control										
18	Pond, Pedestrian Bridges, Phased Replacements					10,260					
19	Retaining Walls, Timber (replace with masonry)										
20	Signage						73,324				
21	Tennis Courts, Color Coat						11,024				
22	Tennis Courts, Fence										
23	Tennis Courts, Surface Replacement										
Pool and Pool House Elements											
24	Concrete Deck, Inspection and Repairs					15,410					
25	Covers					11,746					
26	Doors										
27	Fence, Chain Link (replace with metal picket)						24,197				
28	Fence, Metal Picket										
29	Main Pool, Fiberglass Coating					35,845					
Main Pool, Waterline Tile											
32	Main Pool, Pumps										13,835
33	Main Pool, Filters										
34	Main Pool, Chemical Pumps										7,767
35	Baby Pool, Fiberglass Coating and Waterline Tile	4,781									
36	Baby Pool, Structure Replacement										
37	Baby Pool, Pump			1,411							
38	Baby Pool, Filter		1,897								
39	Baby Pool, Chemical Controller and Pump		6,132					7,108			
40	Furniture						23,388				
41	Pool House, Interior Renovation						51,758				
42	Pool Lights										
Reserve Study Update with Site Visit											
Anticipated Expenditures, By Year		126,398	113,424	60,619	13,701	98,386	196,027	73,747	0	7,635	21,602