

RESERVE EXPENDITURES

for
Thornhill
Community Association, Inc.
Charlotte, North Carolina

Line Item	Quantities:			Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2004 Cost of Replacement per Phase, \$
	30-Year Total	Per Phase	Units			Useful	Remaining		
Pavilion Elements									
1	3,900	1,300	Square Feet	Deck, Membrane Applications	2012	8 to 12	8	4.50	5,850
2	2	1	Allowance	Masonry, Inspection and Capital Repairs	2005	to 15	1	4,250.00	4,250
3	44	22	Squares	Roof, Asphalt Shingles	2012	20 to 25	8	235.00	5,170
4	400	200	Square Feet	Wood Stairs	2008	12 to 18	4	18.00	3,600
Property Site Elements									
5	9,400	2,350	Square Yards	Asphalt Pavement, Crack Repair, Patch & Seal Coat	2005	4 to 6	1	1.35	3,173
6	4,700	1,175	Square Yards	Asphalt Pavement, Repaving, Total Replacement, Phased	2006	15 to 20	2	18.80	22,090
7	2,600	650	Linear Feet	Asphalt Curbs, Proposed and Subsequent, Phased	2006	15 to 20	2	7.50	4,875
8	4	2	Each	Catch Basins, Capital Repairs	2010	15 to 20	6	800.00	1,600
9	660	220	Square Feet	Concrete Sidewalks, Partial Replacements	2010	to 65	6	7.50	1,650
10	4,000	2,000	Square Feet	Dam, Inspection and Capital Repairs	2013	to 15	9	2.50	5,000
11	13,400	6,700	Square Feet	Monuments, Inspection and Masonry Capital Repairs	2005	to 15	1	1.00	6,700
12	20	10	Each	Picnic Tables	2006	12 to 18	2	600.00	6,000
13	2	1	Allowance	Playground Equipment	2005	15 to 20	1	30,000.00	30,000
14	2	1	Each	Pond, Aerator	2017	to 15	13	3,200.00	3,200
15	1	1	Allowance	Pond, Dredge (complete)	2024	to 30	20	80,000.00	80,000
16	6	1	Allowance	Pond, Dredge (forebay only)	2007	to 4	3	7,500.00	7,500
17	3	1	Allowance	Pond, Erosion Control	2005	to 15	1	19,500.00	19,500
18	560	140	Square Feet	Pond, Pedestrian Bridges, Phased Replacements	2006	12 to 18	2	18.00	2,520
19	850	850	Square Feet	Retaining Walls, Timber (replace with masonry)	2008	to 35	4	40.00	34,000
20	2	1	Allowance	Signage	2009	to 20	5	31,000.00	31,000
21	5,680	1,420	Square Yards	Tennis Courts, Color Coat	2006	5 to 7	2	3.25	4,615
22	900	450	Linear Feet	Tennis Courts, Fence	2011	to 25	7	28.00	12,600
23	2,840	1,420	Square Yards	Tennis Courts, Surface Replacement	2016	15 to 20	12	18.80	26,696
Pool and Pool House Elements									
24	36,800	9,200	Square Feet	Concrete Deck, Inspection and Repairs	2008	to 60	4	0.75	6,900
25	10,200	3,400	Square Feet	Covers	2009	to 12	5	1.50	5,100
26	6	3	Each	Doors, "high grade"	2005	to 15	1	1,000.00	3,000
27	8	4	Each	Doors, "medium grade"	2010	to 15	6	1,000.00	4,000
28	340	340	Linear Feet	Fence, Chain Link (replace with metal picket)	2011	to 25	7	30.00	10,200
29	120	120	Linear Feet	Fence, Metal Picket	2027	to 25	23	30.00	3,600
30	6,400	3,200	Square Feet	Main Pool, Fiberglass Coating	2016	to 20	12	4.85	15,520
31	3	1	Allowance	Main Pool, Gel Coat	2009	to 8	5	4,000.00	4,000
32	2	1	Allowance	Main Pool, Waterline Tile	2005	to 15	1	7,820.00	7,820
33	2	1	Allowance	Main Pool, Pumps	2005	to 15	1	5,200.00	5,200
34	2	1	Allowance	Main Pool, Filters	2010	to 20	6	10,000.00	10,000
35	2	1	Allowance	Main Pool, Chemical Pumps	2005	to 15	1	2,900.00	2,900
36	200	200	Square Feet	Baby Pool, Fiberglass Coating	2019	to 20	15	4.85	970
37	2	1	Allowance	Baby Pool, Waterline Tile	2016	to 15	12	1,200.00	1,200
38	3	1	Allowance	Baby Pool, Pump	2013	to 10	9	650.00	650
39	2	1	Allowance	Baby Pool, Filter	2010	to 20	6	900.00	900
40	6	1	Allowance	Baby Pool, Chemical Controller and Pump	2005	to 5	1	2,900.00	2,900
41	3	1	Allowance	Furniture	2014	to 10	10	9,825.00	9,825
42	32	16	Each	Light Fixtures, Bollard	2005	to 20	1	350.00	5,600
43	10	10	Each	Light Posts and Fixtures	2021	to 20	17	760.00	7,600
44	2	1	Allowance	Pool House, Interior Renovation	2019	to 20	15	21,500.00	21,500
45	8	4	Each	Pool Lights	2010	to 15	6	450.00	1,800
		1	Allowance	Reserve Study Update with Site Visit	2006	2	2	2,200.00	2,200

Anticipated Expenditures, By Year

Explanatory Notes:

- 1) **2.5%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) **FY** is Fiscal Year beginning January 1 and ending December 31.

Total Future Costs of Replacement, \$	(See Notes 1 & 2)														
	RUL = 0 FY 2004	1 2005	2 2006	3 2007	4 2008	5 2009	6 2010	7 2011	8 2012	9 2013	10 2014	11 2015	12 2016	13 2017	14 2018
26,393									7,128						
10,665		4,356													
17,143									6,299						
10,172					3,974										
17,808		3,252											4,267		
130,523			23,208					26,258							
28,806			5,122					5,795							
4,896							1,856								
7,497							1,913								
15,288									6,244						
16,814		6,868													
15,662			6,304												
78,710		30,750													
10,800														4,411	
131,089															
65,539				8,077				8,915				9,841			
79,611		19,988								24,353					
15,240			2,648									3,306			
37,530					37,530										
92,546						35,074									
26,017			4,849						5,623						
39,519								14,977							
87,901													35,903		
41,978					7,616								9,280		
23,967						5,770									
7,529		3,075													
11,357							4,639								
12,125								12,125							
6,353															
52,633													20,873		
16,460						4,526							5,380		
19,625		8,016													
13,049		5,330													
30,600								11,597							
7,278		2,973													
1,405															
3,951													1,614		
3,092										812					
2,754							1,044								
24,828		2,973					3,363					3,805			
49,285										12,577					
15,146		5,740													
11,564															
76,236															
5,110							2,087								
2,200			2,200												
\$1,404,694	0	93,321	44,331	8,077	49,120	45,370	26,499	68,070	19,050	31,409	12,577	16,952	77,317	4,411	0

