

RESERVE EXPENDITURES

**Thornhill
Community Association, Inc.**
Charlotte, North Carolina

Explanatory Notes:

- 1) **2.0%** is the estimated future Inflation
- 2) FY2016 is Fiscal Year beginning January

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2016)	Costs, \$			RUL = 0 FY2016	1 2017	2 2018	3 2019	4 2020
						Useful	Remaining		Per Phase (2016)	Total (2016)	30-Year Total (Inflated)					
Property Site Elements																
4.020	2,400	2,400	Square Yards	Asphalt Pavement, Crack Repair, Patch and Seal Coat	2020	3 to 5	4	1.75	4,200	4,200	31,917					4,458
4.040	2,400	2,400	Square Yards	Asphalt Pavement, Mill and Overlay (Incl. Railroad Ties) (2016 is Budgeted)	2016	15 to 20	0	9.35	22,440	22,440	22,400	22,400				
4.045	2,400	2,400	Square Yards	Asphalt Pavement, Total Replacement (Incl. Railroad Ties)	2036	15 to 20	20	31.00	74,400	74,400	100,206					
4.200	1	1	Allowance	Dam, Concrete, Inspections and Capital Repairs	2025	10 to 15	9	6,000.00	6,000	6,000	15,062					
4.420	8	1	Allowance	Irrigation System, Inspections and Partial Replacements	2020	to 5	4	5,700.00	5,700	45,600	44,078					6,050
4.560	6	6	Each	Light Poles and Fixtures, Parking Lot	2028	to 25	12	2,000.00	12,000	12,000	14,347					
4.660	1	1	Allowance	Playground Equipment	2023	15 to 20	7	40,000.00	40,000	40,000	101,574					
New Street Lights and Lighting Improvements to the neighborhood - LED													40,000			
4.700	1	1	Each	Pond, Aerator	2024	10 to 15	8	5,700.00	5,700	5,700	14,098					
4.710	1,800	360	Linear Feet	Pond, Erosion Control, Partial	2020	to 15	4	75.00	27,000	27,000	103,885					28,657
4.730	6,000	1,500	Square Yards	Pond, Sediment Removal, Partial	2024	to 8	8	35.00	52,500	52,500	200,812					
4.700	140	140	Square Feet	Pond, Pedestrian Bridge	2030	15 to 20	14	45.00	6,300	6,300	17,607					
4.740	520	520	Square Feet	Retaining Wall, Masonry, Inspection and Capital Repairs, Below Dam	2025	10 to 15	9	7.50	3,900	3,900	9,791					
4.745	1,330	1,330	Square Feet	Retaining Walls, Masonry, Remaining	2025	to 35	9	30.00	39,900	39,900	45,621					
4.800	1	1	Allowance	Signage, Renovation	2020	to 25	4	24,000.00	24,000	24,000	62,433					25,473
4.830	1,540	1,540	Square Yards	Tennis Court, Color Coat	2020	4 to 6	4	9.00	13,860	13,860	87,365					14,710
4.840	450	450	Linear Feet	Tennis Court, Fence	2040	to 25	24	45.00	20,250	20,250	28,947					
4.860	1,540	1,540	Square Yards	Tennis Court, Surface Replacement	2030	to 25	14	40.00	61,600	61,600	75,876					

Pavilion Elements

5.400	5	5 Each	Doors, Metal	2038	to 25	22	1,100.00	5,500	5,500	7,632	
5.450	1	1 Allowance	Grills (Incl. Countertop Repairs)	2019	to 5	3	6,500.00	6,500	6,500	49,521	6,797
5.500	1	1 Allowance	Interior, Renovation, Complete	2038	to 25	22	55,000.00	55,000	55,000	76,316	
5.510	1	1 Allowance	Interior, Renovation, Partial	2026	10 to 15	10	12,000.00	12,000	12,000	13,926	
5.520	100	100 Linear Feet	Railings, Aluminum	2038	to 25	22	50.00	5,000	5,000	6,938	
5.600	22	22 Squares	Roof, Asphalt Shingles (Incl. Gutters and Downspouts)	2033	15 to 20	17	350.00	7,700	7,700	9,918	
5.650	1	1 Allowance	Security System, Fob Access	2026	to 15	10	6,000.00	6,000	6,000	15,288	
5.750	1	1 Allowance	Stairway and Railings, Wood	2034	15 to 25	18	21,000.00	21,000	21,000	27,454	

Pool Elements

6.200	9,200	9,200 Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs (new surface on deck)	2018	8 to 12	2	1.10	10,120	10,120	36,568	45,000				
6.300	3,400	3,400 Square Feet	Covers, Vinyl	2018	6 to 8	2	2.20	7,480	7,480	37,182	7,706				
6.420	460	460 Linear Feet	Fence, Aluminum	2034	to 25	18	46.00	21,160	21,160	27,663					
6.500	2	1 Allowance	Furniture, Phased	2018	to 12	2 to 8	17,500.00	17,500	35,000	108,641	15,500				
6.600	3	1 Allowance	Mechanical Equipment, Phased	2017	to 15	1 to 15	6,500.00	6,500	19,500	65,618	6,597				
6.800	3,400	3,400 Square Feet	Pool Finish, Remove Fiberglass and going back to masonry granite surface - equires maint every 12 years not resurfacing	2018	8 to 12	2	10.00	34,000	34,000	122,856	44,000				
6.950	1	1 Each	Water Feature	2025	to 15	9	7,500.00	7,500	7,500	19,296					
		1 Allowance	Misc Reserves Expenditures, Trees, Landscaping , Erosion, ect...	2016	N/A	0	20,000	20,000	20,000	20,000	20,000	5000	7500	7500	7500
		1 Allowance	Reserve Study Update with Site Visit	2018	2	2	3,150.00	3,150	3,150	3,150		3,150			

Anticipated Expenditures, By Year

\$1,623,986 42,400 71,097 58,356 59,297 86,848