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**Harrisburg Estates**

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# Important Information

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Association Reserve Consultants, Inc. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

# Part I

## Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

## Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

## **Types of Reserve Studies**

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

### **The Reserve Study: A Physical and a Financial Analysis**

There are two components of a reserve study: a physical analysis and a financial analysis.

#### **Physical Analysis**

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

#### **Developing a Component List**

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

## Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

<b>Utilities:</b>	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	<b>Repair Expenses:</b>
Water	Insurance(s)	Tile Roof Repairs
Telephone	<b>Services:</b>	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
<b>Administrative:</b>	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

## Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Insurance(s)
Equipment Replacement	Reserve Study
Interior Furnishings	

## Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

## Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

### **Preparing the Reserve Study**

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

### **Funding Methods**

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Association Reserve Consultants, Inc. Threshold and the Association Reserve Consultants, Inc. Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Association Reserve Consultants, Inc. Component Funding model is based upon the component methodology.

## Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

**Full Funding**---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

**Fully Funded Reserves = Age divided by Useful Life the results multiplied by Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Association Reserve Consultants, Inc. **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The Association Reserve Consultants, Inc. **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The Association Reserve Consultants, Inc. **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The Association Reserve Consultants, Inc. **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

### **Component Funding Model Distribution of Accumulated Reserves**

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This

distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The Association Reserve Consultants, Inc. software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under



consideration.

## **Funding Reserves**

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

## **Users’ Guide to your Reserve Analysis Study**

Part II of your Association Reserve Consultants, Inc. Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

### **Report Summaries**

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

### **Index Reports**

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

### **Detail Reports**

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Association Reserve Consultants, Inc. Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

### **Projections**

Thirty-year projections add to the usefulness of your reserve analysis study.

### **Definitions**

#### **Report I.D.**

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

#### **Budget Year Beginning/Ending**

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31<sup>st</sup>, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

#### **Number of Units and/or Phases**

If applicable, the number of units and/or phases included in this version of the report.

#### **Inflation**

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

#### **Annual Assessment Increase**

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

### **Investment Yield Before Taxes**

The average interest rate anticipated by the association based upon its current investment practices.

### **Taxes on Interest Yield**

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

### **Projected Reserve Balance**

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

### **Percent Fully Funded**

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

### **Phase Increment Detail and/or Age**

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

### **Monthly Assessment**

The assessment to reserves required by the association each month.

### **Interest Contribution (After Taxes)**

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

### **Total Monthly Allocation**

The sum of the monthly assessment and interest contribution figures.

### **Group and Category**

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

### **Percentage of Replacement or Repairs**

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

### **Placed-In-Service Date**

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

### **Estimated Useful Life**

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

### **Adjustment to Useful Life**

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

### **Estimated Remaining Life**

This calculation is completed internally based upon the report's fiscal year date and the date the asset

was placed-in-service.

**Replacement Year**

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

**Annual Fixed Reserves**

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

**Fixed Assessment**

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

**Salvage Value**

The salvage value of the asset at the time of replacement, if applicable.

**One-Time Replacement**

Notation if the asset is to be replaced on a one-time basis.

**Current Replacement Cost**

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

**Future Replacement Cost**

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

**Component Inventory**

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

# A Multi-Purpose Tool

Your Association Reserve Consultants, Inc. report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your Association Reserve Consultants, Inc. reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The Association Reserve Consultants, Inc. reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Association Reserve Consultants, Inc. report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Association Reserve Consultants, Inc. report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the Association Reserve Consultants, Inc. reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The Association Reserve Consultants, Inc. reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The Association Reserve Consultants, Inc. Owners' Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your Association Reserve Consultants, Inc. report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

**Harrisburg Estates**  
Harrisburg, Utah  
**ARC Current Assessment Funding Model Summary**

Report Date	January 04, 2016
Account Number	9096
Budget Year Beginning	January 01, 2016
Budget Year Ending	December 31, 2016
Total Units	226

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	1.00%
2016 Beginning Balance	\$191,000.00

SUMMARY OF THIS RESERVE REPORT

- We have made this the final report. The last change was to move the start contribution for 2016 to \$31,640.
- The beginning balance as of 12/31/2015 is \$191,000, and the contribution and inflation percentage is 2%.

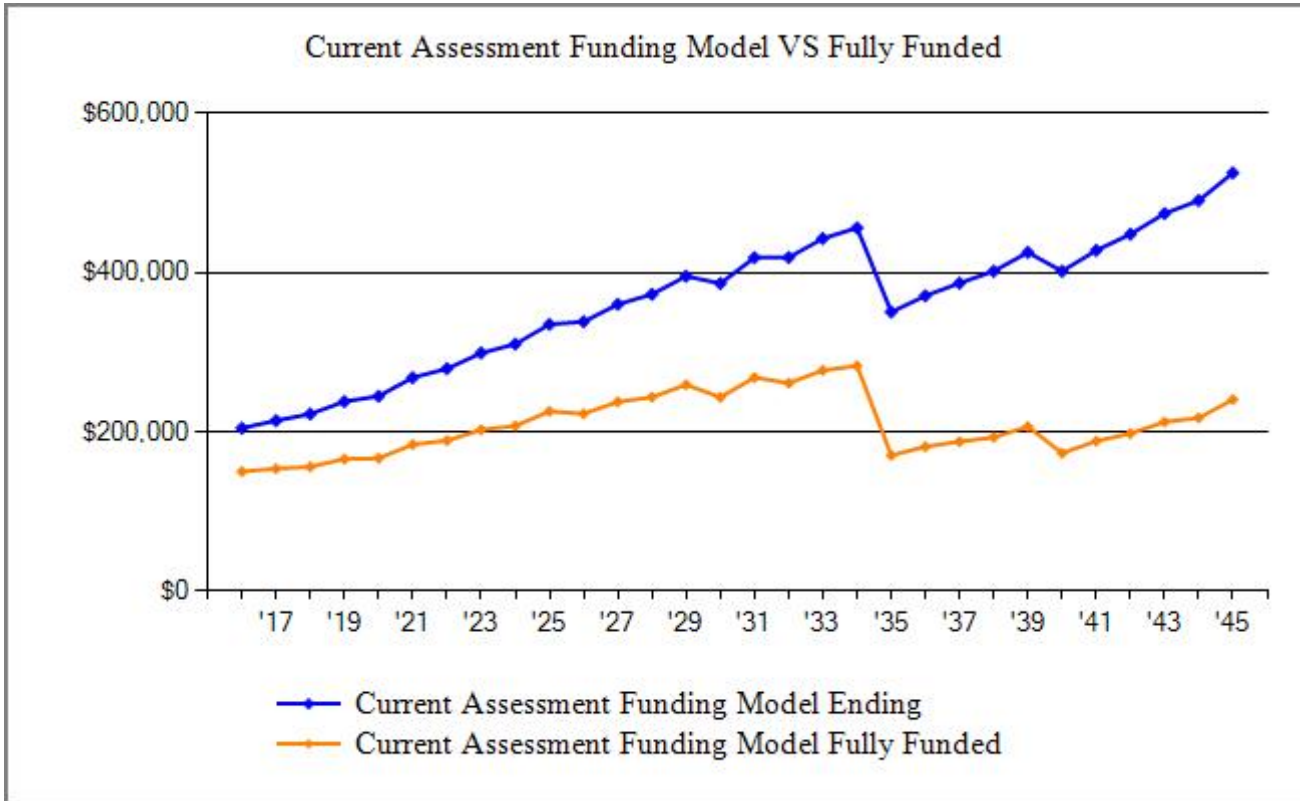
<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$31,640.00
<i>\$140.00 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$2,026.90</u>
Total Annual Allocation to Reserves	\$33,666.90
<i>\$148.97 per unit annually</i>	

**Harrisburg Estates**  
**ARC Current Assessment Funding Model Projection**

Beginning Balance: \$191,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2016	285,095	31,640	2,027	19,950	204,717	150,310	136%
2017	290,797	32,273	2,120	24,980	214,130	153,785	139%
2018	296,613	32,918	2,203	26,790	222,461	156,244	142%
2019	302,545	33,577	2,357	20,375	238,019	165,986	143%
2020	308,596	34,248	2,423	29,929	244,761	166,909	147%
2021	314,768	34,933	2,655	14,187	268,162	184,146	146%
2022	321,063	35,632	2,764	27,371	279,186	189,106	148%
2023	327,485	36,344	2,959	19,585	298,905	202,563	148%
2024	334,034	37,071	3,071	28,881	310,166	207,578	149%
2025	340,715	37,813	3,315	16,433	334,862	225,739	148%
2026	347,529	38,569	3,348	38,581	338,198	222,724	152%
2027	354,480	39,340	3,563	21,200	359,902	237,650	151%
2028	361,569	40,127	3,689	31,135	372,583	243,597	153%
2029	368,801	40,930	3,913	22,250	395,175	259,194	152%
2030	376,177	41,748	3,823	54,613	386,133	243,399	159%
2031	383,700	42,583	4,144	14,333	418,527	268,241	156%
2032	391,374	43,435	4,145	47,430	418,677	261,170	160%
2033	399,202	44,304	4,381	24,854	442,508	277,233	160%
2034	407,186	45,190	4,513	36,349	455,862	282,836	161%
2035	415,330	46,094	3,469	155,078	350,347	170,550	205%
2036	423,636	47,015	3,670	30,388	370,645	181,452	204%
2037	432,109	47,956	3,828	35,846	386,582	187,871	206%
2038	440,751	48,915	3,976	37,884	401,589	193,153	208%
2039	449,566	49,893	4,209	30,592	425,099	206,621	206%
2040	458,557	50,891	3,976	78,411	401,555	173,342	232%
2041	467,728	51,909	4,234	30,105	427,592	188,525	227%
2042	477,083	52,947	4,435	37,066	447,907	197,886	226%
2043	486,625	54,006	4,692	32,755	473,850	212,599	223%
2044	496,357	55,086	4,853	43,613	490,176	217,618	225%
2045	506,284	56,188	5,196	26,726	524,834	240,512	218%

**Harrisburg Estates**  
**ARC Current Assessment Funding Model VS Fully Funded Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.



**Harrisburg Estates**  
Harrisburg, Utah  
**ARC Threshold Funding Model Summary**

Report Date	January 04, 2016
Account Number	9096
Budget Year Beginning	January 01, 2016
Budget Year Ending	December 31, 2016
Total Units	226

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	1.00%
Contingency	5.00%
2016 Beginning Balance	\$191,000.00

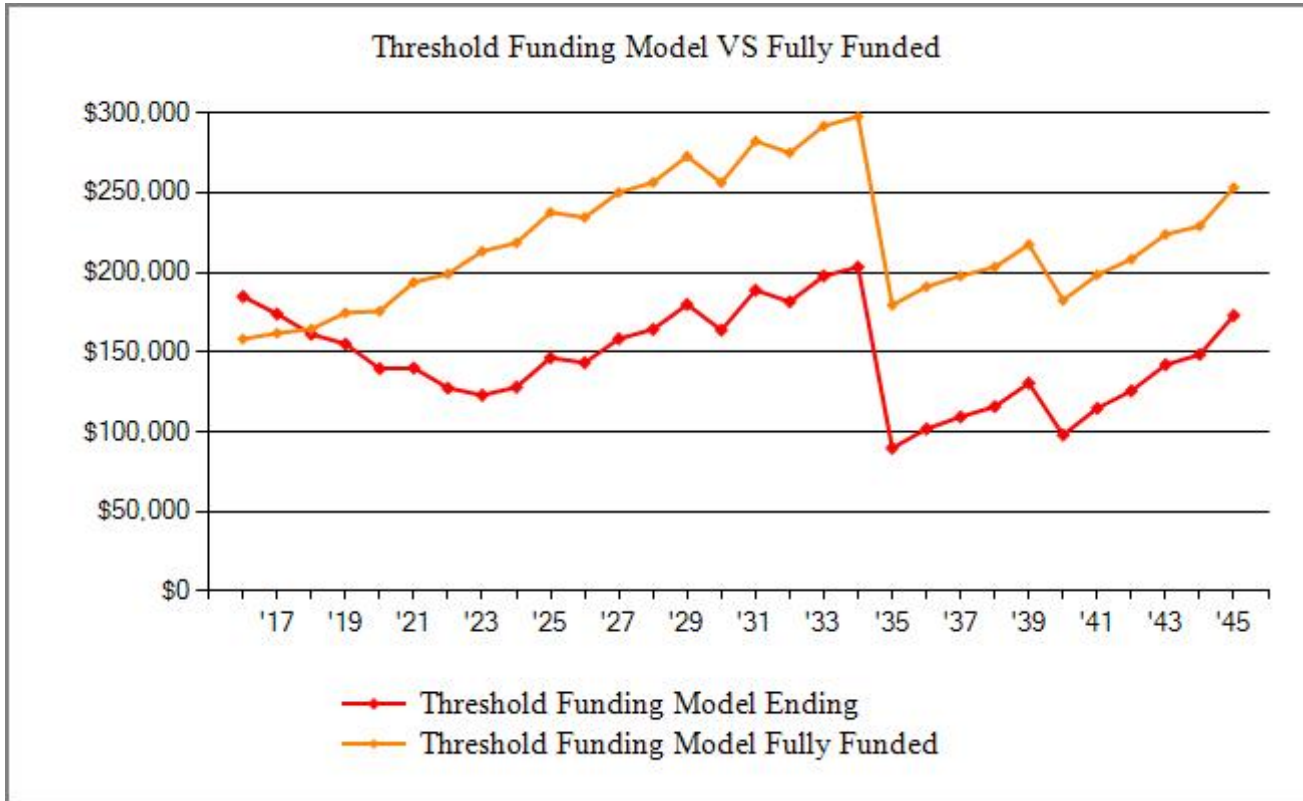
<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$12,023.59
<i>\$53.20 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$1,830.74</u>
Total Annual Allocation to Reserves	\$13,854.33
<i>\$61.30 per unit annually</i>	

**Harrisburg Estates**  
**ARC Threshold Funding Model Projection**

Beginning Balance: \$191,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2016	285,095	12,024	1,831	19,950	184,904	158,221	117%
2017	290,797	12,264	1,722	24,980	173,910	161,879	107%
2018	296,613	12,509	1,596	26,790	161,226	164,468	98%
2019	302,545	12,760	1,536	20,375	155,146	174,722	89%
2020	308,596	13,015	1,382	29,929	139,614	175,693	79%
2021	314,768	13,275	1,387	14,187	140,089	193,838	72%
2022	321,063	13,541	1,263	27,371	127,520	199,059	64%
2023	327,485	13,811	1,217	19,585	122,964	213,224	58%
2024	334,034	32,707	1,268	28,881	128,058	218,503	59%
2025	340,715	33,362	1,450	16,433	146,437	237,620	62%
2026	347,529	34,029	1,419	38,581	143,304	234,446	61%
2027	354,480	34,709	1,568	21,200	158,382	250,158	63%
2028	361,569	35,404	1,626	31,135	164,276	256,418	64%
2029	368,801	36,112	1,781	22,250	179,919	272,836	66%
2030	376,177	36,834	1,621	54,613	163,762	256,210	64%
2031	383,700	37,571	1,870	14,333	188,869	282,359	67%
2032	391,374	38,322	1,798	47,430	181,559	274,916	66%
2033	399,202	39,088	1,958	24,854	197,751	291,824	68%
2034	407,186	39,870	2,013	36,349	203,285	297,722	68%
2035	415,330	40,668	889	155,078	89,764	179,527	50%
2036	423,636	41,481	1,009	30,388	101,866	191,002	53%
2037	432,109	42,311	1,083	35,846	109,414	197,759	55%
2038	440,751	43,157	1,147	37,884	115,833	203,319	57%
2039	449,566	44,020	1,293	30,592	130,554	217,495	60%
2040	458,557	44,900	970	78,411	98,014	182,466	54%
2041	467,728	45,798	1,137	30,105	114,844	198,447	58%
2042	477,083	46,714	1,245	37,066	125,737	208,301	60%
2043	486,625	47,649	1,406	32,755	142,037	223,788	63%
2044	496,357	48,602	1,470	43,613	148,496	229,072	65%
2045	506,284	49,574	1,713	26,726	173,057	253,171	68%

**Harrisburg Estates**  
**ARC Threshold Funding Model VS Fully Funded Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

**Harrisburg Estates**  
**ARC Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt/Maintenance	0	2016	4,000	4,000
Clubhouse/Water Heater/Replacement	0	2016	1,200	1,200
Landscape/Modifications	0	2016	1,000	1,000
Pool/Replastering	0	2016	9,000	9,000
Signs/Replacement	0	2016	600	600
Solar System/Controller/Repl.	0	2016	1,500	1,500
Utilities/Water/Sewer/Storm Drains/Repairs	0	2016	2,100	2,100
Water System/Backflow Devices/Upgrade	0	2016	550	550
Clubhouse/Computer Printer/Software/Repla..	1	2017	1,400	933
Clubhouse/Gym Equipment/Replacement	1	2017	1,400	1,050
Clubhouse/Window Treatments	1	2017	3,000	2,850
Concrete/Repairs	1	2017	3,000	2,500
Pool Deck/Repairs	1	2017	2,500	2,187
Pool/Clorinator/Replacement	1	2017	1,970	1,818
Spa/Clorinator/Replacement	1	2017	1,970	1,818
Spa/Cover/Replacement	1	2017	1,000	833
Spa/Decking/Repairs/Paint	1	2017	600	525
Clubhouse/Flooring/Upper Area	2	2018	3,800	3,438
Clubhouse/TV/Replacement	2	2018	2,200	1,760
Doors/Replacement	2	2018	600	360
Paint/Wrought Iron Fence	2	2018	2,000	1,600
Pool/Furniture/Replacement	2	2018	1,400	467
Solar System/Replacement	2	2018	3,000	2,571
Spa/Heater/Replacement	2	2018	3,000	2,000
Wrought Iron Gates/Replacement	2	2018	1,500	1,385
Pool/Water Pump/Replacement	3	2019	900	630
Spa/Pump/Replacement	3	2019	650	455
Utility Vehicle/Replacement	3	2019	10,000	7,500
Landscape/Projects	4	2020	4,500	1,500
Pool/Heater/Replacement	4	2020	3,500	1,167
Restroom/Fixtures/Replacement	4	2020	8,000	6,933
Spa/Air Pump/Replacement	4	2020	600	300
Gutters/Downspouts/Replacement	5	2021	800	686
Clubhouse/Furniture/Replacement	6	2022	3,500	1,400
Clubhouse/Heat Pumps/Replacement	6	2022	11,000	5,500
Clubhouse/Water Fountain/Replacement	6	2022	555	347
Pool/Sand Filter/Replacement	6	2022	1,000	500
Chain Link Fence/Slats/Replacement	7	2023	2,000	833
Spa/Replastering	7	2023	3,000	375
Sewers/Drains/Cleaning	8	2024	3,000	600

**Harrisburg Estates**  
**ARC Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Clubhouse/Interior Painting	10	2026	8,000	4,000
Clubhouse/Range/Oven/Replacement	10	2026	1,200	533
Historic House/Renovation	11	2027	5,000	1,562
Lighting/ Exterior/Replacement	11	2027	3,000	1,167
Spa/Filter/Replacement	12	2028	800	62
Spa/Jet Pump/Replacement	12	2028	800	62
Clubhouse/Refrig/Freezer/Replacement	13	2029	1,200	160
Clubhouse/Main Floor/Replacement	14	2030	11,680	9,333
Clubhouse/Water Softener/Replacement	14	2030	1,050	1,050
Asphalt/Reconstruction/Patching	19	2035	44,625	44,625
Clubhouse/Counters/Cabinets/Replacement	19	2035	1,100	1,100
Clubhouse/Shop/Exterior Upgrades	19	2035	350	350
Fence/Split Rail/Replacement	20	2036	1,385	1,385
Chain Link Fence/Replacement	23	2039	1,036	1,036
Clubhouse/Restroom Floor/Replacement	24	2040	600	600
Clubhouse/Shop/Roof/ Replacement	24	2040	880	880
Privacy Fence/Replacement	24	2040	1,000	1,000
Lighting Interior/Replacement		Unfunded		
Total Asset Summary			<u>\$191,000</u>	<u>\$145,677</u>

Excess Funds:

Percent Fully Funded	131%
Current Average Equity per Unit (Total Units: 226)	\$201

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2016</b>	
Asphalt/Maintenance	4,000
Clubhouse/Water Heater/Replacement	1,200
Landscape/Modifications	1,000
Pool/Replastering	9,000
Signs/Replacement	600
Solar System/Controller/Repl.	1,500
Utilities/Water/Sewer/Storm Drains/Repairs	2,100
Water System/Backflow Devices/Upgrade	550
<b>Total for 2016</b>	<b>\$19,950</b>
<b>Replacement Year 2017</b>	
Asphalt/Maintenance	4,080
Clubhouse/Computer Printer/Software/Replacement	1,428
Clubhouse/Gym Equipment/Replacement	1,428
Clubhouse/Window Treatments	3,060
Concrete/Repairs	3,060
Landscape/Modifications	1,020
Pool Deck/Repairs	2,550
Pool/Clorinator/Replacement	2,009
Spa/Clorinator/Replacement	2,009
Spa/Cover/Replacement	1,020
Spa/Decking/Repairs/Paint	612
Utilities/Water/Sewer/Storm Drains/Repairs	2,142
Water System/Backflow Devices/Upgrade	561
<b>Total for 2017</b>	<b>\$24,980</b>
<b>Replacement Year 2018</b>	
Asphalt/Maintenance	4,162
Clubhouse/Flooring/Upper Area	3,954
Clubhouse/TV/Replacement	2,289
Doors/Replacement	624
Landscape/Modifications	1,040
Paint/Wrought Iron Fence	2,081
Pool/Furniture/Replacement	1,457
Signs/Replacement	624
Solar System/Replacement	3,121
Spa/Heater/Replacement	3,121
Utilities/Water/Sewer/Storm Drains/Repairs	2,185

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2018 continued...</i></b>	
Water System/Backflow Devices/Upgrade	572
Wrought Iron Gates/Replacement	1,561
<b>Total for 2018</b>	<b>\$26,790</b>
<b>Replacement Year 2019</b>	
Asphalt/Maintenance	4,245
Landscape/Modifications	1,061
Pool/Water Pump/Replacement	955
Spa/Pump/Replacement	690
Utilities/Water/Sewer/Storm Drains/Repairs	2,229
Utility Vehicle/Replacement	10,612
Water System/Backflow Devices/Upgrade	584
<b>Total for 2019</b>	<b>\$20,375</b>
<b>Replacement Year 2020</b>	
Asphalt/Maintenance	4,330
Clubhouse/Computer Printer/Software/Replacement	1,515
Clubhouse/Gym Equipment/Replacement	1,515
Landscape/Modifications	1,082
Landscape/Projects	4,871
Pool/Heater/Replacement	3,789
Restroom/Fixtures/Replacement	8,659
Signs/Replacement	649
Spa/Air Pump/Replacement	649
Utilities/Water/Sewer/Storm Drains/Repairs	2,273
Water System/Backflow Devices/Upgrade	595
<b>Total for 2020</b>	<b>\$29,929</b>
<b>Replacement Year 2021</b>	
Asphalt/Maintenance	4,416
Concrete/Repairs	3,312
Gutters/Downspouts/Replacement	883
Landscape/Modifications	1,104
Pool/Furniture/Replacement	1,546
Utilities/Water/Sewer/Storm Drains/Repairs	2,319
Water System/Backflow Devices/Upgrade	607
<b>Total for 2021</b>	<b>\$14,187</b>

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2022</b>	
Asphalt/Maintenance	4,505
Clubhouse/Furniture/Replacement	3,942
Clubhouse/Heat Pumps/Replacement	12,388
Clubhouse/Water Fountain/Replacement	625
Landscape/Modifications	1,126
Pool/Sand Filter/Replacement	1,126
Signs/Replacement	676
Utilities/Water/Sewer/Storm Drains/Repairs	2,365
Water System/Backflow Devices/Upgrade	619
<b>Total for 2022</b>	<b>\$27,371</b>
<b>Replacement Year 2023</b>	
Asphalt/Maintenance	4,595
Chain Link Fence/Slats/Replacement	2,297
Clubhouse/Computer Printer/Software/Replacement	1,608
Clubhouse/Gym Equipment/Replacement	1,608
Doors/Replacement	689
Landscape/Modifications	1,149
Spa/Cover/Replacement	1,149
Spa/Replastering	3,446
Utilities/Water/Sewer/Storm Drains/Repairs	2,412
Water System/Backflow Devices/Upgrade	632
<b>Total for 2023</b>	<b>\$19,585</b>
<b>Replacement Year 2024</b>	
Asphalt/Maintenance	4,687
Landscape/Modifications	1,172
Pool/Furniture/Replacement	1,640
Pool/Replastering	10,545
Sewers/Drains/Cleaning	3,515
Signs/Replacement	703
Spa/Heater/Replacement	3,515
Utilities/Water/Sewer/Storm Drains/Repairs	2,460
Water System/Backflow Devices/Upgrade	644
<b>Total for 2024</b>	<b>\$28,881</b>
<b>Replacement Year 2025</b>	
Asphalt/Maintenance	4,780



**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
Concrete/Repairs	3,585
Landscape/Modifications	1,195
Pool Deck/Repairs	2,988
Spa/Decking/Repairs/Paint	717
Utilities/Water/Sewer/Storm Drains/Repairs	2,510
Water System/Backflow Devices/Upgrade	657
<b>Total for 2025</b>	<b><u>\$16,433</u></b>
<b>Replacement Year 2026</b>	
Asphalt/Maintenance	4,876
Clubhouse/Computer Printer/Software/Replacement	1,707
Clubhouse/Gym Equipment/Replacement	1,707
Clubhouse/Interior Painting	9,752
Clubhouse/Range/Oven/Replacement	1,463
Clubhouse/TV/Replacement	2,682
Clubhouse/Water Heater/Replacement	1,463
Landscape/Modifications	1,219
Landscape/Projects	5,485
Pool/Heater/Replacement	4,266
Signs/Replacement	731
Utilities/Water/Sewer/Storm Drains/Repairs	2,560
Water System/Backflow Devices/Upgrade	670
<b>Total for 2026</b>	<b><u>\$38,581</u></b>
<b>Replacement Year 2027</b>	
Asphalt/Maintenance	4,973
Historic House/Renovation	6,217
Landscape/Modifications	1,243
Lighting/ Exterior/Replacement	3,730
Pool/Furniture/Replacement	1,741
Utilities/Water/Sewer/Storm Drains/Repairs	2,611
Water System/Backflow Devices/Upgrade	684
<b>Total for 2027</b>	<b><u>\$21,200</u></b>
<b>Replacement Year 2028</b>	
Asphalt/Maintenance	5,073
Doors/Replacement	761
Landscape/Modifications	1,268

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2028 continued...</i></b>	
Paint/Wrought Iron Fence	2,536
Signs/Replacement	761
Solar System/Controller/Repl.	1,902
Spa/Air Pump/Replacement	761
Spa/Filter/Replacement	1,015
Spa/Jet Pump/Replacement	1,015
Utilities/Water/Sewer/Storm Drains/Repairs	2,663
Utility Vehicle/Replacement	12,682
Water System/Backflow Devices/Upgrade	698
<b>Total for 2028</b>	<b>\$31,135</b>
<b>Replacement Year 2029</b>	
Asphalt/Maintenance	5,174
Clubhouse/Computer Printer/Software/Replacement	1,811
Clubhouse/Gym Equipment/Replacement	1,811
Clubhouse/Refrig/Freezer/Replacement	1,552
Concrete/Repairs	3,881
Landscape/Modifications	1,294
Pool/Water Pump/Replacement	1,164
Spa/Cover/Replacement	1,294
Spa/Pump/Replacement	841
Utilities/Water/Sewer/Storm Drains/Repairs	2,717
Water System/Backflow Devices/Upgrade	711
<b>Total for 2029</b>	<b>\$22,250</b>
<b>Replacement Year 2030</b>	
Asphalt/Maintenance	5,278
Clubhouse/Flooring/Upper Area	5,014
Clubhouse/Main Floor/Replacement	23,091
Clubhouse/Water Softener/Replacement	4,618
Landscape/Modifications	1,319
Pool/Clorinator/Replacement	2,599
Pool/Furniture/Replacement	1,847
Signs/Replacement	792
Spa/Clorinator/Replacement	2,599
Spa/Heater/Replacement	3,958
Utilities/Water/Sewer/Storm Drains/Repairs	2,771
Water System/Backflow Devices/Upgrade	726
<b>Total for 2030</b>	<b>\$54,613</b>

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2031</b>	
Asphalt/Maintenance	5,383
Landscape/Modifications	1,346
Spa/Replastering	4,038
Utilities/Water/Sewer/Storm Drains/Repairs	2,826
Water System/Backflow Devices/Upgrade	740
<b>Total for 2031</b>	<b>\$14,333</b>
<b>Replacement Year 2032</b>	
Asphalt/Maintenance	5,491
Clubhouse/Computer Printer/Software/Replacement	1,922
Clubhouse/Furniture/Replacement	4,805
Clubhouse/Gym Equipment/Replacement	1,922
Landscape/Modifications	1,373
Landscape/Projects	6,178
Pool/Heater/Replacement	4,805
Pool/Replastering	12,355
Signs/Replacement	824
Solar System/Replacement	4,118
Utilities/Water/Sewer/Storm Drains/Repairs	2,883
Water System/Backflow Devices/Upgrade	755
<b>Total for 2032</b>	<b>\$47,430</b>
<b>Replacement Year 2033</b>	
Asphalt/Maintenance	5,601
Chain Link Fence/Slats/Replacement	2,800
Concrete/Repairs	4,201
Doors/Replacement	840
Landscape/Modifications	1,400
Pool Deck/Repairs	3,501
Pool/Furniture/Replacement	1,960
Spa/Decking/Repairs/Paint	840
Utilities/Water/Sewer/Storm Drains/Repairs	2,941
Water System/Backflow Devices/Upgrade	770
<b>Total for 2033</b>	<b>\$24,854</b>
<b>Replacement Year 2034</b>	
Asphalt/Maintenance	5,713
Clubhouse/Heat Pumps/Replacement	15,711

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2034 continued...</i></b>	
Clubhouse/TV/Replacement	3,142
Landscape/Modifications	1,428
Pool/Sand Filter/Replacement	1,428
Sewers/Drains/Cleaning	4,285
Signs/Replacement	857
Utilities/Water/Sewer/Storm Drains/Repairs	2,999
Water System/Backflow Devices/Upgrade	786
<b>Total for 2034</b>	<b>\$36,349</b>
<b>Replacement Year 2035</b>	
Asphalt/Maintenance	5,827
Asphalt/Reconstruction/Patching	123,829
Clubhouse/Computer Printer/Software/Replacement	2,040
Clubhouse/Counters/Cabinets/Replacement	4,370
Clubhouse/Gym Equipment/Replacement	2,040
Clubhouse/Shop/Exterior Upgrades	10,198
Landscape/Modifications	1,457
Spa/Cover/Replacement	1,457
Utilities/Water/Sewer/Storm Drains/Repairs	3,059
Water System/Backflow Devices/Upgrade	801
<b>Total for 2035</b>	<b>\$155,078</b>
<b>Replacement Year 2036</b>	
Asphalt/Maintenance	5,944
Clubhouse/Water Heater/Replacement	1,783
Fence/Split Rail/Replacement	8,916
Landscape/Modifications	1,486
Pool/Furniture/Replacement	2,080
Signs/Replacement	892
Spa/Air Pump/Replacement	892
Spa/Heater/Replacement	4,458
Utilities/Water/Sewer/Storm Drains/Repairs	3,120
Water System/Backflow Devices/Upgrade	817
<b>Total for 2036</b>	<b>\$30,388</b>
<b>Replacement Year 2037</b>	
Asphalt/Maintenance	6,063
Clubhouse/Window Treatments	4,547

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2037 continued...</i></b>	
Concrete/Repairs	4,547
Landscape/Modifications	1,516
Utilities/Water/Sewer/Storm Drains/Repairs	3,183
Utility Vehicle/Replacement	15,157
Water System/Backflow Devices/Upgrade	834
<b>Total for 2037</b>	<b><u>\$35,846</u></b>
<b>Replacement Year 2038</b>	
Asphalt/Maintenance	6,184
Clubhouse/Computer Printer/Software/Replacement	2,164
Clubhouse/Gym Equipment/Replacement	2,164
Clubhouse/Water Fountain/Replacement	858
Doors/Replacement	928
Landscape/Modifications	1,546
Landscape/Projects	6,957
Paint/Wrought Iron Fence	3,092
Pool/Heater/Replacement	5,411
Signs/Replacement	928
Spa/Filter/Replacement	1,237
Utilities/Water/Sewer/Storm Drains/Repairs	3,247
Water System/Backflow Devices/Upgrade	850
Wrought Iron Gates/Replacement	2,319
<b>Total for 2038</b>	<b><u>\$37,884</u></b>
<b>Replacement Year 2039</b>	
Asphalt/Maintenance	6,308
Chain Link Fence/Replacement	9,146
Landscape/Modifications	1,577
Pool/Furniture/Replacement	2,208
Pool/Water Pump/Replacement	1,419
Spa/Pump/Replacement	1,025
Spa/Replastering	4,731
Utilities/Water/Sewer/Storm Drains/Repairs	3,311
Water System/Backflow Devices/Upgrade	867
<b>Total for 2039</b>	<b><u>\$30,592</u></b>
<b>Replacement Year 2040</b>	
Asphalt/Maintenance	6,434

**Harrisburg Estates**  
**ARC Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2040 continued...</i></b>	
Clubhouse/Restroom Floor/Replacement	4,825
Clubhouse/Shop/Roof/ Replacement	35,386
Landscape/Modifications	1,608
Pool/Replastering	14,476
Privacy Fence/Replacement	8,042
Signs/Replacement	965
Solar System/Controller/Repl.	2,413
Utilities/Water/Sewer/Storm Drains/Repairs	3,378
Water System/Backflow Devices/Upgrade	885
<b>Total for 2040</b>	<b>\$78,411</b>
<b>Replacement Year 2041</b>	
Asphalt/Maintenance	6,562
Clubhouse/Computer Printer/Software/Replacement	2,297
Clubhouse/Gym Equipment/Replacement	2,297
Concrete/Repairs	4,922
Landscape/Modifications	1,641
Pool Deck/Repairs	4,102
Spa/Cover/Replacement	1,641
Spa/Decking/Repairs/Paint	984
Spa/Jet Pump/Replacement	1,312
Utilities/Water/Sewer/Storm Drains/Repairs	3,445
Water System/Backflow Devices/Upgrade	902
<b>Total for 2041</b>	<b>\$30,105</b>
<b>Replacement Year 2042</b>	
Asphalt/Maintenance	6,694
Clubhouse/Flooring/Upper Area	6,359
Clubhouse/Furniture/Replacement	5,857
Clubhouse/TV/Replacement	3,682
Landscape/Modifications	1,673
Pool/Furniture/Replacement	2,343
Signs/Replacement	1,004
Spa/Heater/Replacement	5,020
Utilities/Water/Sewer/Storm Drains/Repairs	3,514
Water System/Backflow Devices/Upgrade	920
<b>Total for 2042</b>	<b>\$37,066</b>

**Harrisburg Estates  
ARC Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2043</b>	
Asphalt/Maintenance	6,828
Chain Link Fence/Slats/Replacement	3,414
Doors/Replacement	1,024
Historic House/Renovation	8,534
Landscape/Modifications	1,707
Pool/Clorinator/Replacement	3,363
Spa/Clorinator/Replacement	3,363
Utilities/Water/Sewer/Storm Drains/Repairs	3,584
Water System/Backflow Devices/Upgrade	939
<b>Total for 2043</b>	<b><u>\$32,755</u></b>
<b>Replacement Year 2044</b>	
Asphalt/Maintenance	6,964
Clubhouse/Computer Printer/Software/Replacement	2,437
Clubhouse/Gym Equipment/Replacement	2,437
Clubhouse/Range/Oven/Replacement	2,089
Clubhouse/Refrig/Freezer/Replacement	2,089
Landscape/Modifications	1,741
Landscape/Projects	7,835
Pool/Heater/Replacement	6,094
Sewers/Drains/Cleaning	5,223
Signs/Replacement	1,045
Spa/Air Pump/Replacement	1,045
Utilities/Water/Sewer/Storm Drains/Repairs	3,656
Water System/Backflow Devices/Upgrade	958
<b>Total for 2044</b>	<b><u>\$43,613</u></b>
<b>Replacement Year 2045</b>	
Asphalt/Maintenance	7,103
Concrete/Repairs	5,328
Landscape/Modifications	1,776
Lighting/ Exterior/Replacement	5,328
Pool/Furniture/Replacement	2,486
Utilities/Water/Sewer/Storm Drains/Repairs	3,729
Water System/Backflow Devices/Upgrade	977
<b>Total for 2045</b>	<b><u>\$26,726</u></b>

**Harrisburg Estates**  
**ARC Detail Report by Category**

Asphalt/Maintenance - 2016

		Asset Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,000.00
Placed in Service	Streets/Asphalt		
Useful Life	January 2015		
Replacement Year	1		
Remaining Life	2016		
	0		



Approximately 133,000 sq. ft. Per mtg. we have input for an annual maintenance amount as opposed to a 6 year cycle.



**Harrisburg Estates  
ARC Detail Report by Category**

**Asphalt/Reconstruction/Patching - 2035**

		Asset Cost	\$85,000.00
		Percent Replacement	100%
		Future Cost	\$123,828.95
Placed in Service	Streets/Asphalt		
Useful Life	January 1995		
Replacement Year	40		
Remaining Life	2035		
	19		



Approximately 133,000 sq. ft. Most asphalt areas can be expected to last approximately 30 to 40 years before it will become necessary for an overlay to be applied. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required. **Per mtg. and email it was determined by Harrisburg Estates that a 40 year life, and \$85,000 would be sufficient to fund this component.**

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Shop/Roof/ Replacement - 2040**

		Asset Cost	\$22,000.00
		Percent Replacement	100%
		Future Cost	\$35,385.62
	Roofing		
Placed in Service	January 2015		
Useful Life	25		
Replacement Year	2040		
Remaining Life	24		



The roof was replaced in 2014. The useful life is approximately 25 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Interior Painting - 2026**

		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,751.95
Placed in Service	Painting		
Useful Life	January 2006		
Replacement Year	20		
Remaining Life	2026		
	10		



Useful life changed from 12 to 20 years per meeting.

**Harrisburg Estates  
ARC Detail Report by Category**

**Chain Link Fence/Replacement - 2039**

		Asset Cost	\$5,800.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$9,146.01
Placed in Service	January 2011		
Useful Life	28		
Replacement Year	2039		
Remaining Life	23		



The useful life is approximately 28 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Chain Link Fence/Slats/Replacement - 2023

		Asset Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,297.37
Placed in Service	Fencing/Security		
Useful Life	January 2011		
Adjustment	10		
Replacement Year	2		
Remaining Life	2023		
	7		



The useful life is approximately 28 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Fence/Split Rail/Replacement - 2036

		Asset Cost	\$6,000.00
		Percent Replacement	100%
		Future Cost	\$8,915.68
Placed in Service	Fencing/Security		
Useful Life	January 2010		
Replacement Year	26		
Remaining Life	2036		
	20		



Split rail fences are on the north and south sides, and in front of the property.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Privacy Fence/Replacement - 2040**

		Asset Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$8,042.19
Placed in Service	Fencing/Security		
Useful Life	January 2010		
Replacement Year	30		
Remaining Life	2040		
	24		



There is 308 linear ft. of a privacy fence on the north side.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Wrought Iron Gates/Replacement - 2018**

		Asset Cost	\$1,500.00
		Percent Replacement	100%
		Future Cost	\$1,560.60
Placed in Service	Fencing/Security		
Useful Life	January 1992		
Adjustment	20		
Replacement Year	6		
Remaining Life	2018		
	2		

2 wrought iron gates 3 2/3' wide by 6' high. 1 gate 7' wide by 6' high. Per mtg we have changed the dollar amount from \$900 to \$1,500.



**Harrisburg Estates  
ARC Detail Report by Category**

**Lighting Interior/Replacement**

		Asset Cost	
		Percent Replacement	100%
	Lighting	Future Cost	
Placed in Service	January 1997		
Useful Life	18		
Replacement Year	2016		
Remaining Life	0		



The lighting inside will be replaced on an "as needed" basis. This will be unfunded due to the costs coming out of the operating budget.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Lighting/ Exterior/Replacement - 2027**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,730.12
Placed in Service	Lighting		
Useful Life	January 2009		
Replacement Year	18		
Remaining Life	2027		
	11		

Lighting throughout the complex was completed between 2007 and 2011. Approximately 110 lights were installed on posts. The cost does include replacing lighting on the clubhouse.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Paint/Wrought Iron Fence - 2018**

		Asset Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,080.80
Placed in Service	Recreation/Pool		
Useful Life	January 2008		
Replacement Year	10		
Remaining Life	2018		
	2		



We have budgeted to have the wrought iron fence around the pool painted every 10 years beginning in 2018.

**Harrisburg Estates  
ARC Detail Report by Category**

**Pool Deck/Repairs - 2017**

		Asset Cost	\$2,500.00
		Percent Replacement	100%
		Future Cost	\$2,550.00
Placed in Service	Recreation/Pool		
Useful Life	January 2009		
Replacement Year	8		
Remaining Life	2017		
	1		



**Pool - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 8 years beginning in 2017. Expansion joints should be replaced at this point.**

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Pool/Clorinator/Replacement - 2017**

		Asset Cost	\$1,970.00
		Percent Replacement	100%
		Future Cost	\$2,009.40
	Recreation/Pool		
Placed in Service	January 2004		
Useful Life	13		
Replacement Year	2017		
Remaining Life	1		



Per excel sheet the pool clorinator was installed in 2004. The useful life is 13 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Pool/Furniture/Replacement - 2018

		Asset Cost	\$1,400.00
		Percent Replacement	100%
		Future Cost	\$1,456.56
Placed in Service	Recreation/Pool		
Useful Life	January 2015		
Replacement Year	3		
Remaining Life	2018		
	2		



Furniture includes 2 wood benches, 2 grills, 1 umbrella, 7 tables, 10 chairs, 9 lounge chairs. We have budgeted for a percentage of the furniture be replaced every 3 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Pool/Heater/Replacement - 2020**

		Asset Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$3,788.51
Placed in Service	Recreation/Pool		
Useful Life	January 2014		
Replacement Year	6		
Remaining Life	2020		
	4		



The pool heater was replaced in 2013. The useful life is 6 years per meeting.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Pool/Replastering - 2016**

		Asset Cost	\$9,000.00
		Percent Replacement	100%
		Future Cost	\$9,000.00
Placed in Service	Recreation/Pool		
Useful Life	January 2007		
Adjustment	8		
Replacement Year	1		
Remaining Life	2016		
	0		



We have budgeted this for 2016. We have changed the dollar amount from \$4,000 to \$9,000.



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Pool/Sand Filter/Replacement - 2022**

		Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,126.16
Placed in Service	Recreation/Pool		
Useful Life	January 2010		
Replacement Year	12		
Remaining Life	2022		
	6		



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Pool/Water Pump/Replacement - 2019**

		Asset Cost	\$900.00
		Percent Replacement	100%
		Future Cost	\$955.09
Placed in Service	Recreation/Pool		
Useful Life	January 2009		
10			
Replacement Year	2019		
Remaining Life	3		

Changed to 2019 per meeting.

**Harrisburg Estates**  
**ARC Detail Report by Category**

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Solar System/Replacement - 2018

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,121.20
Placed in Service	Recreation/Pool		
Useful Life	January 2004		
Replacement Year	14		
Remaining Life	2018		
	2		

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Air Pump/Replacement - 2020**

		Asset Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$649.46
	Recreation/Pool		
Placed in Service	January 2012		
Useful Life	8		
Replacement Year	2020		
Remaining Life	4		



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Clorinator/Replacement - 2017**

		Asset Cost	\$1,970.00
		Percent Replacement	100%
		Future Cost	\$2,009.40
Placed in Service	Recreation/Pool		
Useful Life	January 2004		
Replacement Year	13		
Remaining Life	2017		
	1		



We have budgeted for replacement in 2017.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Cover/Replacement - 2017**

		Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,020.00
Placed in Service	Recreation/Pool		
Useful Life	January 2011		
Replacement Year	6		
Remaining Life	2017		
	1		



**Harrisburg Estates  
ARC Detail Report by Category**

**Spa/Decking/Repairs/Paint - 2017**

		Asset Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$612.00
Placed in Service	Recreation/Pool		
Useful Life	January 2009		
Replacement Year	8		
Remaining Life	2017		
	1		



**Spa - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 8 years beginning in 2017. Expansion joints should be replaced at this point. deck**

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Filter/Replacement - 2028**

		Asset Cost	\$800.00
		Percent Replacement	100%
		Future Cost	\$1,014.59
Placed in Service	Recreation/Pool		
Useful Life	January 2015		
Adjustment	10		
Replacement Year	3		
Remaining Life	2028		
	12		





**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Heater/Replacement - 2018**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,121.20
	Recreation/Pool		
Placed in Service	January 2012		
Useful Life	6		
Replacement Year	2018		
Remaining Life	2		



We changed the useful life to 6 years per meeting.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Jet Pump/Replacement - 2028**

		Asset Cost	\$800.00
		Percent Replacement	100%
		Future Cost	\$1,014.59
Placed in Service	Recreation/Pool		
Useful Life	January 2015		
Replacement Year	13		
Remaining Life	2028		
	12		



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Pump/Replacement - 2019**

		Asset Cost	\$650.00
		Percent Replacement	100%
		Future Cost	\$689.79
	Recreation/Pool		
Placed in Service	January 2009		
Useful Life	10		
Replacement Year	2019		
Remaining Life	3		



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Spa/Replastering - 2023**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,446.06
Placed in Service	Recreation/Pool		
Useful Life	January 2015		
Replacement Year	8		
Remaining Life	2023		
	7		



Replastering of the spa was completed in 2014. The useful life is 8 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Flooring/Upper Area - 2018

		Asset Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$3,953.52
	<b>Interior Furnishings</b>		
Placed in Service	January 1997		
Useful Life	12		
Adjustment	9		
Replacement Year	2018		
Remaining Life	2		



We have budgeted for the carpeting to be replaced in 2018. 1,150 sq. ft.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Furniture/Replacement - 2022**

		Asset Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$3,941.57
	Interior Furnishings		
Placed in Service	January 2012		
Useful Life	10		
Replacement Year	2022		
Remaining Life	6		



The furniture includes love seats, chairs with cushions, folding chairs, tables, lamps, end tables, throw rug, ping pong table, and 2 pianos. We have budgeted for a percentage of the furniture be replaced every 10 years beginning in 2022.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Main Floor/Replacement - 2030**

		Asset Cost	\$17,500.00
		Percent Replacement	100%
		Future Cost	\$23,090.88
	<b>Interior Furnishings</b>		
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	14		



The hardwood floor has a useful life of 30 years. We have budgeted for replacement in 2030.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Restroom Floor/Replacement - 2040**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$4,825.31
	Interior Furnishings		
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	24		



700 sq. ft. of floor tile.



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Window Treatments - 2017**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,060.00
	Interior Furnishings		
Placed in Service	January 1997		
Useful Life	20		
Replacement Year	2017		
Remaining Life	1		



We have budgeted \$3,000 for window treatments with a 20 year life

**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Computer Printer/Software/Replacement - 2017

		Asset Cost	\$1,400.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,428.00
Placed in Service	January 2014		
Useful Life	3		
Replacement Year	2017		
Remaining Life	1		

Added printer and \$400 to unit cost.

**Harrisburg Estates  
ARC Detail Report by Category**

**Clubhouse/Gym Equipment/Replacement - 2017**

		Asset Cost	\$1,400.00
		Percent Replacement	100%
		Future Cost	\$1,428.00
Placed in Service	Equipment		
Useful Life	January 2013		
Adjustment	3		
Replacement Year	1		
Remaining Life	2017		
	1		



We have budgeted for a % of the gym equipment to be replaced every 3 years beginning in 2017. The gym equipment includes treadmills, ellipticals, exercise bike, weight bench and weights.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Heat Pumps/Replacement - 2022**

		Asset Cost	\$11,000.00
		Percent Replacement	100%
		Future Cost	\$12,387.79
Placed in Service	Equipment		
Useful Life	January 2010		
Replacement Year	12		
Remaining Life	2022		
	6		



Per printout the heat pumps were replaced in 2010. The useful life is 12 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Range/Oven/Replacement - 2026

		Asset Cost	\$1,200.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,462.79
Placed in Service	January 2008		
Useful Life	18		
Replacement Year	2026		
Remaining Life	10		



**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Refrig/Freezer/Replacement - 2029

		Asset Cost	\$1,200.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,552.33
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	13		



Per printout the refrigerator was replaced in 2014.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/TV/Replacement - 2018**

		Asset Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,288.88
Placed in Service	Equipment		
Useful Life	January 2008		
Adjustment	8		
Replacement Year	2		
Remaining Life	2018		
	2		



The TV has a useful life of approximately 8 years. We have added 2 years due to the good condition it is in.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Water Heater/Replacement - 2016

		Asset Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$1,200.00
Placed in Service	Equipment		
Useful Life	January 2006		
Replacement Year	10		
Remaining Life	2016		
	0		



Changed Date in Service from 2015 to 2006.



**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Water Softener/Replacement - 2030

		Asset Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$4,618.17
Placed in Service	Equipment		
Useful Life	January 2010		
Replacement Year	20		
Remaining Life	2030		
	14		

We have added this component per meeting on Feb. 4.

**Harrisburg Estates**  
**ARC Detail Report by Category**

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Solar System/Controller/Repl. - 2016

		Asset Cost	\$1,500.00
		Percent Replacement	100%
		Future Cost	\$1,500.00
Placed in Service	Equipment		
Useful Life	January 2004		
Replacement Year	12		
Remaining Life	2016		
	0		

We have budgeted to have the controller replaced in 2016.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Utilities/Water/Sewer/Storm Drains/Repairs - 2016

		Asset Cost	\$2,100.00
		Percent Replacement	100%
	Equipment	Future Cost	\$2,100.00
Placed in Service	January 2015		
Useful Life	1		
Replacement Year	2016		
Remaining Life	0		

**Harrisburg Estates**  
**ARC Detail Report by Category**

Utility Vehicle/Replacement - 2019

		Asset Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$10,612.08
Placed in Service	Equipment		
Useful Life	January 2007		
Adjustment	9		
Replacement Year	3		
Remaining Life	2019		
	3		

We have budgeted to have a new utility vehicle in 2019.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Water System/Backflow Devices/Upgrade - 2016

		Asset Cost	\$550.00
		Percent Replacement	100%
	Equipment	Future Cost	\$550.00
Placed in Service	January 2015		
Useful Life	1		
Replacement Year	2016		
Remaining Life	0		

Upgrades will be completed every year for the next 15 years, and total \$20,900.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Clubhouse/Counters/Cabinets/Replacement - 2035

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$4,370.43
Building Components			
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	19		



We have budgeted for replacement of cabinets in 2035.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Shop/Exterior Upgrades - 2035**

		Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$10,197.68
	<b>Building Components</b>		
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	19		



Changed useful life from 12 to 20 years.

**Harrisburg Estates  
ARC Detail Report by Category**

**Historic House/Renovation - 2027**

		Asset Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$6,216.87
	<b>Building Components</b>		
Placed in Service	January 2011		
Useful Life	16		
Replacement Year	2027		
Remaining Life	11		



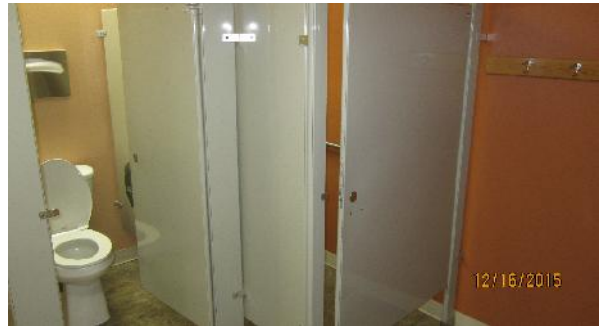
Per report we have budgeted money for renovations of the Historic House.



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Restroom/Fixtures/Replacement - 2020**

		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$8,659.46
	<b>Building Components</b>		
Placed in Service	January 1990		
Useful Life	30		
Replacement Year	2020		
Remaining Life	4		



Restrooms include urinals, toilets, dividers, sinks, showers, and counters. We have budgeted to have some fixtures replaced/repared every 30 years beginning in 2020.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Clubhouse/Water Fountain/Replacement - 2022**

		Asset Cost	\$555.00
		Percent Replacement	100%
		Future Cost	\$625.02
	Grounds Components		
Placed in Service	January 2006		
Useful Life	16		
Replacement Year	2022		
Remaining Life	6		



The water fountain was replaced in 2006. The useful life is 16 years.

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Concrete/Repairs - 2017**

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,060.00
Placed in Service	Grounds Components		
Useful Life	January 2011		
Adjustment	4		
Replacement Year	2017		
Remaining Life	1		



Sidewalks and the concrete around the back of the clubhouse will need repairs on an "as needed" basis. Also, curbs throughout the complex are included. We have budgeted for repairs every 5 years.           2,000 sq. ft. pluds curbs

**Harrisburg Estates**  
**ARC Detail Report by Category**

Landscape/Modifications - 2016

		Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,000.00
	Grounds Components		
Placed in Service	January 2015		
Useful Life	1		
Replacement Year	2016		
Remaining Life	0		



Landscaping includes bushes, trees, shrubs, rock etc. We have budgeted a \$1,000/yr.

**Harrisburg Estates  
ARC Detail Report by Category**

Landscape/Projects - 2020

		Asset Cost	\$4,500.00
		Percent Replacement	100%
		Future Cost	\$4,870.94
	Grounds Components		
Placed in Service	January 2014		
Useful Life	6		
Replacement Year	2020		
Remaining Life	4		



These projects may be for the beautification of Harrisburg Estates along with removal and replacement of trees, bushes or plants.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Sewers/Drains/Cleaning - 2024

		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,514.98
Placed in Service	Grounds Components		
Useful Life	January 2014		
Replacement Year	10		
Remaining Life	2024		
	8		

**Harrisburg Estates**  
**ARC Detail Report by Category**

**Gutters/Downspouts/Replacement - 2021**

		Asset Cost	\$800.00
		Percent Replacement	100%
		Future Cost	\$883.26
Gutters and Downspouts			
Placed in Service	January 1986		
Useful Life	30		
Adjustment	5		
Replacement Year	2021		
Remaining Life	5		



160 linear feet.

**Harrisburg Estates**  
**ARC Detail Report by Category**

Doors/Replacement - 2018

		Asset Cost	\$600.00
		Percent Replacement	100%
	Doors	Future Cost	\$624.24
Placed in Service	January 2013		
Useful Life	5		
Replacement Year	2018		
Remaining Life	2		



We have budgeted to have a percentage of the doors replaced every 5 years beginning in 2018.



**Harrisburg Estates**  
**ARC Detail Report by Category**

**Signs/Replacement - 2016**

		Asset Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$600.00
	Signs		
Placed in Service	January 2014		
Useful Life	2		
Replacement Year	2016		
Remaining Life	0		



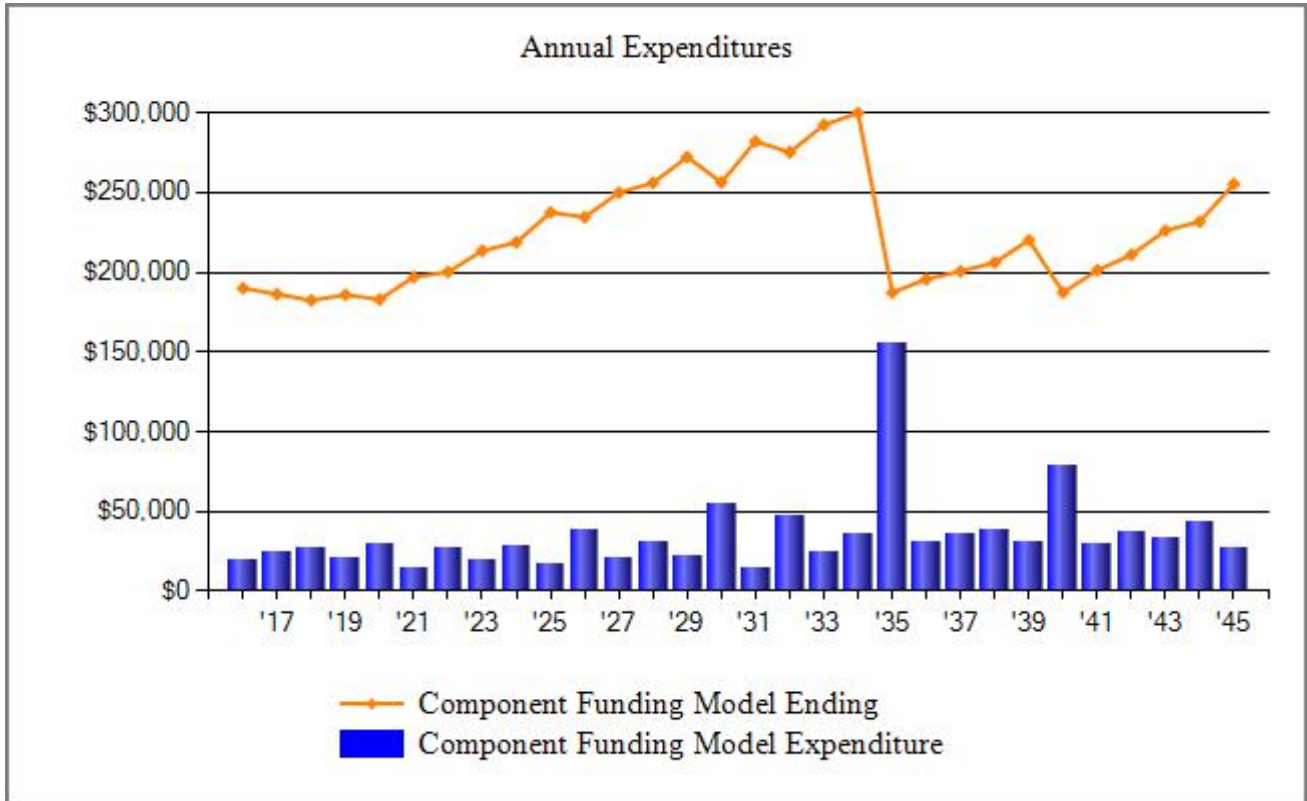
**Harrisburg Estates**  
**ARC Category Detail Index**

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Clubhouse/Furniture/Replacement	2022	2-49
Clubhouse/Gym Equipment/Replacement	2017	2-54
Clubhouse/Heat Pumps/Replacement	2022	2-55
Clubhouse/Interior Painting	2026	2-22
Clubhouse/Main Floor/Replacement	2030	2-50
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Clubhouse/Water Heater/Replacement	2016	2-59
Clubhouse/Water Softener/Replacement	2030	2-60
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Pool/Sand Filter/Replacement	2022	2-36

**Harrisburg Estates**  
**ARC Category Detail Index**

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Solar System/Replacement	2018	2-38
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Spa/Clorinator/Replacement	2017	2-40
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Spa/Decking/Repairs/Paint	2017	2-42
Spa/Filter/Replacement	2028	2-43
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Wrought Iron Gates/Replacement	2018	2-27
Total Funded Assets	57	
Total Unfunded Assets	<u>1</u>	
Total Assets	58	

## Harrisburg Estates ARC Annual Expenditure Chart



**Harrisburg Estates  
ARC Spread Sheet**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Description</b>										
Asphalt/Maintenance	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780
Asphalt/Reconstruction/Patching										
Chain Link Fence/Replacement										
Chain Link Fence/Slats/Replacement								2,297		
Clubhouse/Computer Printer/Software/Replac..		1,428			1,515			1,608		
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area			3,954							
Clubhouse/Furniture/Replacement							3,942			
Clubhouse/Gym Equipment/Replacement		1,428			1,515			1,608		
Clubhouse/Heat Pumps/Replacement							12,388			
Clubhouse/Interior Painting										
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement										
Clubhouse/Refrig/Freezer/Replacement										
Clubhouse/Restroom Floor/Replacement										
Clubhouse/Shop/Exterior Upgrades										
Clubhouse/Shop/Roof/ Replacement										
Clubhouse/TV/Replacement			2,289							
Clubhouse/Water Fountain/Replacement							625			
Clubhouse/Water Heater/Replacement	1,200									
Clubhouse/Water Softener/Replacement										
Clubhouse/Window Treatments		3,060								
Concrete/Repairs		3,060				3,312				3,585
Doors/Replacement			624					689		
Fence/Split Rail/Replacement										
Gutters/Downspouts/Replacement						883				
Historic House/Renovation										
Landscape/Modifications	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195
Landscape/Projects					4,871					
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement										
Paint/Wrought Iron Fence			2,081							
Pool Deck/Repairs		2,550								2,988
Pool/Clorinator/Replacement		2,009								
Pool/Furniture/Replacement			1,457			1,546			1,640	

**Harrisburg Estates  
ARC Spread Sheet**

<b>Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Pool/Heater/Replacement					3,789					
Pool/Replastering	9,000								10,545	
Pool/Sand Filter/Replacement							1,126			
Pool/Water Pump/Replacement				955						
Privacy Fence/Replacement										
Restroom/Fixtures/Replacement					8,659					
Sewers/Drains/Cleaning									3,515	
Signs/Replacement	600		624		649		676		703	
Solar System/Controller/Repl.	1,500									
Solar System/Replacement			3,121							
Spa/Air Pump/Replacement					649					
Spa/Clorinator/Replacement		2,009								
Spa/Cover/Replacement		1,020						1,149		
Spa/Decking/Repairs/Paint		612								717
Spa/Filter/Replacement										
Spa/Heater/Replacement			3,121						3,515	
Spa/Jet Pump/Replacement										
Spa/Pump/Replacement				690						
Spa/Replastering								3,446		
Utilities/Water/Sewer/Storm Drains/Repairs	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460	2,510
Utility Vehicle/Replacement				10,612						
Water System/Backflow Devices/Upgrade	550	561	572	584	595	607	619	632	644	657
Wrought Iron Gates/Replacement			1,561							
<b>Year Total:</b>	<b>19,950</b>	<b>24,980</b>	<b>26,790</b>	<b>20,375</b>	<b>29,929</b>	<b>14,187</b>	<b>27,371</b>	<b>19,585</b>	<b>28,881</b>	<b>16,433</b>

**Harrisburg Estates  
ARC Spread Sheet**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Description</b>										
Asphalt/Maintenance	4,876	4,973	5,073	5,174	5,278	5,383	5,491	5,601	5,713	5,827
Asphalt/Reconstruction/Patching										123,829
Chain Link Fence/Replacement										
Chain Link Fence/Slats/Replacement								2,800		
Clubhouse/Computer Printer/Software/Replac..	1,707			1,811			1,922			2,040
Clubhouse/Counters/Cabinets/Replacement										4,370
Clubhouse/Flooring/Upper Area					5,014					
Clubhouse/Furniture/Replacement							4,805			
Clubhouse/Gym Equipment/Replacement	1,707			1,811			1,922			2,040
Clubhouse/Heat Pumps/Replacement									15,711	
Clubhouse/Interior Painting	9,752									
Clubhouse/Main Floor/Replacement					23,091					
Clubhouse/Range/Oven/Replacement	1,463									
Clubhouse/Refrig/Freezer/Replacement				1,552						
Clubhouse/Restroom Floor/Replacement										
Clubhouse/Shop/Exterior Upgrades										10,198
Clubhouse/Shop/Roof/ Replacement										
Clubhouse/TV/Replacement	2,682								3,142	
Clubhouse/Water Fountain/Replacement										
Clubhouse/Water Heater/Replacement	1,463									
Clubhouse/Water Softener/Replacement					4,618					
Clubhouse/Window Treatments										
Concrete/Repairs				3,881				4,201		
Doors/Replacement			761					840		
Fence/Split Rail/Replacement										
Gutters/Downspouts/Replacement										
Historic House/Renovation		6,217								
Landscape/Modifications	1,219	1,243	1,268	1,294	1,319	1,346	1,373	1,400	1,428	1,457
Landscape/Projects	5,485						6,178			
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement		3,730								
Paint/Wrought Iron Fence			2,536							
Pool Deck/Repairs								3,501		
Pool/Clorinator/Replacement					2,599					
Pool/Furniture/Replacement		1,741			1,847			1,960		

**Harrisburg Estates  
ARC Spread Sheet**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Description</b>										
Pool/Heater/Replacement	4,266						4,805			
Pool/Replastering							12,355			
Pool/Sand Filter/Replacement									1,428	
Pool/Water Pump/Replacement				1,164						
Privacy Fence/Replacement										
Restroom/Fixtures/Replacement										
Sewers/Drains/Cleaning									4,285	
Signs/Replacement	731		761		792		824		857	
Solar System/Controller/Repl.			1,902							
Solar System/Replacement							4,118			
Spa/Air Pump/Replacement			761							
Spa/Clorinator/Replacement					2,599					
Spa/Cover/Replacement				1,294						1,457
Spa/Decking/Repairs/Paint								840		
Spa/Filter/Replacement			1,015							
Spa/Heater/Replacement					3,958					
Spa/Jet Pump/Replacement			1,015							
Spa/Pump/Replacement				841						
Spa/Replastering						4,038				
Utilities/Water/Sewer/Storm Drains/Repairs	2,560	2,611	2,663	2,717	2,771	2,826	2,883	2,941	2,999	3,059
Utility Vehicle/Replacement			12,682							
Water System/Backflow Devices/Upgrade	670	684	698	711	726	740	755	770	786	801
Wrought Iron Gates/Replacement										
<b>Year Total:</b>	<b>38,581</b>	<b>21,200</b>	<b>31,135</b>	<b>22,250</b>	<b>54,613</b>	<b>14,333</b>	<b>47,430</b>	<b>24,854</b>	<b>36,349</b>	<b>155,078</b>



**Harrisburg Estates  
ARC Spread Sheet**

<b>Description</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Asphalt/Maintenance	5,944	6,063	6,184	6,308	6,434	6,562	6,694	6,828	6,964	7,103
Asphalt/Reconstruction/Patching										
Chain Link Fence/Replacement				9,146						
Chain Link Fence/Slats/Replacement								3,414		
Clubhouse/Computer Printer/Software/Replac..			2,164			2,297			2,437	
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area							6,359			
Clubhouse/Furniture/Replacement							5,857			
Clubhouse/Gym Equipment/Replacement			2,164			2,297			2,437	
Clubhouse/Heat Pumps/Replacement										
Clubhouse/Interior Painting										
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement									2,089	
Clubhouse/Refrig/Freezer/Replacement									2,089	
Clubhouse/Restroom Floor/Replacement					4,825					
Clubhouse/Shop/Exterior Upgrades										
Clubhouse/Shop/Roof/ Replacement					35,386					
Clubhouse/TV/Replacement							3,682			
Clubhouse/Water Fountain/Replacement			858							
Clubhouse/Water Heater/Replacement	1,783									
Clubhouse/Water Softener/Replacement										
Clubhouse/Window Treatments		4,547								
Concrete/Repairs		4,547				4,922				5,328
Doors/Replacement			928					1,024		
Fence/Split Rail/Replacement	8,916									
Gutters/Downspouts/Replacement										
Historic House/Renovation								8,534		
Landscape/Modifications	1,486	1,516	1,546	1,577	1,608	1,641	1,673	1,707	1,741	1,776
Landscape/Projects			6,957						7,835	
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement										5,328
Paint/Wrought Iron Fence			3,092							
Pool Deck/Repairs						4,102				
Pool/Clorinator/Replacement								3,363		
Pool/Furniture/Replacement	2,080			2,208			2,343			2,486

**Harrisburg Estates  
ARC Spread Sheet**

<b>Description</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Pool/Heater/Replacement			5,411						6,094	
Pool/Replastering					14,476					
Pool/Sand Filter/Replacement										
Pool/Water Pump/Replacement				1,419						
Privacy Fence/Replacement					8,042					
Restroom/Fixtures/Replacement										
Sewers/Drains/Cleaning									5,223	
Signs/Replacement	892		928		965		1,004		1,045	
Solar System/Controller/Repl.					2,413					
Solar System/Replacement										
Spa/Air Pump/Replacement	892								1,045	
Spa/Clorinator/Replacement								3,363		
Spa/Cover/Replacement						1,641				
Spa/Decking/Repairs/Paint						984				
Spa/Filter/Replacement			1,237							
Spa/Heater/Replacement	4,458						5,020			
Spa/Jet Pump/Replacement						1,312				
Spa/Pump/Replacement				1,025						
Spa/Replastering				4,731						
Utilities/Water/Sewer/Storm Drains/Repairs	3,120	3,183	3,247	3,311	3,378	3,445	3,514	3,584	3,656	3,729
Utility Vehicle/Replacement		15,157								
Water System/Backflow Devices/Upgrade	817	834	850	867	885	902	920	939	958	977
Wrought Iron Gates/Replacement			2,319							
<b>Year Total:</b>	<b>30,388</b>	<b>35,846</b>	<b>37,884</b>	<b>30,592</b>	<b>78,411</b>	<b>30,105</b>	<b>37,066</b>	<b>32,755</b>	<b>43,613</b>	<b>26,726</b>