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Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Association Reserve Consultants, Inc. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

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:

Utilities:	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	Repair Expenses:
Water	Insurance(s)	Tile Roof Repairs
Telephone	Services:	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
Administrative:	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 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 Reserve Analyst[®] 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 31st, 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.
- 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 Utah 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
Current Assessment Funding Model Summary

Report Date	January 11, 2021
Account Number	9096
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	226

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	1.00%
2021 Beginning Balance	\$295,897

The following is a Recap of this Report:

1. The Reserve balance as of 12/31/2020 is \$295,897, and the contribution for 2021 is \$30,810.
2. The inflation rate is 2% and the contribution increase is 0.
3. This is a final report.
4. ARC believes there is sufficient money to fund the projects listed in this report.
5. Per Utah law an update should be done in 3 years.

Current Assessment Funding Model Summary of Calculations

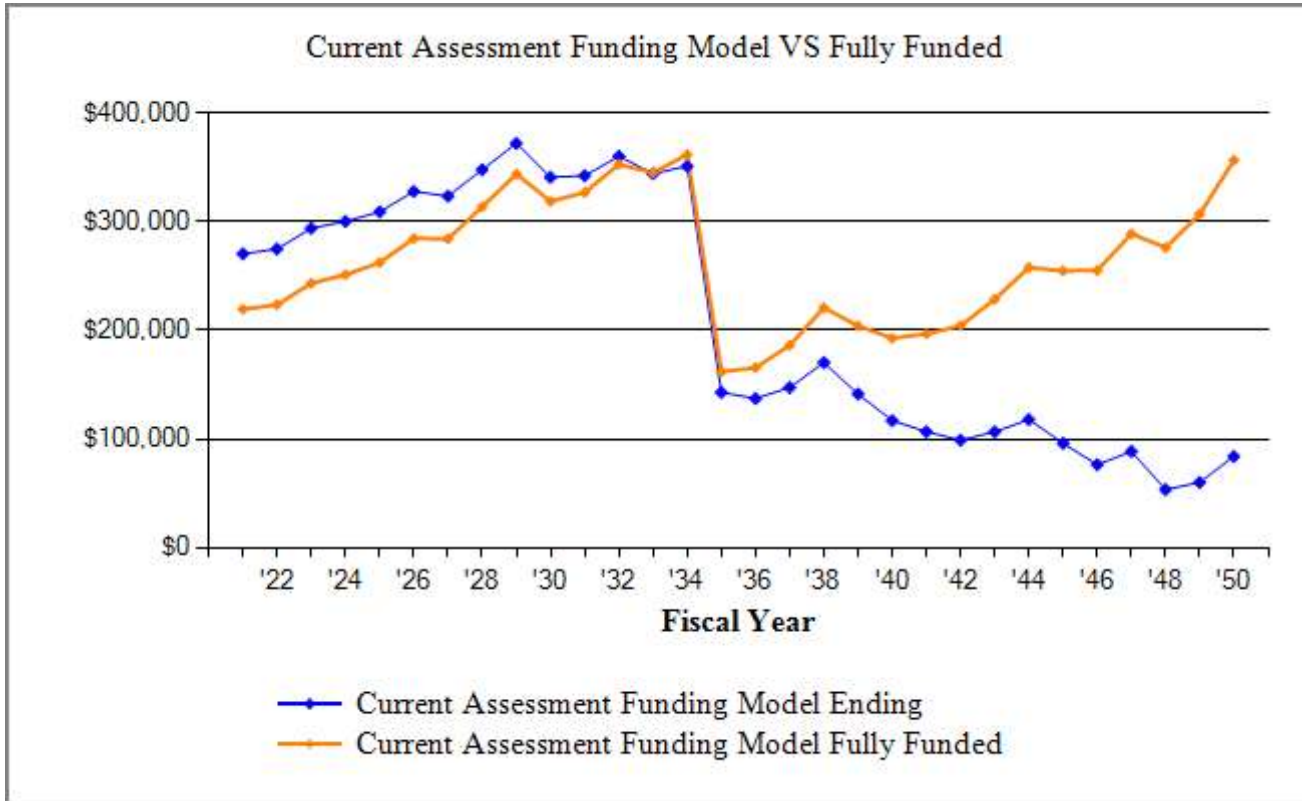
Required Month Contribution	\$2,567.50
<i>\$11.36 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$212.48</u>
Total Month Allocation to Reserves	\$2,779.98
<i>\$12.30 per unit monthly</i>	

Harrisburg Estates
Current Assessment Funding Model Projection

Beginning Balance: \$295,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	371,195	30,810	2,550	58,750	270,507	219,478	123%
2022	378,619	30,810	2,593	29,039	274,871	223,588	123%
2023	386,191	30,810	2,782	14,623	293,840	243,335	121%
2024	393,915	30,810	2,845	27,273	300,222	251,189	120%
2025	401,793	30,810	2,932	25,004	308,960	262,334	118%
2026	409,829	30,810	3,119	15,126	327,763	284,485	115%
2027	418,026	30,810	3,077	38,177	323,473	284,214	114%
2028	426,386	30,810	3,319	9,764	347,838	313,579	111%
2029	434,914	30,810	3,559	10,193	372,014	343,766	108%
2030	443,612	30,810	3,249	65,252	340,821	318,595	107%
2031	450,047	30,810	3,263	32,693	342,200	326,820	105%
2032	459,048	30,810	3,441	16,350	360,101	352,585	102%
2033	468,229	30,810	3,282	50,096	344,097	345,162	100%
2034	477,593	30,810	3,350	27,295	350,962	361,580	97%
2035	487,145	30,810	1,281	240,106	142,947	162,007	88%
2036	496,888	30,810	1,225	37,684	137,298	165,674	83%
2037	506,826	30,810	1,326	21,965	147,469	186,226	79%
2038	516,962	30,810	1,555	9,382	170,452	220,816	77%
2039	527,301	30,810	1,266	61,129	141,399	204,124	69%
2040	537,847	30,810	1,022	56,313	116,918	192,836	61%
2041	548,604	30,810	920	41,978	106,671	196,785	54%
2042	559,576	30,810	843	39,407	98,916	204,294	48%
2043	570,768	30,810	920	23,963	106,684	228,581	47%
2044	582,183	30,810	1,033	20,531	117,996	257,747	46%
2045	593,827	30,810	815	53,561	96,059	254,717	38%
2046	605,703	30,810	620	51,023	76,466	255,145	30%
2047	617,818	30,810	741	19,412	88,605	288,771	31%
2048	630,174	30,810	391	66,347	53,460	276,163	19%
2049	642,777	30,810	458	24,548	60,179	306,923	20%
2050	655,633	30,810	695	7,636	84,048	356,554	24%

Harrisburg Estates
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
Threshold Funding Model Summary

Report Date	January 11, 2021
Account Number	9096
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	226

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	1.00%
Contingency	5.00%
2021 Beginning Balance	\$295,897

Threshold Funding Model Summary of Calculations

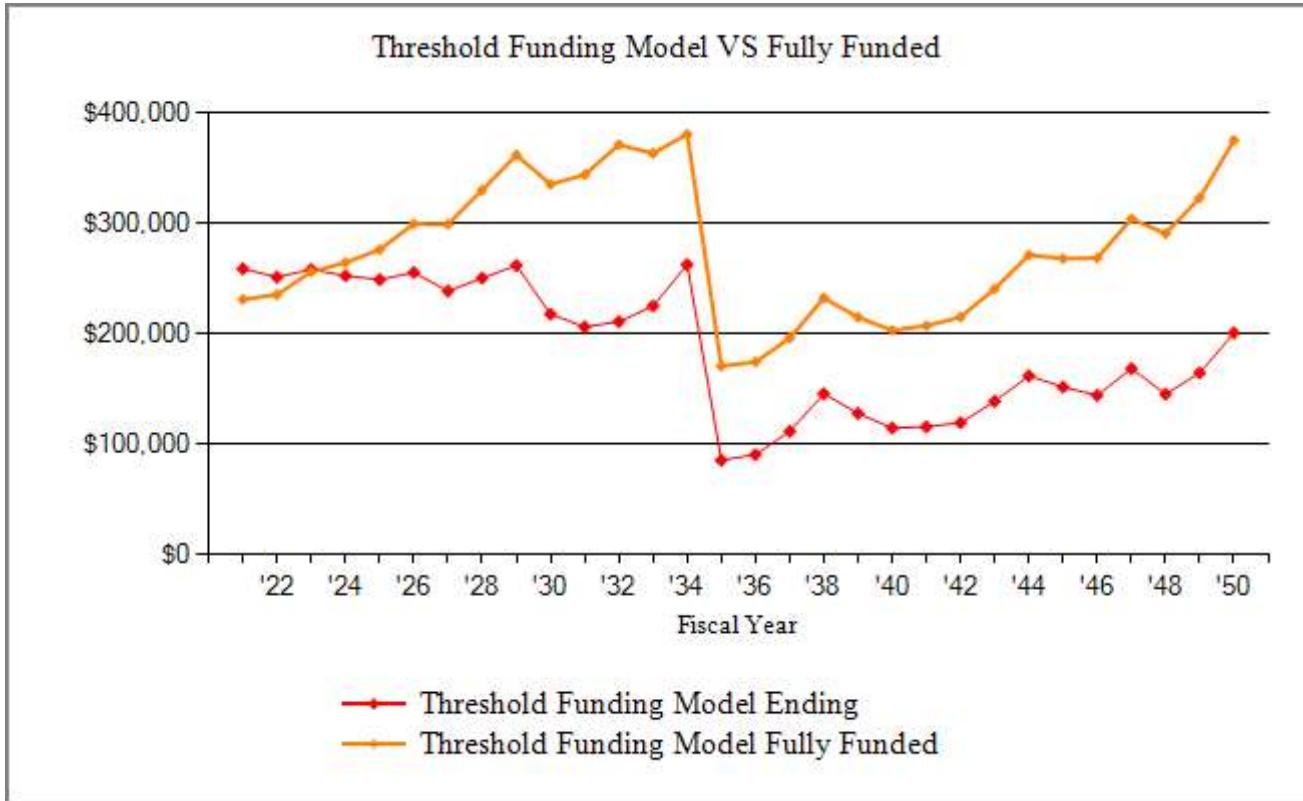
Required Month Contribution	\$1,592.86
<i>\$7.05 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$207.19</u>
Total Month Allocation to Reserves	\$1,800.04
<i>\$7.96 per unit monthly</i>	

**Harrisburg Estates
Threshold Funding Model Projection**

Beginning Balance: \$295,897

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	371,195	19,114	2,486	58,750	258,748	231,029	112%
2022	378,619	19,114	2,411	29,039	251,234	235,356	107%
2023	386,191	19,114	2,481	14,623	258,206	256,142	101%
2024	393,915	19,114	2,424	27,273	252,471	264,409	95%
2025	401,793	19,114	2,389	25,004	248,970	276,141	90%
2026	409,829	19,114	2,453	15,126	255,412	299,458	85%
2027	418,026	19,114	2,286	38,177	238,635	299,173	80%
2028	426,386	19,114	2,403	9,764	250,389	330,083	76%
2029	434,914	19,114	2,517	10,193	261,827	361,858	72%
2030	443,612	19,114	2,079	65,252	217,768	335,363	65%
2031	450,047	19,114	1,963	32,693	206,152	344,021	60%
2032	459,048	19,114	2,011	16,350	210,926	371,142	57%
2033	468,229	62,331	1,954	50,096	225,116	363,328	62%
2034	477,593	62,331	2,326	27,295	262,478	380,611	69%
2035	487,145	62,331	563	240,106	85,267	170,533	50%
2036	496,888	42,156	707	37,684	90,445	174,393	52%
2037	506,826	42,156	917	21,965	111,554	196,027	57%
2038	516,962	42,156	1,255	9,382	145,583	232,438	63%
2039	527,301	42,156	1,077	61,129	127,688	214,868	59%
2040	537,847	42,156	946	56,313	114,477	202,986	56%
2041	548,604	42,156	957	41,978	115,612	207,143	56%
2042	559,576	42,156	995	39,407	119,355	215,046	56%
2043	570,768	42,156	1,187	23,963	138,736	240,612	58%
2044	582,183	42,156	1,417	20,531	161,777	271,313	60%
2045	593,827	42,156	1,316	53,561	151,688	268,124	57%
2046	605,703	42,156	1,240	51,023	144,061	268,573	54%
2047	617,818	42,156	1,481	19,412	168,287	303,970	55%
2048	630,174	42,156	1,253	66,347	145,349	290,698	50%
2049	642,777	42,156	1,443	24,548	164,399	323,077	51%
2050	655,633	42,156	1,804	7,636	200,723	375,320	53%

Harrisburg Estates
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
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Streets/Asphalt							
Asphalt/Maintenance	2021	3	1	0	20,000	20,000	20,000
Asphalt/Reconstruction/Patching	2035	40	0	14	<u>155,000</u>	<u>46,115</u>	<u>100,750</u>
Streets/Asphalt - Total					\$175,000	\$66,115	\$120,750
Roofing							
Clubhouse/Shop/Roof/ Replacement	2040	25	0	19	<u>22,000</u>	0	<u>5,280</u>
Roofing - Total					\$22,000		\$5,280
Painting							
Clubhouse/Interior Painting	2026	20	0	5	<u>8,000</u>	<u>6,000</u>	<u>6,000</u>
Painting - Total					\$8,000	\$6,000	\$6,000
Fencing/Security							
Chain Link Fence/Replacement	2039	28	0	18	5,800	0	2,071
Chain Link Fence/Slats/Replacement	2026	10	5	5	2,000	1,333	1,333
Privacy Fence/Replacement	2040	30	0	19	5,000	0	1,833
Wrought Iron Gates/Replacement	2022	30	0	1	<u>1,500</u>	<u>1,450</u>	<u>1,450</u>
Fencing/Security - Total					\$14,300	\$2,783	\$6,688
Lighting							
Lighting Interior/Replacement							
Lighting/ Exterior/Replacement	2033	15	0	12	<u>3,000</u>	<u>600</u>	<u>600</u>
Lighting - Total					\$3,000	\$600	\$600
Recreation/Pool							
Paint/Wrought Iron Fence	2029	10	0	8	500	100	100
Pool Deck/Repairs	2021	10	2	0	4,500	4,500	4,500
Pool/Clorinator/Replacement	2031	13	0	10	1,970	455	455
Pool/Furniture/Replacement	2023	3	0	2	1,000	333	333
Pool/Heater/Replacement	2021	8	0	0	3,900	3,900	3,900
Pool/Replastering	2025	8	1	4	7,500	4,167	4,167
Pool/Sand Filter/Replacement	2025	15	0	4	1,000	733	733
Pool/Water Pump/Replacement	2022	10	3	1	900	831	831
Solar System/Replacement	2023	14	5	2	3,000	2,684	2,684
Spa/Air Pump/Replacement	2023	8	3	2	600	491	491
Spa/Clorinator/Replacement	2022	13	5	1	1,970	1,861	1,861
Spa/Cover/Replacement	2022	6	5	1	1,000	909	909
Spa/Decking/Repairs/Paint	2024	12	3	3	600	480	480
Spa/Filter/Replacement	2021	10	0	0	900	900	900
Spa/Heater/Replacement	2021	6	3	0	3,800	3,800	3,800
Spa/Jet Pump/Replacement	2028	13	0	7	800	369	369
Spa/Pump/Replacement	2021	10	2	0	1,250	1,250	1,250
Spa/Replastering	2022	8	0	1	<u>3,000</u>	<u>2,625</u>	<u>2,625</u>
Recreation/Pool - Total					\$38,190	\$30,388	\$30,388

Harrisburg Estates
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Interior Furnishings							
Clubhouse/Flooring/Upper Area	2021	15	0	0	3,300	3,300	3,300
Clubhouse/Furniture/Replacement	2025	10	3	4	3,500	2,423	2,423
Clubhouse/Main Floor/Replacement	2030	30	0	9	17,500	12,250	12,250
Clubhouse/Restroom Floor/Replacement	2040	30	0	19	3,000	0	1,100
Clubhouse/Window Treatments	2025	28	0	4	3,000	2,571	2,571
Interior Furnishings - Total					\$30,300	\$20,545	\$21,645
Equipment							
Clubhouse/Gym Equipment/Replacement	2022	3	2	1	1,500	1,200	1,200
Clubhouse/Heat Pumps/Replacement	2022	12	0	1	11,000	10,083	10,083
Clubhouse/Range/Oven/Replacement	2033	25	0	12	1,200	624	624
Clubhouse/Refrig/Freezer/Replacement	2032	18	0	11	1,200	467	467
Clubhouse/TV/Replacement	2023	12	3	2	2,200	1,907	1,907
Clubhouse/Water Heater/Replacement	2031	12	0	10	2,500	417	417
Clubhouse/Water Softener/Replacement	2035	16	0	14	3,500	437	437
Pressure Release Valve/Replace	2032	12	0	11	4,950	412	412
Solar System/Controller/Repl.	2023	12	7	2	1,500	1,342	1,342
Utilities/Water/Sewer/Storm Drains/Repairs	2021	1	0	0	2,100	2,100	2,100
Utility Cart/replacement	2021	10	0	0	9,000	9,000	9,000
Utility Vehicle/Replacement	2021	9	5	0	10,000	10,000	10,000
Water System/Backflow Devices/Upgrade	2025	5	0	4	2,000	400	400
Equipment - Total					\$52,650	\$38,389	\$38,389
Building Components							
Clubhouse/Counters/Cabinets/Replacement	2035	30	0	14	3,000	1,600	1,600
Clubhouse/Shop/Exterior Upgrades	2035	20	0	14	7,000	2,100	2,100
Historic House/Renovation	2027	16	0	6	5,000	3,125	3,125
Restroom/Fixtures/Maintenance	2023	6	0	2	1,200	800	800
Building Components - Total					\$16,200	\$7,625	\$7,625
Grounds Components							
Clubhouse/Water Fountain/Replacement	2023	17	0	2	555	490	490
Concrete/Repairs	2022	5	1	1	3,000	2,500	2,500
Landscape/Modifications	2022	3	1	1	2,500	1,875	1,875
Sewers/Drains/Cleaning	2024	10	0	3	3,000	2,100	2,100
Grounds Components - Total					\$9,055	\$6,965	\$6,965
Gutters and Downspouts							
Gutters/Downspouts/Replacement	2023	5	3	2	600	450	450
Gutters and Downspouts - Total					\$600	\$450	\$450
Doors							
Doors/Replacement	2023	10	5	2	1,300	1,127	1,127
Doors - Total					\$1,300	\$1,127	\$1,127

Harrisburg Estates
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Signs							
Signs/Replacement	2026	22	0	5	<u>600</u>	<u>464</u>	<u>464</u>
Signs - Total					\$600	\$464	\$464
					<u>\$371,195</u>	<u>\$181,450</u>	<u>\$246,370</u>
						<u>\$9,550</u>	<u>\$12,967</u>
						\$191,000	\$259,337

Percent Fully Funded	74%
Current Average Liability per Unit (Total Units: 226)	-\$302

Harrisburg Estates
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Spa/Filter/Replacement	0	2021	900	900
Spa/Pump/Replacement	0	2021	1,250	1,250
Utilities/Water/Sewer/Storm Drains/Repairs	0	2021	2,100	2,100
Clubhouse/Flooring/Upper Area	0	2021	3,300	3,300
Spa/Heater/Replacement	0	2021	3,800	3,800
Pool/Heater/Replacement	0	2021	3,900	3,900
Pool Deck/Repairs	0	2021	4,500	4,500
Utility Cart/replacement	0	2021	9,000	9,000
Utility Vehicle/Replacement	0	2021	10,000	10,000
Asphalt/Maintenance	0	2021	20,000	20,000
Pool/Water Pump/Replacement	1	2022	900	831
Spa/Cover/Replacement	1	2022	1,000	909
Clubhouse/Gym Equipment/Replacement	1	2022	1,500	1,200
Wrought Iron Gates/Replacement	1	2022	1,500	1,450
Spa/Clorinator/Replacement	1	2022	1,970	1,861
Landscape/Modifications	1	2022	2,500	1,875
Concrete/Repairs	1	2022	3,000	2,500
Spa/Replastering	1	2022	3,000	2,625
Clubhouse/Heat Pumps/Replacement	1	2022	11,000	10,083
Pool/Furniture/Replacement	2	2023	1,000	333
Gutters/Downspouts/Replacement	2	2023	600	450
Clubhouse/Water Fountain/Replacement	2	2023	555	490
Spa/Air Pump/Replacement	2	2023	600	491
Restroom/Fixtures/Maintenance	2	2023	1,200	800
Doors/Replacement	2	2023	1,300	1,127
Solar System/Controller/Repl.	2	2023	1,500	1,342
Clubhouse/TV/Replacement	2	2023	2,200	1,907
Solar System/Replacement	2	2023	3,000	2,684
Spa/Decking/Repairs/Paint	3	2024	600	480
Sewers/Drains/Cleaning	3	2024	3,000	2,100
Water System/Backflow Devices/Upgrade	4	2025	2,000	400
Pool/Sand Filter/Replacement	4	2025	1,000	733
Clubhouse/Furniture/Replacement	4	2025	3,500	2,423
Clubhouse/Window Treatments	4	2025	3,000	2,571
Pool/Replastering	4	2025	7,500	4,167
Signs/Replacement	5	2026	600	464
Chain Link Fence/Slats/Replacement	5	2026	2,000	1,333
Clubhouse/Interior Painting	5	2026	8,000	6,000
Historic House/Renovation	6	2027	5,000	3,125
Spa/Jet Pump/Replacement	7	2028	800	369

Harrisburg Estates
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Paint/Wrought Iron Fence	8	2029	500	100
Clubhouse/Main Floor/Replacement	9	2030	17,500	12,250
Clubhouse/Water Heater/Replacement	10	2031	2,500	417
Pool/Clorinator/Replacement	10	2031	1,970	455
Pressure Release Valve/Replace	11	2032	4,950	412
Clubhouse/Refrig/Freezer/Replacement	11	2032	1,200	467
Lighting/ Exterior/Replacement	12	2033	3,000	600
Clubhouse/Range/Oven/Replacement	12	2033	1,200	624
Clubhouse/Water Softener/Replacement	14	2035	3,500	437
Clubhouse/Counters/Cabinets/Replacement	14	2035	3,000	1,600
Clubhouse/Shop/Exterior Upgrades	14	2035	7,000	2,100
Asphalt/Reconstruction/Patching	14	2035	105,217	100,750
Chain Link Fence/Replacement	18	2039	2,071	2,071
Clubhouse/Restroom Floor/Replacement	19	2040	1,100	1,100
Privacy Fence/Replacement	19	2040	1,833	1,833
Clubhouse/Shop/Roof/ Replacement	19	2040	5,280	5,280
Lighting Interior/Replacement		Unfunded		
Total Asset Summary			<u>\$295,897</u>	<u>\$246,370</u>

Excess Funds:

Percent Fully Funded	120%
Current Average Equity per Unit (Total Units: 226)	\$219

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2021	
Asphalt/Maintenance	20,000
Clubhouse/Flooring/Upper Area	3,300
Pool Deck/Repairs	4,500
Pool/Heater/Replacement	3,900
Spa/Filter/Replacement	900
Spa/Heater/Replacement	3,800
Spa/Pump/Replacement	1,250
Utilities/Water/Sewer/Storm Drains/Repairs	2,100
Utility Cart/replacement	9,000
Utility Vehicle/Replacement	10,000
Total for 2021	\$58,750
Replacement Year 2022	
Clubhouse/Gym Equipment/Replacement	1,530
Clubhouse/Heat Pumps/Replacement	11,220
Concrete/Repairs	3,060
Landscape/Modifications	2,550
Pool/Water Pump/Replacement	918
Spa/Clorinator/Replacement	2,009
Spa/Cover/Replacement	1,020
Spa/Replastering	3,060
Utilities/Water/Sewer/Storm Drains/Repairs	2,142
Wrought Iron Gates/Replacement	1,530
Total for 2022	\$29,039
Replacement Year 2023	
Clubhouse/TV/Replacement	2,289
Clubhouse/Water Fountain/Replacement	577
Doors/Replacement	1,353
Gutters/Downspouts/Replacement	624
Pool/Furniture/Replacement	1,040
Restroom/Fixtures/Maintenance	1,248
Solar System/Controller/Repl.	1,561
Solar System/Replacement	3,121
Spa/Air Pump/Replacement	624
Utilities/Water/Sewer/Storm Drains/Repairs	2,185
Total for 2023	\$14,623

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Asphalt/Maintenance	21,224
Sewers/Drains/Cleaning	3,184
Spa/Decking/Repairs/Paint	637
Utilities/Water/Sewer/Storm Drains/Repairs	2,229
Total for 2024	\$27,273
Replacement Year 2025	
Clubhouse/Furniture/Replacement	3,789
Clubhouse/Gym Equipment/Replacement	1,624
Clubhouse/Window Treatments	3,247
Landscape/Modifications	2,706
Pool/Replastering	8,118
Pool/Sand Filter/Replacement	1,082
Utilities/Water/Sewer/Storm Drains/Repairs	2,273
Water System/Backflow Devices/Upgrade	2,165
Total for 2025	\$25,004
Replacement Year 2026	
Chain Link Fence/Slats/Replacement	2,208
Clubhouse/Interior Painting	8,833
Pool/Furniture/Replacement	1,104
Signs/Replacement	662
Utilities/Water/Sewer/Storm Drains/Repairs	2,319
Total for 2026	\$15,126
Replacement Year 2027	
Asphalt/Maintenance	22,523
Concrete/Repairs	3,378
Historic House/Renovation	5,631
Spa/Heater/Replacement	4,279
Utilities/Water/Sewer/Storm Drains/Repairs	2,365
Total for 2027	\$38,177
Replacement Year 2028	
Clubhouse/Gym Equipment/Replacement	1,723
Gutters/Downspouts/Replacement	689
Landscape/Modifications	2,872

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Spa/Cover/Replacement	1,149
Spa/Jet Pump/Replacement	919
Utilities/Water/Sewer/Storm Drains/Repairs	2,412
Total for 2028	\$9,764
Replacement Year 2029	
Paint/Wrought Iron Fence	586
Pool/Furniture/Replacement	1,172
Pool/Heater/Replacement	4,569
Restroom/Fixtures/Maintenance	1,406
Utilities/Water/Sewer/Storm Drains/Repairs	2,460
Total for 2029	\$10,193
Replacement Year 2030	
Asphalt/Maintenance	23,902
Clubhouse/Main Floor/Replacement	20,914
Spa/Replastering	3,585
Utilities/Water/Sewer/Storm Drains/Repairs	2,510
Utility Vehicle/Replacement	11,951
Water System/Backflow Devices/Upgrade	2,390
Total for 2030	\$65,252
Replacement Year 2031	
Clubhouse/Gym Equipment/Replacement	1,828
Clubhouse/Water Heater/Replacement	3,047
Landscape/Modifications	3,047
Pool Deck/Repairs	5,485
Pool/Clorinator/Replacement	2,401
Spa/Air Pump/Replacement	731
Spa/Filter/Replacement	1,097
Spa/Pump/Replacement	1,524
Utilities/Water/Sewer/Storm Drains/Repairs	2,560
Utility Cart/replacement	10,971
Total for 2031	\$32,693
Replacement Year 2032	
Clubhouse/Refrig/Freezer/Replacement	1,492

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Concrete/Repairs	3,730
Pool/Furniture/Replacement	1,243
Pool/Water Pump/Replacement	1,119
Pressure Release Valve/Replace	6,155
Utilities/Water/Sewer/Storm Drains/Repairs	2,611
Total for 2032	\$16,350
Replacement Year 2033	
Asphalt/Maintenance	25,365
Clubhouse/Range/Oven/Replacement	1,522
Doors/Replacement	1,649
Gutters/Downspouts/Replacement	761
Lighting/ Exterior/Replacement	3,805
Pool/Replastering	9,512
Spa/Heater/Replacement	4,819
Utilities/Water/Sewer/Storm Drains/Repairs	2,663
Total for 2033	\$50,096
Replacement Year 2034	
Clubhouse/Gym Equipment/Replacement	1,940
Clubhouse/Heat Pumps/Replacement	14,230
Landscape/Modifications	3,234
Sewers/Drains/Cleaning	3,881
Spa/Cover/Replacement	1,294
Utilities/Water/Sewer/Storm Drains/Repairs	2,717
Total for 2034	\$27,295
Replacement Year 2035	
Asphalt/Reconstruction/Patching	204,519
Clubhouse/Counters/Cabinets/Replacement	3,958
Clubhouse/Furniture/Replacement	4,618
Clubhouse/Shop/Exterior Upgrades	9,236
Clubhouse/TV/Replacement	2,903
Clubhouse/Water Softener/Replacement	4,618
Pool/Furniture/Replacement	1,319
Restroom/Fixtures/Maintenance	1,583
Solar System/Controller/Repl.	1,979
Spa/Clorinator/Replacement	2,599

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Utilities/Water/Sewer/Storm Drains/Repairs	2,771
Total for 2035	\$240,106
Replacement Year 2036	
Asphalt/Maintenance	26,917
Chain Link Fence/Slats/Replacement	2,692
Clubhouse/Flooring/Upper Area	4,441
Spa/Decking/Repairs/Paint	808
Utilities/Water/Sewer/Storm Drains/Repairs	2,826
Total for 2036	\$37,684
Replacement Year 2037	
Clubhouse/Gym Equipment/Replacement	2,059
Concrete/Repairs	4,118
Landscape/Modifications	3,432
Pool/Heater/Replacement	5,354
Solar System/Replacement	4,118
Utilities/Water/Sewer/Storm Drains/Repairs	2,883
Total for 2037	\$21,965
Replacement Year 2038	
Gutters/Downspouts/Replacement	840
Pool/Furniture/Replacement	1,400
Spa/Replastering	4,201
Utilities/Water/Sewer/Storm Drains/Repairs	2,941
Total for 2038	\$9,382
Replacement Year 2039	
Asphalt/Maintenance	28,565
Chain Link Fence/Replacement	8,284
Paint/Wrought Iron Fence	714
Spa/Air Pump/Replacement	857
Spa/Heater/Replacement	5,427
Utilities/Water/Sewer/Storm Drains/Repairs	2,999
Utility Vehicle/Replacement	14,282
Total for 2039	\$61,129

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2040	
Clubhouse/Gym Equipment/Replacement	2,185
Clubhouse/Restroom Floor/Replacement	4,370
Clubhouse/Shop/Roof/ Replacement	32,050
Clubhouse/Water Fountain/Replacement	809
Landscape/Modifications	3,642
Pool/Sand Filter/Replacement	1,457
Privacy Fence/Replacement	7,284
Spa/Cover/Replacement	1,457
Utilities/Water/Sewer/Storm Drains/Repairs	3,059
Total for 2040	<u>\$56,313</u>
Replacement Year 2041	
Pool Deck/Repairs	6,687
Pool/Furniture/Replacement	1,486
Pool/Replastering	11,145
Restroom/Fixtures/Maintenance	1,783
Spa/Filter/Replacement	1,337
Spa/Jet Pump/Replacement	1,189
Spa/Pump/Replacement	1,857
Utilities/Water/Sewer/Storm Drains/Repairs	3,120
Utility Cart/replacement	13,374
Total for 2041	<u>\$41,978</u>
Replacement Year 2042	
Asphalt/Maintenance	30,313
Concrete/Repairs	4,547
Pool/Water Pump/Replacement	1,364
Utilities/Water/Sewer/Storm Drains/Repairs	3,183
Total for 2042	<u>\$39,407</u>
Replacement Year 2043	
Clubhouse/Gym Equipment/Replacement	2,319
Clubhouse/Water Heater/Replacement	3,865
Doors/Replacement	2,010
Gutters/Downspouts/Replacement	928
Historic House/Renovation	7,730
Landscape/Modifications	3,865
Utilities/Water/Sewer/Storm Drains/Repairs	3,247
Total for 2043	<u>\$23,963</u>

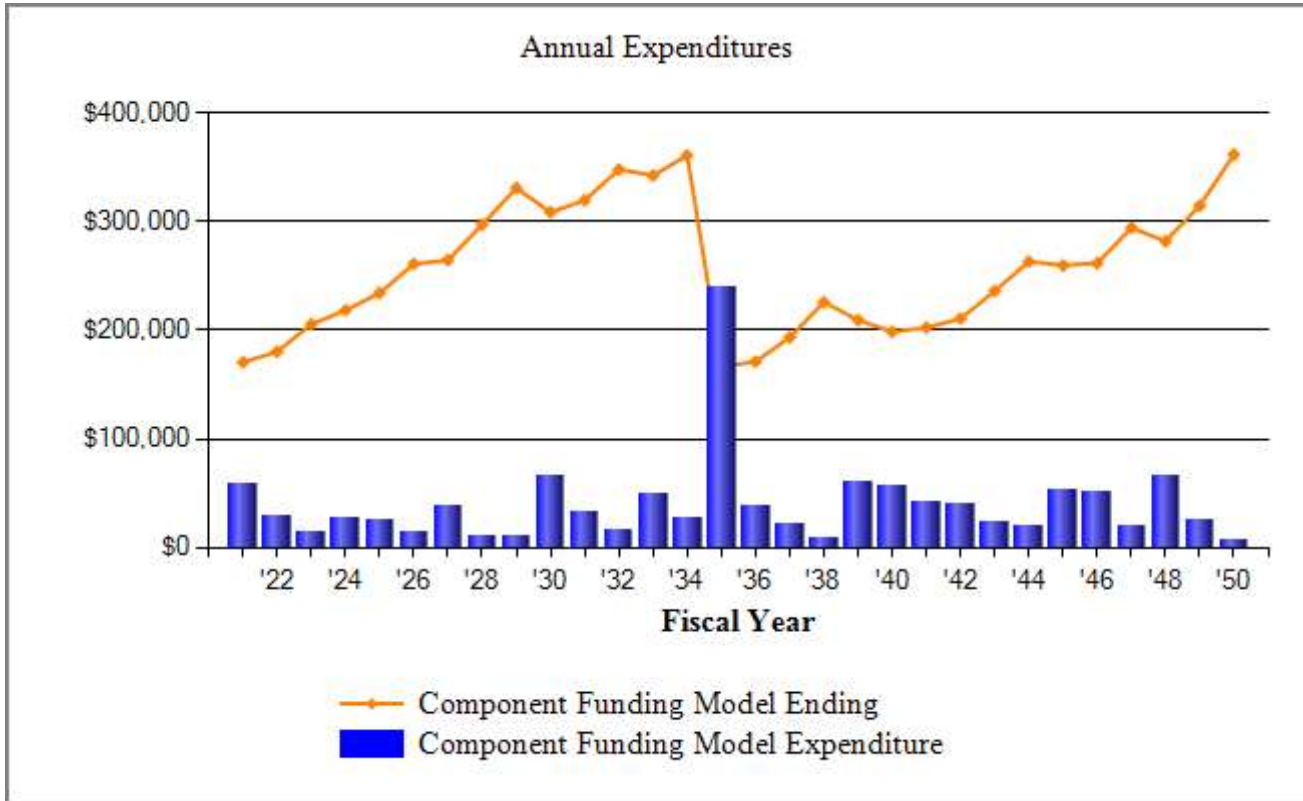
**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2044	
Pool/Clorinator/Replacement	3,106
Pool/Furniture/Replacement	1,577
Pressure Release Valve/Replace	7,806
Sewers/Drains/Cleaning	4,731
Utilities/Water/Sewer/Storm Drains/Repairs	3,311
Total for 2044	\$20,531
Replacement Year 2045	
Asphalt/Maintenance	32,169
Clubhouse/Furniture/Replacement	5,630
Pool/Heater/Replacement	6,273
Spa/Heater/Replacement	6,112
Utilities/Water/Sewer/Storm Drains/Repairs	3,378
Total for 2045	\$53,561
Replacement Year 2046	
Chain Link Fence/Slats/Replacement	3,281
Clubhouse/Gym Equipment/Replacement	2,461
Clubhouse/Heat Pumps/Replacement	18,047
Clubhouse/Interior Painting	13,125
Landscape/Modifications	4,102
Spa/Cover/Replacement	1,641
Spa/Replastering	4,922
Utilities/Water/Sewer/Storm Drains/Repairs	3,445
Total for 2046	\$51,023
Replacement Year 2047	
Clubhouse/TV/Replacement	3,682
Concrete/Repairs	5,020
Pool/Furniture/Replacement	1,673
Restroom/Fixtures/Maintenance	2,008
Solar System/Controller/Repl.	2,510
Spa/Air Pump/Replacement	1,004
Utilities/Water/Sewer/Storm Drains/Repairs	3,514
Total for 2047	\$19,412
Replacement Year 2048	
Asphalt/Maintenance	34,138

**Harrisburg Estates
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Gutters/Downspouts/Replacement	1,024
Lighting/ Exterior/Replacement	5,121
Signs/Replacement	1,024
Spa/Clorinator/Replacement	3,363
Spa/Decking/Repairs/Paint	1,024
Utilities/Water/Sewer/Storm Drains/Repairs	3,584
Utility Vehicle/Replacement	17,069
Total for 2048	\$66,347
Replacement Year 2049	
Clubhouse/Gym Equipment/Replacement	2,612
Landscape/Modifications	4,353
Paint/Wrought Iron Fence	871
Pool/Replastering	13,058
Utilities/Water/Sewer/Storm Drains/Repairs	3,656
Total for 2049	\$24,548
Replacement Year 2050	
Clubhouse/Refrig/Freezer/Replacement	2,131
Pool/Furniture/Replacement	1,776
Utilities/Water/Sewer/Storm Drains/Repairs	3,729
Total for 2050	\$7,636

Harrisburg Estates Annual Expenditure Chart



Harrisburg Estates Spread Sheet

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Asphalt/Maintenance	20,000			21,224			22,523			23,902
Asphalt/Reconstruction/Patching										
Chain Link Fence/Replacement										
Chain Link Fence/Slats/Replacement						2,208				
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area	3,300									
Clubhouse/Furniture/Replacement					3,789					
Clubhouse/Gym Equipment/Replacement		1,530			1,624			1,723		
Clubhouse/Heat Pumps/Replacement		11,220								
Clubhouse/Interior Painting						8,833				
Clubhouse/Main Floor/Replacement										20,914
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			577							
Clubhouse/Water Heater/Replacement										
Clubhouse/Water Softener/Replacement										
Clubhouse/Window Treatments					3,247					
Concrete/Repairs		3,060					3,378			
Doors/Replacement			1,353							
Gutters/Downspouts/Replacement			624					689		
Historic House/Renovation							5,631			
Landscape/Modifications		2,550			2,706			2,872		
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement										
Paint/Wrought Iron Fence									586	
Pool Deck/Repairs	4,500									
Pool/Clorinator/Replacement										
Pool/Furniture/Replacement			1,040			1,104			1,172	
Pool/Heater/Replacement	3,900								4,569	
Pool/Replastering					8,118					
Pool/Sand Filter/Replacement					1,082					

**Harrisburg Estates
Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Pool/Water Pump/Replacement		918								
Pressure Release Valve/Replace										
Privacy Fence/Replacement										
Restroom/Fixtures/Maintenance			1,248						1,406	
Sewers/Drains/Cleaning				3,184						
Signs/Replacement						662				
Solar System/Controller/Repl.			1,561							
Solar System/Replacement			3,121							
Spa/Air Pump/Replacement			624							
Spa/Clorinator/Replacement		2,009								
Spa/Cover/Replacement		1,020						1,149		
Spa/Decking/Repairs/Paint				637						
Spa/Filter/Replacement	900									
Spa/Heater/Replacement	3,800						4,279			
Spa/Jet Pump/Replacement								919		
Spa/Pump/Replacement	1,250									
Spa/Replastering		3,060								3,585
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 Cart/replacement	9,000									
Utility Vehicle/Replacement	10,000									11,951
Water System/Backflow Devices/Upgrade					2,165					2,390
Wrought Iron Gates/Replacement		1,530								
Year Total:	58,750	29,039	14,623	27,273	25,004	15,126	38,177	9,764	10,193	65,252

**Harrisburg Estates
Spread Sheet**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Asphalt/Maintenance			25,365			26,917			28,565	
Asphalt/Reconstruction/Patching					204,519					
Chain Link Fence/Replacement									8,284	
Chain Link Fence/Slats/Replacement						2,692				
Clubhouse/Counters/Cabinets/Replacement					3,958					
Clubhouse/Flooring/Upper Area						4,441				
Clubhouse/Furniture/Replacement					4,618					
Clubhouse/Gym Equipment/Replacement	1,828			1,940			2,059			2,185
Clubhouse/Heat Pumps/Replacement				14,230						
Clubhouse/Interior Painting										
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement			1,522							
Clubhouse/Refrig/Freezer/Replacement		1,492								
Clubhouse/Restroom Floor/Replacement										4,370
Clubhouse/Shop/Exterior Upgrades					9,236					
Clubhouse/Shop/Roof/ Replacement										32,050
Clubhouse/TV/Replacement					2,903					
Clubhouse/Water Fountain/Replacement										809
Clubhouse/Water Heater/Replacement	3,047									
Clubhouse/Water Softener/Replacement					4,618					
Clubhouse/Window Treatments										
Concrete/Repairs		3,730					4,118			
Doors/Replacement			1,649							
Gutters/Downspouts/Replacement			761					840		
Historic House/Renovation										
Landscape/Modifications	3,047			3,234			3,432			3,642
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement			3,805							
Paint/Wrought Iron Fence									714	
Pool Deck/Repairs	5,485									
Pool/Clorinator/Replacement	2,401									
Pool/Furniture/Replacement		1,243			1,319			1,400		
Pool/Heater/Replacement							5,354			
Pool/Replastering			9,512							
Pool/Sand Filter/Replacement										1,457

**Harrisburg Estates
Spread Sheet**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Pool/Water Pump/Replacement		1,119								
Pressure Release Valve/Replace		6,155								
Privacy Fence/Replacement										7,284
Restroom/Fixtures/Maintenance					1,583					
Sewers/Drains/Cleaning				3,881						
Signs/Replacement										
Solar System/Controller/Repl.					1,979					
Solar System/Replacement							4,118			
Spa/Air Pump/Replacement	731								857	
Spa/Clorinator/Replacement					2,599					
Spa/Cover/Replacement				1,294						1,457
Spa/Decking/Repairs/Paint						808				
Spa/Filter/Replacement	1,097									
Spa/Heater/Replacement			4,819						5,427	
Spa/Jet Pump/Replacement										
Spa/Pump/Replacement	1,524									
Spa/Replastering								4,201		
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 Cart/replacement	10,971									
Utility Vehicle/Replacement									14,282	
Water System/Backflow Devices/Upgrade										
Wrought Iron Gates/Replacement										
Year Total:	32,693	16,350	50,096	27,295	240,106	37,684	21,965	9,382	61,129	56,313

**Harrisburg Estates
Spread Sheet**

Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Asphalt/Maintenance		30,313			32,169			34,138		
Asphalt/Reconstruction/Patching										
Chain Link Fence/Replacement										
Chain Link Fence/Slats/Replacement						3,281				
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area										
Clubhouse/Furniture/Replacement					5,630					
Clubhouse/Gym Equipment/Replacement			2,319			2,461			2,612	
Clubhouse/Heat Pumps/Replacement						18,047				
Clubhouse/Interior Painting						13,125				
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement										
Clubhouse/Refrig/Freezer/Replacement										2,131
Clubhouse/Restroom Floor/Replacement										
Clubhouse/Shop/Exterior Upgrades										
Clubhouse/Shop/Roof/ Replacement										
Clubhouse/TV/Replacement							3,682			
Clubhouse/Water Fountain/Replacement										
Clubhouse/Water Heater/Replacement			3,865							
Clubhouse/Water Softener/Replacement										
Clubhouse/Window Treatments										
Concrete/Repairs		4,547					5,020			
Doors/Replacement			2,010							
Gutters/Downspouts/Replacement			928					1,024		
Historic House/Renovation			7,730							
Landscape/Modifications			3,865			4,102			4,353	
Lighting Interior/Replacement										
Lighting/ Exterior/Replacement								5,121		
Paint/Wrought Iron Fence										871
Pool Deck/Repairs	6,687									
Pool/Clorinator/Replacement				3,106						
Pool/Furniture/Replacement	1,486			1,577			1,673			1,776
Pool/Heater/Replacement					6,273					
Pool/Replastering	11,145								13,058	
Pool/Sand Filter/Replacement										

**Harrisburg Estates
Spread Sheet**

Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Pool/Water Pump/Replacement		1,364								
Pressure Release Valve/Replace				7,806						
Privacy Fence/Replacement										
Restroom/Fixtures/Maintenance	1,783						2,008			
Sewers/Drains/Cleaning				4,731						
Signs/Replacement								1,024		
Solar System/Controller/Repl.							2,510			
Solar System/Replacement										
Spa/Air Pump/Replacement							1,004			
Spa/Clorinator/Replacement								3,363		
Spa/Cover/Replacement						1,641				
Spa/Decking/Repairs/Paint								1,024		
Spa/Filter/Replacement	1,337									
Spa/Heater/Replacement					6,112					
Spa/Jet Pump/Replacement	1,189									
Spa/Pump/Replacement	1,857									
Spa/Replastering						4,922				
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 Cart/replacement	13,374									
Utility Vehicle/Replacement								17,069		
Water System/Backflow Devices/Upgrade										
Wrought Iron Gates/Replacement										
Year Total:	41,978	39,407	23,963	20,531	53,561	51,023	19,412	66,347	24,548	7,636

**Harrisburg Estates
Detail Report by Category**

Asphalt/Maintenance - 2021

Asset ID	1003	Asset Cost	\$20,000.00
		Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$20,000.00
Placed in Service	January 2017		
Useful Life	3		
Adjustment	1		
Replacement Year	2021		
Remaining Life	0		



Approximately 133,000 sq. ft. We have budgeted for this every 3 years beginning in 2021.

**Harrisburg Estates
Detail Report by Category**

Asphalt/Reconstruction/Patching - 2035

Asset ID	1001	Asset Cost	\$155,000.00
		Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$204,519.21
Placed in Service	January 1995		
Useful Life	40		
Replacement Year	2035		
Remaining Life	14		



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. We have added money due to the increase in asphalt materials.**

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Shop/Roof/ Replacement - 2040

Asset ID	1022	Asset Cost	\$22,000.00
		Percent Replacement	100%
	Roofing	Future Cost	\$32,049.84
Placed in Service	January 2015		
Useful Life	25		
Replacement Year	2040		
Remaining Life	19		



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

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Interior Painting - 2026

Asset ID	1034	Asset Cost	\$8,000.00
		Percent Replacement	100%
	Painting	Future Cost	\$8,832.65
Placed in Service	January 2006		
Useful Life	20		
Replacement Year	2026		
Remaining Life	5		



Useful life changed from 12 to 20 years per meeting.

**Harrisburg Estates
Detail Report by Category**

Chain Link Fence/Replacement - 2039

Asset ID	1056	Asset Cost	\$5,800.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$8,283.83
Placed in Service	January 2011		
Useful Life	28		
Replacement Year	2039		
Remaining Life	18		



The useful life is approximately 28 years.

**Harrisburg Estates
Detail Report by Category**

Chain Link Fence/Slats/Replacement - 2026

Asset ID	1057	Asset Cost	\$2,000.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$2,208.16
Placed in Service	January 2011		
Useful Life	10		
Adjustment	5		
Replacement Year	2026		
Remaining Life	5		



The useful life is approximately 28 years.

**Harrisburg Estates
Detail Report by Category**

Privacy Fence/Replacement - 2040

Asset ID	1055	Asset Cost	\$5,000.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$7,284.06
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	19		



There is 308 linear ft. of a privacy fence on the north side. 2020 additional fencing added.

Harrisburg Estates
Detail Report by Category

Wrought Iron Gates/Replacement - 2022

Asset ID	1043	Asset Cost	\$1,500.00
		Percent Replacement	100%
	Fencing/Security	Future Cost	\$1,530.00
Placed in Service	January 1992		
Useful Life	30		
Replacement Year	2022		
Remaining Life	1		

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
Detail Report by Category**

Lighting Interior/Replacement

Asset ID	1044	Asset Cost	
		Percent Replacement	100%
	Lighting	Future Cost	
Placed in Service	January 1997		
Useful Life	18		
Replacement Year	2021		
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
Detail Report by Category

Lighting/ Exterior/Replacement - 2033

Asset ID	1045	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Lighting	Future Cost	\$3,804.72
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	12		

We have budgeted to have light fixtures and outlets be replaced every 15 years.

**Harrisburg Estates
Detail Report by Category**

Paint/Wrought Iron Fence - 2029

Asset ID	1010	Asset Cost	\$500.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$585.83
Placed in Service	January 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	8		



We have budgeted to have the wrought iron fence around the pool painted every 10 years beginning in 2029.

**Harrisburg Estates
Detail Report by Category**

Pool Deck/Repairs - 2021

Asset ID	1009	Asset Cost	\$4,500.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$4,500.00
Placed in Service	January 2009		
Useful Life	10		
Adjustment	2		
Replacement Year	2021		
Remaining Life	0		



Pool - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 8 years beginning in 2021. Expansion joints should be replaced at this point. Per information from Lynn the drain needs new grates also.

**Harrisburg Estates
Detail Report by Category**

Pool/Clorinator/Replacement - 2031

Asset ID	1006	Asset Cost	\$1,970.00
		Percent Replacement	100%
		Future Cost	\$2,401.42
Placed in Service	Recreation/Pool		
Useful Life	January 2018		
Replacement Year	13		
Remaining Life	2031		
	10		



Per excel sheet the pool clorinator was installed in 2018. The useful life is 13 years.

**Harrisburg Estates
Detail Report by Category**

Pool/Furniture/Replacement - 2023

Asset ID	1011	Asset Cost	\$1,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$1,040.40
Placed in Service	January 2020		
Useful Life	3		
Replacement Year	2023		
Remaining Life	2		



Per reserve expenditures pool furniture was replaced in 2020

**Harrisburg Estates
Detail Report by Category**

Pool/Heater/Replacement - 2021

Asset ID	1005	Asset Cost	\$3,900.00
		Percent Replacement	100%
		Future Cost	\$3,900.00
Placed in Service	Recreation/Pool		
Useful Life	January 2013		
Replacement Year	8		
Remaining Life	2021		
	0		



The pool heater was replaced in 2013. The useful life is approximately 8 years.

**Harrisburg Estates
Detail Report by Category**

Pool/Replastering - 2025

Asset ID	1008	Asset Cost	\$7,500.00
		Percent Replacement	100%
		Future Cost	\$8,118.24
Placed in Service	Recreation/Pool		
	January 2016		
Useful Life	8		
Adjustment	1		
Replacement Year	2025		
Remaining Life	4		



Per information the pool was replastered in 2016.

**Harrisburg Estates
Detail Report by Category**

Pool/Sand Filter/Replacement - 2025

Asset ID	1007	Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,082.43
Placed in Service	Recreation/Pool		
Useful Life	January 2010		
Replacement Year	15		
Remaining Life	2025		
	4		



Harrisburg Estates
Detail Report by Category

Pool/Water Pump/Replacement - 2022

Asset ID	1012	Asset Cost	\$900.00
		Percent Replacement	100%
		Future Cost	\$918.00
Placed in Service	Recreation/Pool		
Useful Life	January 2009		
Adjustment	10		
Replacement Year	3		
Remaining Life	2022		
	1		

**Harrisburg Estates
Detail Report by Category**

Solar System/Replacement - 2023

Asset ID	1021	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$3,121.20
Placed in Service	January 2004		
Useful Life	14		
Adjustment	5		
Replacement Year	2023		
Remaining Life	2		

**Harrisburg Estates
Detail Report by Category**

Spa/Air Pump/Replacement - 2023

Asset ID	1062	Asset Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$624.24
Placed in Service	Recreation/Pool		
Useful Life	January 2012		
Adjustment	8		
Replacement Year	3		
Remaining Life	2023		
	2		



**Harrisburg Estates
Detail Report by Category**

Spa/Clorinator/Replacement - 2022

Asset ID	1016	Asset Cost	\$1,970.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$2,009.40
Placed in Service	January 2004		
Useful Life	13		
Adjustment	5		
Replacement Year	2022		
Remaining Life	1		



We have budgeted for replacement in 2022.

**Harrisburg Estates
Detail Report by Category**

Spa/Cover/Replacement - 2022

Asset ID	1020	Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,020.00
	Recreation/Pool		
Placed in Service	January 2011		
Useful Life	6		
Adjustment	5		
Replacement Year	2022		
Remaining Life	1		



**Harrisburg Estates
Detail Report by Category**

Spa/Decking/Repairs/Paint - 2024

Asset ID	1019	Asset Cost	\$600.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$636.72
Placed in Service	January 2009		
Useful Life	12		
Adjustment	3		
Replacement Year	2024		
Remaining Life	3		



Spa - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 12 years beginning in 2024. Expansion joints should be replaced at this point.

**Harrisburg Estates
Detail Report by Category**

Spa/Filter/Replacement - 2021

Asset ID	1017	Asset Cost	\$900.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$900.00
Placed in Service	January 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		



We have budgeted for this in 2021 per information sheet.

**Harrisburg Estates
Detail Report by Category**

Spa/Heater/Replacement - 2021

Asset ID	1014	Asset Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$3,800.00
Placed in Service	Recreation/Pool		
	January 2012		
Useful Life	6		
Adjustment	3		
Replacement Year	2021		
Remaining Life	0		



Per information we have budgeted for the heater be replaced in 2021.

**Harrisburg Estates
Detail Report by Category**

Spa/Jet Pump/Replacement - 2028

Asset ID	1063	Asset Cost	\$800.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$918.95
Placed in Service	January 2015		
Useful Life	13		
Replacement Year	2028		
Remaining Life	7		



**Harrisburg Estates
Detail Report by Category**

Spa/Pump/Replacement - 2021

Asset ID	1015	Asset Cost	\$1,250.00
		Percent Replacement	100%
		Future Cost	\$1,250.00
Placed in Service	Recreation/Pool		
Useful Life	January 2009		
Adjustment	10		
Replacement Year	2		
Remaining Life	2021		
	0		



Per information sheet we have budgeted for replacement in 2021.

**Harrisburg Estates
Detail Report by Category**

Spa/Replastering - 2022

Asset ID	1018	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$3,060.00
Placed in Service	January 2014		
Useful Life	8		
Replacement Year	2022		
Remaining Life	1		



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

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Flooring/Upper Area - 2021

Asset ID	1028	Asset Cost	\$3,300.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$3,300.00
Placed in Service	January 2006		
Useful Life	15		
Replacement Year	2021		
Remaining Life	0		



We have budgeted for the carpeting to be replaced in 2021. 1,150 sq. ft.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Furniture/Replacement - 2025

Asset ID	1030	Asset Cost	\$3,500.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$3,788.51
Placed in Service	January 2012		
Useful Life	10		
Adjustment	3		
Replacement Year	2025		
Remaining Life	4		



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 2025.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Main Floor/Replacement - 2030

Asset ID	1037	Asset Cost	\$17,500.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$20,914.12
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	9		



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

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Restroom Floor/Replacement - 2040

Asset ID	1061	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$4,370.43
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	19		



700 sq. ft. of floor tile.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Window Treatments - 2025

Asset ID	1029	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Interior Furnishings	Future Cost	\$3,247.30
Placed in Service	January 1997		
Useful Life	28		
Replacement Year	2025		
Remaining Life	4		



We have budgeted \$3,000 for window treatments.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Gym Equipment/Replacement - 2022

Asset ID	1036	Asset Cost	\$1,500.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,530.00
Placed in Service	January 2017		
Useful Life	3		
Adjustment	2		
Replacement Year	2022		
Remaining Life	1		



We have budgeted for a % of the gym equipment to be replaced every 3 years beginning in 2022. The gym equipment includes treadmills, ellipticals, exercise bike, weight bench and weights.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Heat Pumps/Replacement - 2022

Asset ID	1025	Asset Cost	\$11,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$11,220.00
Placed in Service	January 2010		
Useful Life	12		
Replacement Year	2022		
Remaining Life	1		



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

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Range/Oven/Replacement - 2033

Asset ID	1026	Asset Cost	\$1,200.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,521.89
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	2033		
Remaining Life	12		



**Harrisburg Estates
Detail Report by Category**

Clubhouse/Refrig/Freezer/Replacement - 2032

Asset ID	1031	Asset Cost	\$1,200.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,492.05
Placed in Service	January 2014		
Useful Life	18		
Replacement Year	2032		
Remaining Life	11		



Per printout the refrigerator was replaced in 2014.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/TV/Replacement - 2023

Asset ID	1035	Asset Cost	\$2,200.00
		Percent Replacement	100%
	Equipment	Future Cost	\$2,288.88
Placed in Service	January 2008		
Useful Life	12		
Adjustment	3		
Replacement Year	2023		
Remaining Life	2		



The TV has a useful life of approximately 12 years. We have added 5 years to the useful life.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Water Heater/Replacement - 2031

Asset ID	1027	Asset Cost	\$2,500.00
		Percent Replacement	100%
	Equipment	Future Cost	\$3,047.49
Placed in Service	January 2019		
Useful Life	12		
Replacement Year	2031		
Remaining Life	10		



Per reserve expenditures the water heater was replaced in 2019.

Harrisburg Estates
Detail Report by Category

Clubhouse/Water Softener/Replacement - 2035

Asset ID	1064	Asset Cost	\$3,500.00
		Percent Replacement	100%
	Equipment	Future Cost	\$4,618.17
Placed in Service	January 2019		
Useful Life	16		
Replacement Year	2035		
Remaining Life	14		

Per information replaced in 2019.

Harrisburg Estates
Detail Report by Category

Pressure Release Valve/Replace - 2032

Asset ID	1066	Asset Cost	\$4,950.00
		Percent Replacement	100%
	Equipment	Future Cost	\$6,154.70
Placed in Service	January 2020		
Useful Life	12		
Replacement Year	2032		
Remaining Life	11		

Per email a pressure release valve was replaced in 2020. We have budgeted for this every 12 years.

Harrisburg Estates
Detail Report by Category

Solar System/Controller/Repl. - 2023

Asset ID	1054	Asset Cost	\$1,500.00
		Percent Replacement	100%
	Equipment	Future Cost	\$1,560.60
Placed in Service	January 2004		
Useful Life	12		
Adjustment	7		
Replacement Year	2023		
Remaining Life	2		

We have budgeted to have the controller replaced in 2023.

Harrisburg Estates
Detail Report by Category

Utilities/Water/Sewer/Storm Drains/Repairs - 2021

Asset ID	1038	Asset Cost	\$2,100.00
		Percent Replacement	100%
	Equipment	Future Cost	\$2,100.00
Placed in Service	January 2020		
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		

Harrisburg Estates
Detail Report by Category

Utility Cart/replacement - 2021

Asset ID	1065	Asset Cost	\$9,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$9,000.00
Placed in Service	January 2011		
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		

Per email we have added a utility cart to the components.

Harrisburg Estates
Detail Report by Category

Utility Vehicle/Replacement - 2021

Asset ID	1060	Asset Cost	\$10,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$10,000.00
Placed in Service	January 2007		
Useful Life	9		
Adjustment	5		
Replacement Year	2021		
Remaining Life	0		

We have budgeted to have a new utility vehicle in 2021 per information sheet.

**Harrisburg Estates
Detail Report by Category**

Water System/Backflow Devices/Upgrade - 2025

Asset ID	1039	Asset Cost	\$2,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$2,164.86
Placed in Service	January 2020		
Useful Life	5		
Replacement Year	2025		
Remaining Life	4		

Upgrades will be completed every year for the next 10 years, and total \$20,000. We have moved the dollae amount to \$2,000.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Counters/Cabinets/Replacement - 2035

Asset ID	1047	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Building Components	Future Cost	\$3,958.44
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	14		



We have budgeted for replacement of cabinets in 2035.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Shop/Exterior Upgrades - 2035

Asset ID	1023	Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$9,236.35
	Building Components		
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	14		



Changed useful life from 12 to 20 years.

**Harrisburg Estates
Detail Report by Category**

Historic House/Renovation - 2027

Asset ID	1059	Asset Cost	\$5,000.00
		Percent Replacement	100%
	Building Components	Future Cost	\$5,630.81
Placed in Service	January 2011		
Useful Life	16		
Replacement Year	2027		
Remaining Life	6		



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

**Harrisburg Estates
Detail Report by Category**

Restroom/Fixtures/Maintenance - 2023

Asset ID	1046		Asset Cost	\$1,200.00
			Percent Replacement	100%
			Future Cost	\$1,248.48
	Building Components			
Placed in Service	January 2017			
Useful Life	6			
Replacement Year	2023			
Remaining Life	2			



Restrooms include urinals, toilets, dividers, sinks, showers, and counters. We have budgeted to have some fixtures maintained/repared every 6 years beginning in 2023.

**Harrisburg Estates
Detail Report by Category**

Clubhouse/Water Fountain/Replacement - 2023

Asset ID	1024	Asset Cost	\$555.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$577.42
Placed in Service	January 2006		
Useful Life	17		
Replacement Year	2023		
Remaining Life	2		



The water fountain was replaced in 2006. The useful life is 17 years.

**Harrisburg Estates
Detail Report by Category**

Concrete/Repairs - 2022

Asset ID	1050	Asset Cost	\$3,000.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$3,060.00
Placed in Service	January 2016		
Useful Life	5		
Adjustment	1		
Replacement Year	2022		
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
Detail Report by Category**

Landscape/Modifications - 2022

Asset ID	1051	Asset Cost	\$2,500.00
		Percent Replacement	100%
Grounds Components		Future Cost	\$2,550.00
Placed in Service	January 2018		
Useful Life	3		
Adjustment	1		
Replacement Year	2022		
Remaining Life	1		



Landscaping includes bushes, trees, shrubs, rock etc. We have budgeted for this every 3 years beginning in 2022.

Harrisburg Estates
Detail Report by Category

Sewers/Drains/Cleaning - 2024

Asset ID	1040	Asset Cost	\$3,000.00
		Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,183.62
Useful Life	10		
Replacement Year	2024		
Remaining Life	3		

**Harrisburg Estates
Detail Report by Category**

Gutters/Downspouts/Replacement - 2023

Asset ID	1058	Asset Cost	\$600.00
		Percent Replacement	100%
		Future Cost	\$624.24
Gutters and Downspouts			
Placed in Service	January 2015		
Useful Life	5		
Adjustment	3		
Replacement Year	2023		
Remaining Life	2		



160 linear feet. We have budgeted for maintenance and repairs every 5 years.

**Harrisburg Estates
Detail Report by Category**

Doors/Replacement - 2023

Asset ID	1048	Asset Cost	\$1,300.00
		Percent Replacement	100%
	Doors	Future Cost	\$1,352.52
Placed in Service	January 2008		
Useful Life	10		
Adjustment	5		
Replacement Year	2023		
Remaining Life	2		



We have budgeted for a percentage(%) of the doors be replaced every 5 years beginning in 2023.

**Harrisburg Estates
Detail Report by Category**

Signs/Replacement - 2026

Asset ID	1049	Asset Cost	\$600.00
		Percent Replacement	100%
	Signs	Future Cost	\$662.45
Placed in Service	January 2004		
Useful Life	22		
Replacement Year	2026		
Remaining Life	5		



**Harrisburg Estates
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