



## Association Reserve Consultants, Inc.

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# Harrisburg Estates Harrisburg, Utah



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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:

<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 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<sup>®</sup> 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.
- 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	September 6, 2024
Account Number	9445
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	226

<i>Report Parameters</i>	
Inflation	2.50%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	3.50%
Tax Rate on Interest	30.00%
2025 Beginning Balance	\$321,493

**The following is a summary of this report:**

1. The Reserve balance as of 12/31/2024 is \$321,493, and the contribution for 2025 is approximately \$38,000.
2. The inflation rate is 2.5% 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.

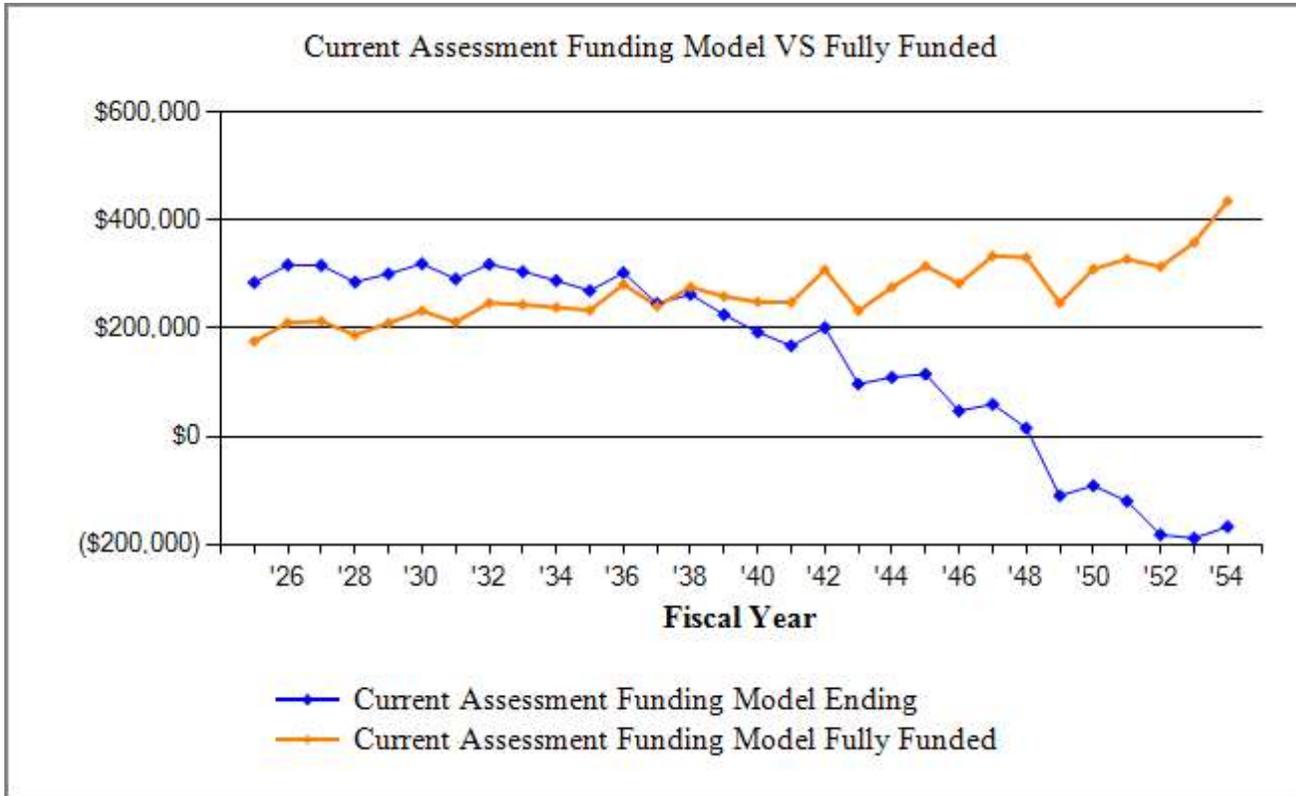
<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$3,166.67
<i>\$14.01 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$538.28</u>
Total Monthly Allocation to Reserves	\$3,704.95
<i>\$16.39 per unit monthly</i>	

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

Beginning Balance: \$321,493

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	321,725	38,000	6,459	81,300	284,652	175,829	162%
2026	329,768	38,000	7,243	12,812	317,083	210,362	151%
2027	338,012	38,000	7,227	45,912	316,398	213,159	148%
2028	346,463	38,000	6,480	75,382	285,495	187,737	152%
2029	355,124	38,000	6,841	29,913	300,423	209,528	143%
2030	361,739	38,000	7,303	26,192	319,533	232,345	138%
2031	370,783	38,000	6,622	72,794	291,361	211,455	138%
2032	380,053	38,000	7,272	18,365	318,268	247,029	129%
2033	389,554	38,000	6,951	58,240	304,979	243,849	125%
2034	399,293	38,000	6,545	61,319	288,205	238,692	121%
2035	409,275	38,000	6,095	62,724	269,576	233,256	116%
2036	419,507	38,000	6,901	11,546	302,930	281,463	108%
2037	429,995	38,000	5,523	100,537	245,916	241,052	102%
2038	440,744	38,000	5,928	27,157	262,688	276,237	95%
2039	451,763	38,000	5,019	80,610	225,097	258,935	87%
2040	463,057	38,000	4,237	74,587	192,747	248,836	77%
2041	474,634	38,000	3,629	66,803	167,573	247,959	68%
2042	486,499	38,000	4,445	8,673	201,345	308,178	65%
2043	498,662	38,000	1,922	144,268	96,999	232,491	42%
2044	511,128	38,000	2,221	27,848	109,371	275,853	40%
2045	523,907	38,000	2,361	34,575	115,158	315,058	37%
2046	537,004	38,000	715	106,821	47,051	282,883	17%
2047	550,429	38,000	1,017	26,512	59,556	333,957	18%
2048	564,190	38,000		82,143	15,413	331,066	5%
2049	578,295	38,000		163,147	-109,734	246,898	
2050	592,752	38,000		19,466	-91,200	309,767	
2051	607,571	38,000		66,510	-119,710	327,904	
2052	622,760	38,000		100,117	-181,827	314,012	
2053	638,329	38,000		44,522	-188,349	358,771	
2054	654,288	38,000		16,688	-167,038	435,242	

**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	September 6, 2024
Account Number	9445
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	226

<i>Report Parameters</i>	
Inflation	2.50%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	3.50%
Tax Rate on Interest	30.00%
2025 Beginning Balance	\$321,493

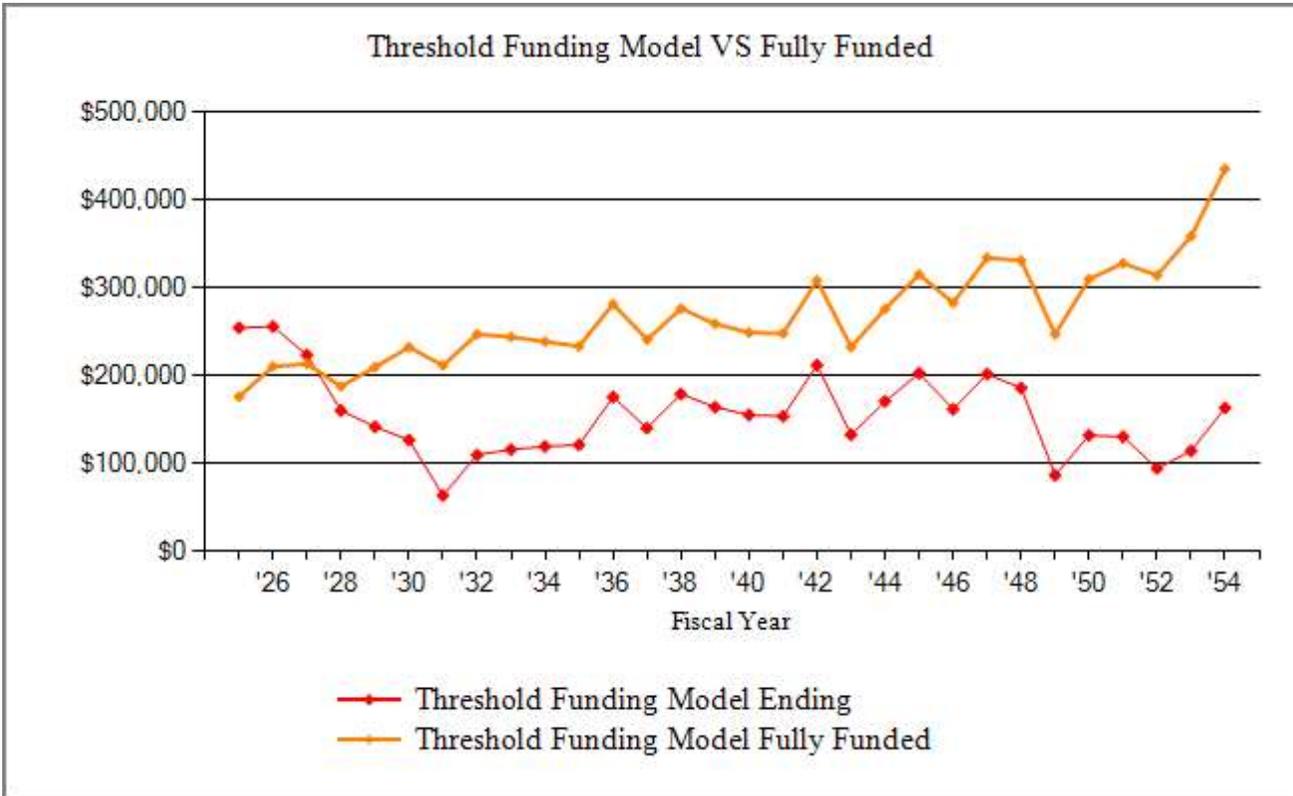
<i>Threshold Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$681.62
<i>\$3.02 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$505.05</u>
Total Monthly Allocation to Reserves	\$1,186.67
<i>\$5.25 per unit monthly</i>	

**Harrisburg Estates  
Threshold Funding Model Projection**

Beginning Balance: \$321,493

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	321,725	8,179	6,061	81,300	254,433	175,829	145%
2026	329,768	8,179	6,096	12,812	255,896	210,362	122%
2027	338,012	8,179	5,312	45,912	223,475	213,159	105%
2028	346,463	8,179	3,779	75,382	160,051	187,737	85%
2029	355,124	8,179	3,334	29,913	141,651	209,528	68%
2030	361,739	8,179	2,970	26,192	126,608	232,345	54%
2031	370,783	8,179	1,443	72,794	63,436	211,455	30%
2032	380,053	62,446	1,952	18,365	109,469	247,029	44%
2033	389,554	62,446	2,104	58,240	115,779	243,849	47%
2034	399,293	62,446	2,184	61,319	119,090	238,692	50%
2035	409,275	62,446	2,232	62,724	121,043	233,256	52%
2036	419,507	62,446	3,548	11,546	175,490	281,463	62%
2037	429,995	62,446	2,692	100,537	140,091	241,052	58%
2038	440,744	62,446	3,633	27,157	179,013	276,237	65%
2039	451,763	62,446	3,273	80,610	164,121	258,935	63%
2040	463,057	62,446	3,053	74,587	155,033	248,836	62%
2041	474,634	62,446	3,021	66,803	153,697	247,959	62%
2042	486,499	62,446	4,428	8,673	211,898	308,178	69%
2043	498,662	62,446	2,511	144,268	132,585	232,491	57%
2044	511,128	62,446	3,430	27,848	170,613	275,853	62%
2045	523,907	62,446	4,206	34,575	202,689	315,058	64%
2046	537,004	62,446	3,210	106,821	161,524	282,883	57%
2047	550,429	62,446	4,180	26,512	201,637	333,957	60%
2048	564,190	62,446	3,796	82,143	185,736	331,066	56%
2049	578,295	62,446	1,395	163,147	86,429	246,898	35%
2050	592,752	62,446	2,494	19,466	131,903	309,767	43%
2051	607,571	62,446	2,455	66,510	130,293	327,904	40%
2052	622,760	62,446	1,583	100,117	94,205	314,012	30%
2053	638,329	62,446	2,066	44,522	114,194	358,771	32%
2054	654,288	62,446	3,251	16,688	163,203	435,242	37%

**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
<b>Streets/Asphalt</b>							
Asphalt/Maintenance	2025	3	1	0	40,000	40,000	40,000
Asphalt/Reconstruction/Patching	2025	8	22	0	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Streets/Asphalt - Total					\$75,000	\$75,000	\$75,000
<b>Roofing</b>							
Clubhouse/Shop/Roof/ Replacement	2039	25	0	14	25,000	0	11,000
Gazebo/Roof Replacement	2048	25	0	23	<u>16,000</u>	0	<u>1,280</u>
Roofing - Total					\$41,000		\$12,280
<b>Painting</b>							
Clubhouse/Interior Painting	2031	25	0	6	<u>5,000</u>	<u>3,800</u>	<u>3,800</u>
Painting - Total					\$5,000	\$3,800	\$3,800
<b>Fencing/Security</b>							
Chain Link Fence/Replacement	2039	28	0	14	2,800	0	1,400
Privacy Fence/Replacement	2045	35	0	20	<u>7,000</u>	0	<u>3,000</u>
Fencing/Security - Total					\$9,800		\$4,400
<b>Lighting</b>							
Lighting Interior/Replacement							
Lighting/ Exterior/Replacement	2033	15	0	8	<u>3,000</u>	<u>1,400</u>	<u>1,400</u>
Lighting - Total					\$3,000	\$1,400	\$1,400
<b>Recreation/Pool</b>							
Paint/Wrought Iron Fence	2025	10	0	0	800	800	800
Pool Deck/Repairs	2029	10	0	4	4,500	2,700	2,700
Pool/Clorinator/Replacement	2031	13	0	6	1,970	1,061	1,061
Pool/Cover/Replacement	2028	10	0	3	5,600	3,920	3,920
Pool/Furniture/Replacement	2026	3	3	1	1,900	1,583	1,583
Pool/Heater/Replacement	2031	8	0	6	5,900	1,475	1,475
Pool/Replastering	2027	8	0	2	32,500	24,375	24,375
Pool/Sand Filter/Replacement	2027	15	2	2	1,300	1,147	1,147
Pool/Water Pump/Replacement	2029	10	0	4	1,200	720	720
Solar System/Replacement	2028	20	4	3	3,000	2,625	2,625
Spa/Air Pump/Replacement	2025	8	5	0	900	900	900
Spa/Clorinator/Replacement	2035	11	0	10	3,000	273	273
Spa/Decking/Repairs/Paint	2027	12	3	2	1,600	1,387	1,387
Spa/Filter/Replacement	2036	15	0	11	900	240	240
Spa/Heater/Replacement	2031	8	0	6	3,800	950	950
Spa/Jet Pump/Replacement	2028	13	0	3	1,200	923	923
Spa/Pump/Replacement	2030	9	0	5	2,250	1,000	1,000
Spa/Replastering	2030	8	0	5	<u>3,000</u>	<u>1,125</u>	<u>1,125</u>
Recreation/Pool - Total					\$75,320	\$47,204	\$47,204

**Harrisburg Estates**  
**Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Interior Furnishings</b>							
Clubhouse/Flooring/Upper Area	2029	15	8	4	3,000	2,478	2,478
Clubhouse/Furniture/Replacement	2033	10	0	8	3,500	700	700
Clubhouse/Main Floor/Replacement	2037	35	2	12	17,500	1,521	11,824
Clubhouse/Restroom Floor/Replacement	2045	35	0	20	3,000	0	1,286
Clubhouse/Window Treatments	2029	32	0	4	<u>3,000</u>	<u>2,625</u>	<u>2,625</u>
Interior Furnishings - Total					\$30,000	\$7,325	\$18,913
<b>Equipment</b>							
Clubhouse/Gym Equipment/Replacement	2028	3	3	3	3,500	1,750	1,750
Clubhouse/Heat Pumps/Replacement	2028	18	0	3	8,000	6,667	6,667
Clubhouse/Range/Oven/Replacement	2036	28	0	11	1,800	1,093	1,093
Clubhouse/Refrig/Freezer/Replacement	2032	18	0	7	1,700	1,039	1,039
Clubhouse/Water Heater/Replacement	2034	15	0	9	2,500	1,000	1,000
Clubhouse/Water Softener/Replacement	2030	11	0	5	3,500	1,909	1,909
Pressure Release Valve/Replace	2032	12	0	7	4,950	2,062	2,062
Solar System/Controller/Repl.	2033	10	0	8	1,800	360	360
Utilities/Water/Sewer/Storm Drains/Repairs	2026	2	0	1	3,100	1,550	1,550
Utility Cart/Replacement	2029	8	0	4	9,000	4,500	4,500
Utility Vehicle/Replacement	2030	9	0	5	10,000	4,444	4,444
Water System/Backflow Devices/Upgrade	2025	1	0	0	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
Equipment - Total					\$51,850	\$28,374	\$28,374
<b>Building Components</b>							
Clubhouse/Counters/Cabinets/Replacement	2040	35	0	15	3,600	0	2,057
Clubhouse/Shop/Exterior Upgrades	2035	20	0	10	7,000	3,500	3,500
Historic House/Renovation	2027	16	0	2	5,000	4,375	4,375
Restroom/Fixtures/Maintenance	2025	6	0	0	<u>2,600</u>	<u>2,600</u>	<u>2,600</u>
Building Components - Total					\$18,200	\$10,475	\$12,532
<b>Grounds Components</b>							
Clubhouse/Water Fountain/Replacement	2037	17	0	12	855	251	251
Concrete/Repairs	2028	5	1	3	3,000	1,500	1,500
Landscape/Modifications	2026	3	1	1	2,500	1,875	1,875
Sewers/Drains/Cleaning	2026	10	2	1	<u>3,000</u>	<u>2,750</u>	<u>2,750</u>
Grounds Components - Total					\$9,355	\$6,376	\$6,376
<b>Gutters and Downspouts</b>							
Gutters/Downspouts/Replacement	2030	5	3	5	<u>1,300</u>	<u>487</u>	<u>487</u>
Gutters and Downspouts - Total					\$1,300	\$487	\$487
<b>Doors</b>							
Doors/Replacement	2027	5	14	2	<u>1,300</u>	<u>1,163</u>	<u>1,163</u>
Doors - Total					\$1,300	\$1,163	\$1,163

**Harrisburg Estates**  
**Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Signs</b>							
Signs/Replacement	2028	5	1	3	<u>600</u>	<u>300</u>	<u>300</u>
Signs - Total					\$600	\$300	\$300
					<u>\$321,725</u>	<u>\$181,905</u>	<u>\$212,231</u>
						<u>\$9,095</u>	<u>\$10,612</u>
						\$191,000	\$222,842

Percent Fully Funded	86%
Current Average Liability per Unit (Total Units: 226)	-\$141

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

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Paint/Wrought Iron Fence	0	2025	800	800
Spa/Air Pump/Replacement	0	2025	900	900
Water System/Backflow Devices/Upgrade	0	2025	2,000	2,000
Restroom/Fixtures/Maintenance	0	2025	2,600	2,600
Asphalt/Reconstruction/Patching	0	2025	35,000	35,000
Asphalt/Maintenance	0	2025	40,000	40,000
Utilities/Water/Sewer/Storm Drains/Repairs	1	2026	3,100	1,550
Pool/Furniture/Replacement	1	2026	1,900	1,583
Landscape/Modifications	1	2026	2,500	1,875
Sewers/Drains/Cleaning	1	2026	3,000	2,750
Pool/Sand Filter/Replacement	2	2027	1,300	1,147
Doors/Replacement	2	2027	1,300	1,163
Spa/Decking/Repairs/Paint	2	2027	1,600	1,387
Historic House/Renovation	2	2027	5,000	4,375
Pool/Replastering	2	2027	32,500	24,375
Signs/Replacement	3	2028	600	300
Spa/Jet Pump/Replacement	3	2028	1,200	923
Concrete/Repairs	3	2028	3,000	1,500
Clubhouse/Gym Equipment/Replacement	3	2028	3,500	1,750
Solar System/Replacement	3	2028	3,000	2,625
Pool/Cover/Replacement	3	2028	5,600	3,920
Clubhouse/Heat Pumps/Replacement	3	2028	8,000	6,667
Pool/Water Pump/Replacement	4	2029	1,200	720
Clubhouse/Flooring/Upper Area	4	2029	3,000	2,478
Clubhouse/Window Treatments	4	2029	3,000	2,625
Pool Deck/Repairs	4	2029	4,500	2,700
Utility Cart/Replacement	4	2029	9,000	4,500
Gutters/Downspouts/Replacement	5	2030	1,300	487
Spa/Pump/Replacement	5	2030	2,250	1,000
Spa/Replastering	5	2030	3,000	1,125
Clubhouse/Water Softener/Replacement	5	2030	3,500	1,909
Utility Vehicle/Replacement	5	2030	10,000	4,444
Spa/Heater/Replacement	6	2031	3,800	950
Pool/Clorinator/Replacement	6	2031	1,970	1,061
Pool/Heater/Replacement	6	2031	5,900	1,475
Clubhouse/Interior Painting	6	2031	5,000	3,800
Clubhouse/Refrig/Freezer/Replacement	7	2032	1,700	1,039
Pressure Release Valve/Replace	7	2032	4,950	2,062
Solar System/Controller/Repl.	8	2033	1,800	360
Clubhouse/Furniture/Replacement	8	2033	3,500	700

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

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Lighting/ Exterior/Replacement	8	2033	3,000	1,400
Clubhouse/Water Heater/Replacement	9	2034	2,500	1,000
Spa/Clorinator/Replacement	10	2035	3,000	273
Clubhouse/Shop/Exterior Upgrades	10	2035	7,000	3,500
Spa/Filter/Replacement	11	2036	900	240
Clubhouse/Range/Oven/Replacement	11	2036	1,800	1,093
Clubhouse/Water Fountain/Replacement	12	2037	855	251
Clubhouse/Main Floor/Replacement	12	2037	17,500	11,824
Chain Link Fence/Replacement	14	2039	2,800	1,400
Clubhouse/Shop/Roof/ Replacement	14	2039	25,000	11,000
Clubhouse/Counters/Cabinets/Replacement	15	2040	3,600	2,057
Clubhouse/Restroom Floor/Replacement	20	2045	3,000	1,286
Privacy Fence/Replacement	20	2045	7,000	3,000
Gazebo/Roof Replacement	23	2048	15,768	1,280
Lighting Interior/Replacement		Unfunded		
Total Asset Summary			\$321,493	\$212,231

Excess Funds:

Percent Fully Funded	151%
Current Average Equity per Unit (Total Units: 226)	\$483

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2025</b>	
Asphalt/Maintenance	40,000
Asphalt/Reconstruction/Patching	35,000
Paint/Wrought Iron Fence	800
Restroom/Fixtures/Maintenance	2,600
Spa/Air Pump/Replacement	900
Water System/Backflow Devices/Upgrade	2,000
<b>Total for 2025</b>	<b>\$81,300</b>
<b>Replacement Year 2026</b>	
Landscape/Modifications	2,562
Pool/Furniture/Replacement	1,947
Sewers/Drains/Cleaning	3,075
Utilities/Water/Sewer/Storm Drains/Repairs	3,177
Water System/Backflow Devices/Upgrade	2,050
<b>Total for 2026</b>	<b>\$12,812</b>
<b>Replacement Year 2027</b>	
Doors/Replacement	1,366
Historic House/Renovation	5,253
Pool/Replastering	34,145
Pool/Sand Filter/Replacement	1,366
Spa/Decking/Repairs/Paint	1,681
Water System/Backflow Devices/Upgrade	2,101
<b>Total for 2027</b>	<b>\$45,912</b>
<b>Replacement Year 2028</b>	
Asphalt/Maintenance	43,076
Clubhouse/Gym Equipment/Replacement	3,769
Clubhouse/Heat Pumps/Replacement	8,615
Concrete/Repairs	3,231
Pool/Cover/Replacement	6,031
Signs/Replacement	646
Solar System/Replacement	3,231
Spa/Jet Pump/Replacement	1,292
Utilities/Water/Sewer/Storm Drains/Repairs	3,338
Water System/Backflow Devices/Upgrade	2,154
<b>Total for 2028</b>	<b>\$75,382</b>

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2029</b>	
Clubhouse/Flooring/Upper Area	3,311
Clubhouse/Window Treatments	3,311
Landscape/Modifications	2,760
Pool Deck/Repairs	4,967
Pool/Furniture/Replacement	2,097
Pool/Water Pump/Replacement	1,325
Utility Cart/Replacement	9,934
Water System/Backflow Devices/Upgrade	2,208
<b>Total for 2029</b>	<b>\$29,913</b>
<b>Replacement Year 2030</b>	
Clubhouse/Water Softener/Replacement	3,960
Gutters/Downspouts/Replacement	1,471
Spa/Pump/Replacement	2,546
Spa/Replastering	3,394
Utilities/Water/Sewer/Storm Drains/Repairs	3,507
Utility Vehicle/Replacement	11,314
<b>Total for 2030</b>	<b>\$26,192</b>
<b>Replacement Year 2031</b>	
Asphalt/Maintenance	46,388
Clubhouse/Gym Equipment/Replacement	4,059
Clubhouse/Interior Painting	5,798
Pool/Clorinator/Replacement	2,285
Pool/Heater/Replacement	6,842
Restroom/Fixtures/Maintenance	3,015
Spa/Heater/Replacement	4,407
<b>Total for 2031</b>	<b>\$72,794</b>
<b>Replacement Year 2032</b>	
Clubhouse/Refrig/Freezer/Replacement	2,021
Doors/Replacement	1,545
Landscape/Modifications	2,972
Pool/Furniture/Replacement	2,259
Pressure Release Valve/Replace	5,884
Utilities/Water/Sewer/Storm Drains/Repairs	3,685
<b>Total for 2032</b>	<b>\$18,365</b>

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2033</b>	
Asphalt/Reconstruction/Patching	42,644
Clubhouse/Furniture/Replacement	4,264
Concrete/Repairs	3,655
Lighting/ Exterior/Replacement	3,655
Signs/Replacement	731
Solar System/Controller/Repl.	2,193
Spa/Air Pump/Replacement	1,097
<b>Total for 2033</b>	<b>\$58,240</b>
<b>Replacement Year 2034</b>	
Asphalt/Maintenance	49,955
Clubhouse/Gym Equipment/Replacement	4,371
Clubhouse/Water Heater/Replacement	3,122
Utilities/Water/Sewer/Storm Drains/Repairs	3,871
<b>Total for 2034</b>	<b>\$61,319</b>
<b>Replacement Year 2035</b>	
Clubhouse/Shop/Exterior Upgrades	8,961
Gutters/Downspouts/Replacement	1,664
Landscape/Modifications	3,200
Paint/Wrought Iron Fence	1,024
Pool/Furniture/Replacement	2,432
Pool/Replastering	41,603
Spa/Clorinator/Replacement	3,840
<b>Total for 2035</b>	<b>\$62,724</b>
<b>Replacement Year 2036</b>	
Clubhouse/Range/Oven/Replacement	2,362
Sewers/Drains/Cleaning	3,936
Spa/Filter/Replacement	1,181
Utilities/Water/Sewer/Storm Drains/Repairs	4,067
<b>Total for 2036</b>	<b>\$11,546</b>
<b>Replacement Year 2037</b>	
Asphalt/Maintenance	53,796
Clubhouse/Gym Equipment/Replacement	4,707
Clubhouse/Main Floor/Replacement	23,536

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2037 continued...</i></b>	
Clubhouse/Water Fountain/Replacement	1,150
Doors/Replacement	1,748
Restroom/Fixtures/Maintenance	3,497
Utility Cart/Replacement	12,104
<b>Total for 2037</b>	<b>\$100,537</b>
<b>Replacement Year 2038</b>	
Concrete/Repairs	4,136
Landscape/Modifications	3,446
Pool/Cover/Replacement	7,720
Pool/Furniture/Replacement	2,619
Signs/Replacement	827
Spa/Replastering	4,136
Utilities/Water/Sewer/Storm Drains/Repairs	4,273
<b>Total for 2038</b>	<b>\$27,157</b>
<b>Replacement Year 2039</b>	
Chain Link Fence/Replacement	3,956
Clubhouse/Shop/Roof/ Replacement	35,324
Pool Deck/Repairs	6,358
Pool/Heater/Replacement	8,337
Pool/Water Pump/Replacement	1,696
Spa/Decking/Repairs/Paint	2,261
Spa/Heater/Replacement	5,369
Spa/Pump/Replacement	3,179
Utility Vehicle/Replacement	14,130
<b>Total for 2039</b>	<b>\$80,610</b>
<b>Replacement Year 2040</b>	
Asphalt/Maintenance	57,932
Clubhouse/Counters/Cabinets/Replacement	5,214
Clubhouse/Gym Equipment/Replacement	5,069
Gutters/Downspouts/Replacement	1,883
Utilities/Water/Sewer/Storm Drains/Repairs	4,490
<b>Total for 2040</b>	<b>\$74,587</b>
<b>Replacement Year 2041</b>	
Asphalt/Reconstruction/Patching	51,958

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2041 continued...</i></b>	
Clubhouse/Water Softener/Replacement	5,196
Landscape/Modifications	3,711
Pool/Furniture/Replacement	2,821
Spa/Air Pump/Replacement	1,336
Spa/Jet Pump/Replacement	1,781
<b>Total for 2041</b>	<b>\$66,803</b>
<b>Replacement Year 2042</b>	
Doors/Replacement	1,978
Pool/Sand Filter/Replacement	1,978
Utilities/Water/Sewer/Storm Drains/Repairs	4,717
<b>Total for 2042</b>	<b>\$8,673</b>
<b>Replacement Year 2043</b>	
Asphalt/Maintenance	62,386
Clubhouse/Furniture/Replacement	5,459
Clubhouse/Gym Equipment/Replacement	5,459
Concrete/Repairs	4,679
Historic House/Renovation	7,798
Pool/Replastering	50,689
Restroom/Fixtures/Maintenance	4,055
Signs/Replacement	936
Solar System/Controller/Repl.	2,807
<b>Total for 2043</b>	<b>\$144,268</b>
<b>Replacement Year 2044</b>	
Clubhouse/Flooring/Upper Area	4,796
Landscape/Modifications	3,997
Pool/Clorinator/Replacement	3,149
Pool/Furniture/Replacement	3,037
Pressure Release Valve/Replace	7,913
Utilities/Water/Sewer/Storm Drains/Repairs	4,956
<b>Total for 2044</b>	<b>\$27,848</b>
<b>Replacement Year 2045</b>	
Clubhouse/Restroom Floor/Replacement	4,916
Gutters/Downspouts/Replacement	2,130

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2045 continued...</i></b>	
Paint/Wrought Iron Fence	1,311
Privacy Fence/Replacement	11,470
Utility Cart/Replacement	14,748
<b>Total for 2045</b>	<b>\$34,575</b>
<b>Replacement Year 2046</b>	
Asphalt/Maintenance	67,183
Clubhouse/Gym Equipment/Replacement	5,879
Clubhouse/Heat Pumps/Replacement	13,437
Sewers/Drains/Cleaning	5,039
Spa/Clorinator/Replacement	5,039
Spa/Replastering	5,039
Utilities/Water/Sewer/Storm Drains/Repairs	5,207
<b>Total for 2046</b>	<b>\$106,821</b>
<b>Replacement Year 2047</b>	
Doors/Replacement	2,238
Landscape/Modifications	4,304
Pool/Furniture/Replacement	3,271
Pool/Heater/Replacement	10,157
Spa/Heater/Replacement	6,542
<b>Total for 2047</b>	<b>\$26,512</b>
<b>Replacement Year 2048</b>	
Concrete/Repairs	5,294
Gazebo/Roof Replacement	28,234
Lighting/ Exterior/Replacement	5,294
Pool/Cover/Replacement	9,882
Signs/Replacement	1,059
Solar System/Replacement	5,294
Spa/Pump/Replacement	3,970
Utilities/Water/Sewer/Storm Drains/Repairs	5,470
Utility Vehicle/Replacement	17,646
<b>Total for 2048</b>	<b>\$82,143</b>
<b>Replacement Year 2049</b>	
Asphalt/Maintenance	72,349

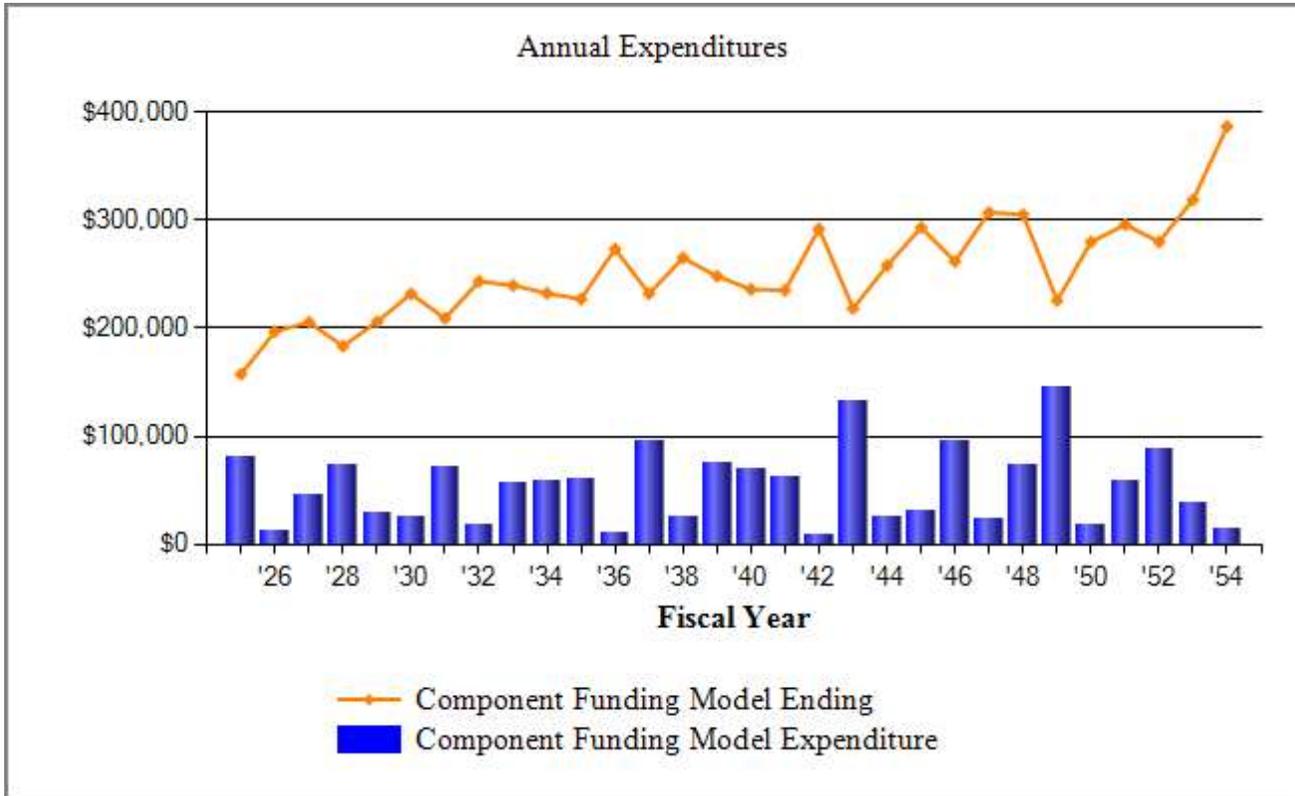
**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2049 continued...</i></b>	
Asphalt/Reconstruction/Patching	63,305
Clubhouse/Gym Equipment/Replacement	6,331
Clubhouse/Water Heater/Replacement	4,522
Pool Deck/Repairs	8,139
Pool/Water Pump/Replacement	2,170
Restroom/Fixtures/Maintenance	4,703
Spa/Air Pump/Replacement	1,628
<b>Total for 2049</b>	<b>\$163,147</b>
<b>Replacement Year 2050</b>	
Clubhouse/Refrig/Freezer/Replacement	3,152
Gutters/Downspouts/Replacement	2,410
Landscape/Modifications	4,635
Pool/Furniture/Replacement	3,522
Utilities/Water/Sewer/Storm Drains/Repairs	5,747
<b>Total for 2050</b>	<b>\$19,466</b>
<b>Replacement Year 2051</b>	
Pool/Replastering	61,760
Spa/Decking/Repairs/Paint	3,040
Spa/Filter/Replacement	1,710
<b>Total for 2051</b>	<b>\$66,510</b>
<b>Replacement Year 2052</b>	
Asphalt/Maintenance	77,912
Clubhouse/Gym Equipment/Replacement	6,817
Clubhouse/Water Softener/Replacement	6,817
Doors/Replacement	2,532
Utilities/Water/Sewer/Storm Drains/Repairs	6,038
<b>Total for 2052</b>	<b>\$100,117</b>
<b>Replacement Year 2053</b>	
Clubhouse/Furniture/Replacement	6,988
Concrete/Repairs	5,989
Landscape/Modifications	4,991
Pool/Furniture/Replacement	3,793
Signs/Replacement	1,198

**Harrisburg Estates  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2053 continued...</i></b>	
Solar System/Controller/Repl.	3,594
Utility Cart/Replacement	17,968
<b>Total for 2053</b>	<b><u>\$44,522</u></b>
 <b>Replacement Year 2054</b>	
Clubhouse/Water Fountain/Replacement	1,750
Spa/Jet Pump/Replacement	2,456
Spa/Replastering	6,139
Utilities/Water/Sewer/Storm Drains/Repairs	6,344
<b>Total for 2054</b>	<b><u>\$16,688</u></b>

## Harrisburg Estates Annual Expenditure Chart



## Harrisburg Estates Spread Sheet

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Asphalt/Maintenance	40,000			43,076			46,388			49,955
Asphalt/Reconstruction/Patching	35,000								42,644	
Chain Link Fence/Replacement										
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area					3,311					
Clubhouse/Furniture/Replacement									4,264	
Clubhouse/Gym Equipment/Replacement				3,769			4,059			4,371
Clubhouse/Heat Pumps/Replacement				8,615						
Clubhouse/Interior Painting							5,798			
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement								2,021		
Clubhouse/Refrig/Freezer/Replacement										
Clubhouse/Restroom Floor/Replacement										
Clubhouse/Shop/Exterior Upgrades										
Clubhouse/Shop/Roof/ Replacement										
Clubhouse/Water Fountain/Replacement										
Clubhouse/Water Heater/Replacement										3,122
Clubhouse/Water Softener/Replacement						3,960				
Clubhouse/Window Treatments					3,311					
Concrete/Repairs				3,231					3,655	
Doors/Replacement			1,366					1,545		
Gazebo/Roof Replacement										
Gutters/Downspouts/Replacement						1,471				
Historic House/Renovation			5,253							
Landscape/Modifications		2,562			2,760			2,972		
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement									3,655	
Paint/Wrought Iron Fence	800									
Pool Deck/Repairs					4,967					
Pool/Clorinator/Replacement							2,285			
Pool/Cover/Replacement				6,031						
Pool/Furniture/Replacement		1,947			2,097			2,259		
Pool/Heater/Replacement							6,842			
Pool/Replastering			34,145							
Pool/Sand Filter/Replacement			1,366							

**Harrisburg Estates  
Spread Sheet**

<b>Description</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Pool/Water Pump/Replacement					1,325					
Pressure Release Valve/Replace								5,884		
Privacy Fence/Replacement										
Restroom/Fixtures/Maintenance	2,600						3,015			
Sewers/Drains/Cleaning		3,075								
Signs/Replacement				646					731	
Solar System/Controller/Repl.									2,193	
Solar System/Replacement				3,231						
Spa/Air Pump/Replacement	900								1,097	
Spa/Clorinator/Replacement										
Spa/Decking/Repairs/Paint			1,681							
Spa/Filter/Replacement										
Spa/Heater/Replacement							4,407			
Spa/Jet Pump/Replacement				1,292						
Spa/Pump/Replacement						2,546				
Spa/Replastering						3,394				
Utilities/Water/Sewer/Storm Drains/Repairs		3,177		3,338		3,507		3,685		3,871
Utility Cart/Replacement					9,934					
Utility Vehicle/Replacement						11,314				
Water System/Backflow Devices/Upgrade	2,000	2,050	2,101	2,154	2,208					
<b>Year Total:</b>	<b>81,300</b>	<b>12,812</b>	<b>45,912</b>	<b>75,382</b>	<b>29,913</b>	<b>26,192</b>	<b>72,794</b>	<b>18,365</b>	<b>58,240</b>	<b>61,319</b>

## Harrisburg Estates Spread Sheet

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Asphalt/Maintenance			53,796			57,932			62,386	
Asphalt/Reconstruction/Patching							51,958			
Chain Link Fence/Replacement					3,956					
Clubhouse/Counters/Cabinets/Replacement						5,214				
Clubhouse/Flooring/Upper Area										4,796
Clubhouse/Furniture/Replacement									5,459	
Clubhouse/Gym Equipment/Replacement			4,707			5,069			5,459	
Clubhouse/Heat Pumps/Replacement										
Clubhouse/Interior Painting										
Clubhouse/Main Floor/Replacement			23,536							
Clubhouse/Range/Oven/Replacement		2,362								
Clubhouse/Refrig/Freezer/Replacement										
Clubhouse/Restroom Floor/Replacement										
Clubhouse/Shop/Exterior Upgrades	8,961									
Clubhouse/Shop/Roof/ Replacement					35,324					
Clubhouse/Water Fountain/Replacement			1,150							
Clubhouse/Water Heater/Replacement										
Clubhouse/Water Softener/Replacement							5,196			
Clubhouse/Window Treatments										
Concrete/Repairs				4,136					4,679	
Doors/Replacement			1,748					1,978		
Gazebo/Roof Replacement										
Gutters/Downspouts/Replacement	1,664					1,883				
Historic House/Renovation									7,798	
Landscape/Modifications	3,200			3,446			3,711			3,997
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement										
Paint/Wrought Iron Fence	1,024									
Pool Deck/Repairs					6,358					
Pool/Clorinator/Replacement										3,149
Pool/Cover/Replacement				7,720						
Pool/Furniture/Replacement	2,432			2,619			2,821			3,037
Pool/Heater/Replacement					8,337					
Pool/Replastering	41,603								50,689	
Pool/Sand Filter/Replacement								1,978		

**Harrisburg Estates  
Spread Sheet**

<b>Description</b>	<b>2035</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>
Pool/Water Pump/Replacement					1,696					
Pressure Release Valve/Replace										7,913
Privacy Fence/Replacement										
Restroom/Fixtures/Maintenance			3,497						4,055	
Sewers/Drains/Cleaning		3,936								
Signs/Replacement				827					936	
Solar System/Controller/Repl.									2,807	
Solar System/Replacement										
Spa/Air Pump/Replacement							1,336			
Spa/Clorinator/Replacement	3,840									
Spa/Decking/Repairs/Paint					2,261					
Spa/Filter/Replacement		1,181								
Spa/Heater/Replacement					5,369					
Spa/Jet Pump/Replacement							1,781			
Spa/Pump/Replacement					3,179					
Spa/Replastering				4,136						
Utilities/Water/Sewer/Storm Drains/Repairs		4,067		4,273		4,490		4,717		4,956
Utility Cart/Replacement			12,104							
Utility Vehicle/Replacement					14,130					
Water System/Backflow Devices/Upgrade										
<b>Year Total:</b>	<b>62,724</b>	<b>11,546</b>	<b>100,537</b>	<b>27,157</b>	<b>80,610</b>	<b>74,587</b>	<b>66,803</b>	<b>8,673</b>	<b>144,268</b>	<b>27,848</b>

## Harrisburg Estates Spread Sheet

Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Asphalt/Maintenance		67,183			72,349			77,912		
Asphalt/Reconstruction/Patching					63,305					
Chain Link Fence/Replacement										
Clubhouse/Counters/Cabinets/Replacement										
Clubhouse/Flooring/Upper Area										
Clubhouse/Furniture/Replacement									6,988	
Clubhouse/Gym Equipment/Replacement		5,879			6,331			6,817		
Clubhouse/Heat Pumps/Replacement		13,437								
Clubhouse/Interior Painting										
Clubhouse/Main Floor/Replacement										
Clubhouse/Range/Oven/Replacement										
Clubhouse/Refrig/Freezer/Replacement						3,152				
Clubhouse/Restroom Floor/Replacement	4,916									
Clubhouse/Shop/Exterior Upgrades										
Clubhouse/Shop/Roof/ Replacement										1,750
Clubhouse/Water Fountain/Replacement										
Clubhouse/Water Heater/Replacement					4,522					
Clubhouse/Water Softener/Replacement								6,817		
Clubhouse/Window Treatments										
Concrete/Repairs				5,294					5,989	
Doors/Replacement			2,238					2,532		
Gazebo/Roof Replacement				28,234						
Gutters/Downspouts/Replacement	2,130					2,410				
Historic House/Renovation										
Landscape/Modifications			4,304			4,635			4,991	
Lighting Interior/Replacement	<i>Unfunded</i>									
Lighting/ Exterior/Replacement				5,294						
Paint/Wrought Iron Fence	1,311									
Pool Deck/Repairs					8,139					
Pool/Clorinator/Replacement										
Pool/Cover/Replacement				9,882						
Pool/Furniture/Replacement			3,271			3,522			3,793	
Pool/Heater/Replacement			10,157							
Pool/Replastering							61,760			
Pool/Sand Filter/Replacement										

**Harrisburg Estates  
Spread Sheet**

<b>Description</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Pool/Water Pump/Replacement					2,170					
Pressure Release Valve/Replace										
Privacy Fence/Replacement	11,470									
Restroom/Fixtures/Maintenance					4,703					
Sewers/Drains/Cleaning		5,039								
Signs/Replacement				1,059					1,198	
Solar System/Controller/Repl.									3,594	
Solar System/Replacement				5,294						
Spa/Air Pump/Replacement					1,628					
Spa/Clorinator/Replacement		5,039								
Spa/Decking/Repairs/Paint							3,040			
Spa/Filter/Replacement							1,710			
Spa/Heater/Replacement			6,542							
Spa/Jet Pump/Replacement										2,456
Spa/Pump/Replacement				3,970						
Spa/Replastering		5,039								6,139
Utilities/Water/Sewer/Storm Drains/Repairs		5,207		5,470		5,747		6,038		6,344
Utility Cart/Replacement	14,748								17,968	
Utility Vehicle/Replacement				17,646						
Water System/Backflow Devices/Upgrade										
<b>Year Total:</b>	<b>34,575</b>	<b>106,821</b>	<b>26,512</b>	<b>82,143</b>	<b>163,147</b>	<b>19,466</b>	<b>66,510</b>	<b>100,117</b>	<b>44,522</b>	<b>16,688</b>

**Harrisburg Estates  
Detail Report by Category**

**Asphalt/Maintenance - 2025**

Asset ID	1003	Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$40,000.00
Placed in Service	January 2021	Assigned Reserves	\$40,000.00
Useful Life	3		
Adjustment	1	Monthly Assessment	\$2,043.79
Replacement Year	2025	Interest Contribution	<u>\$15.40</u>
Remaining Life	0	Reserve Allocation	\$2,059.19



Approximately 133,000 sq. ft. We have budgeted for this every 3 years beginning in 2025.

**Harrisburg Estates  
Detail Report by Category**

**Asphalt/Reconstruction/Patching - 2025**

Asset ID	1001	Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$35,000.00
Placed in Service	January 1995	Assigned Reserves	\$35,000.00
Useful Life	8		
Adjustment	22	Monthly Assessment	\$712.73
Replacement Year	2025	Interest Contribution	<u>\$5.37</u>
Remaining Life	0	Reserve Allocation	\$718.10



Approximately 133,000 sq. ft. We have budgeted for sections of the roads to be patched and reconstructed every 8 years beginning in 2025.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Shop/Roof/ Replacement - 2039**

Asset ID	1022	Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$35,324.34
Placed in Service	January 2014	Assigned Reserves	\$25,000.00
Useful Life	25		
Replacement Year	2039	Monthly Assessment	\$0.95
Remaining Life	14	Interest Contribution	<u>\$51.63</u>
		Reserve Allocation	\$52.58

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

**Harrisburg Estates  
Detail Report by Category**

**Gazebo/Roof Replacement - 2048**

Asset ID	1067	Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$28,233.77
Placed in Service	January 2023	Assigned Reserves	\$15,768.00
Useful Life	25		
Replacement Year	2048	Monthly Assessment	\$2.62
Remaining Life	23	Interest Contribution	<u>\$32.58</u>
		Reserve Allocation	\$35.20



The useful life for the two metal roofs is approximately 25 years. 540 sq. ft. for one roof.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Interior Painting - 2031**

Asset ID	1034	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Painting	Future Cost	\$5,798.47
Placed in Service	January 2006	Assigned Reserves	\$5,000.00
Useful Life	25		
Replacement Year	2031	Monthly Assessment	\$0.17
Remaining Life	6	Interest Contribution	<u>\$10.32</u>
		Reserve Allocation	\$10.50



Useful life is approximately 25 years.

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

Chain Link Fence/Replacement - 2039

Asset ID	1057	Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$3,956.33
Placed in Service	January 2011	Assigned Reserves	\$2,800.00
Useful Life	28		
Replacement Year	2039	Monthly Assessment	\$0.11
Remaining Life	14	Interest Contribution	<u>\$5.78</u>
		Reserve Allocation	\$5.89

The useful life is approximately 28 years.

**Harrisburg Estates  
Detail Report by Category**

**Privacy Fence/Replacement - 2045**

Asset ID	1055	Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$11,470.31
Placed in Service	January 2010	Assigned Reserves	\$7,000.00
Useful Life	35		
Replacement Year	2045	Monthly Assessment	\$0.28
Remaining Life	20	Interest Contribution	<u>\$14.46</u>
		Reserve Allocation	\$14.74

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

**Harrisburg Estates  
Detail Report by Category**

**Lighting Interior/Replacement**

Asset ID	1044	Asset Actual Cost	
		Percent Replacement	100%
Category	Lighting	Future Cost	
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	18		
Replacement Year	2025	<i>No Future Assessments</i>	
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 Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Lighting	Future Cost	\$3,655.21
Placed in Service	January 2018	Assigned Reserves	\$3,000.00
Useful Life	15		
Replacement Year	2033	Monthly Assessment	\$0.11
Remaining Life	8	Interest Contribution	<u>\$6.19</u>
		Reserve Allocation	\$6.30



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

**Harrisburg Estates  
Detail Report by Category**

**Paint/Wrought Iron Fence - 2025**

Asset ID	1010	Asset Actual Cost	\$800.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$800.00
Placed in Service	January 2015	Assigned Reserves	\$800.00
Useful Life	10		
Replacement Year	2025	Monthly Assessment	\$13.35
Remaining Life	0	Interest Contribution	<u>\$0.10</u>
		Reserve Allocation	\$13.45



We have budgeted to have the wrought iron fence around the pool painted in 2025.

**Harrisburg Estates  
Detail Report by Category**

**Pool Deck/Repairs - 2029**

Asset ID	1009	Asset Actual Cost	\$4,500.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$4,967.16
Placed in Service	January 2019	Assigned Reserves	\$4,500.00
Useful Life	10		
Replacement Year	2029	Monthly Assessment	\$0.15
Remaining Life	4	Interest Contribution	<u>\$9.29</u>
		Reserve Allocation	\$9.44



**Pool - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 8 years beginning in 2029. 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 Actual Cost	\$1,970.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$2,284.60
Placed in Service	January 2018	Assigned Reserves	\$1,970.00
Useful Life	13		
Replacement Year	2031	Monthly Assessment	\$0.07
Remaining Life	6	Interest Contribution	<u>\$4.07</u>
		Reserve Allocation	\$4.14



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

**Harrisburg Estates  
Detail Report by Category**

**Pool/Cover/Replacement - 2028**

Asset ID	1020	Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$6,030.59
Placed in Service	January 2018	Assigned Reserves	\$5,600.00
Useful Life	10		
Replacement Year	2028	Monthly Assessment	\$0.19
Remaining Life	3	Interest Contribution	<u>\$11.56</u>
		Reserve Allocation	\$11.75



**Harrisburg Estates  
Detail Report by Category**

**Pool/Furniture/Replacement - 2026**

Asset ID	1011	Asset Actual Cost	\$1,900.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,947.50
Placed in Service	January 2020	Assigned Reserves	\$1,900.00
Useful Life	3		
Adjustment	3	Monthly Assessment	\$0.06
Replacement Year	2026	Interest Contribution	<u>\$3.92</u>
Remaining Life	1	Reserve Allocation	\$3.99

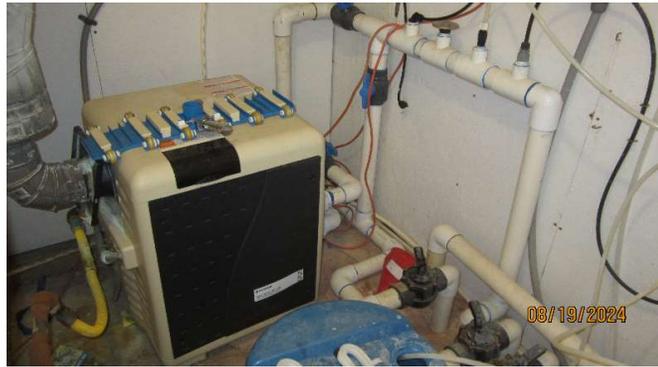


Per reserve expenditures pool furniture was replaced in 2020. We have budgeted for this in 2026

**Harrisburg Estates  
Detail Report by Category**

**Pool/Heater/Replacement - 2031**

Asset ID	1005	Asset Actual Cost	\$5,900.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$6,842.19
Placed in Service	January 2023	Assigned Reserves	\$5,900.00
Useful Life	8		
Replacement Year	2031	Monthly Assessment	\$0.20
Remaining Life	6	Interest Contribution	<u>\$12.18</u>
		Reserve Allocation	\$12.39



The pool heater was replaced in 2023. The useful life is approximately 8 years.

**Harrisburg Estates  
Detail Report by Category**

**Pool/Replastering - 2027**

Asset ID	1008	Asset Actual Cost	\$32,500.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$34,145.31
Placed in Service	January 2019	Assigned Reserves	\$32,500.00
Useful Life	8		
Replacement Year	2027	Monthly Assessment	\$1.07
Remaining Life	2	Interest Contribution	<u>\$67.11</u>
		Reserve Allocation	\$68.18



We have budgeted for a replaster in 2027.

**Harrisburg Estates  
Detail Report by Category**

**Pool/Sand Filter/Replacement - 2027**

Asset ID	1007	Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,365.81
Placed in Service	January 2010	Assigned Reserves	\$1,300.00
Useful Life	15		
Adjustment	2	Monthly Assessment	\$0.04
Replacement Year	2027	Interest Contribution	<u>\$2.68</u>
Remaining Life	2	Reserve Allocation	\$2.73



We have budgeted for replacement in 2027

**Harrisburg Estates  
Detail Report by Category**

**Pool/Water Pump/Replacement - 2029**

Asset ID	1012	Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,324.58
Placed in Service	January 2019	Assigned Reserves	\$1,200.00
Useful Life	10		
Replacement Year	2029	Monthly Assessment	\$0.04
Remaining Life	4	Interest Contribution	<u>\$2.48</u>
		Reserve Allocation	\$2.52

We have budgeted for replacement in 2029.

**Harrisburg Estates  
Detail Report by Category**

**Solar System/Replacement - 2028**

Asset ID	1021	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$3,230.67
Placed in Service	January 2004	Assigned Reserves	\$3,000.00
Useful Life	20		
Adjustment	4	Monthly Assessment	\$0.10
Replacement Year	2028	Interest Contribution	<u>\$6.19</u>
Remaining Life	3	Reserve Allocation	<u>\$6.29</u>

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

Spa/Air Pump/Replacement - 2025

Asset ID	1062	Asset Actual Cost	\$900.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$900.00
Placed in Service	January 2012	Assigned Reserves	\$900.00
Useful Life	8		
Adjustment	5	Monthly Assessment	\$18.33
Replacement Year	2025	Interest Contribution	<u>\$0.14</u>
Remaining Life	0	Reserve Allocation	\$18.47

**Harrisburg Estates  
Detail Report by Category**

**Spa/Clorinator/Replacement - 2035**

Asset ID	1016	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$3,840.25
Placed in Service	January 2024	Assigned Reserves	\$3,000.00
Useful Life	11		
Replacement Year	2035	Monthly Assessment	\$0.11
Remaining Life	10	Interest Contribution	<u>\$6.19</u>
		Reserve Allocation	\$6.30



We have budgeted for replacement in 2035.

**Harrisburg Estates  
Detail Report by Category**

**Spa/Decking/Repairs/Paint - 2027**

Asset ID	1019	Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,681.00
Placed in Service	January 2012	Assigned Reserves	\$1,600.00
Useful Life	12		
Adjustment	3	Monthly Assessment	\$0.05
Replacement Year	2027	Interest Contribution	<u>\$3.30</u>
Remaining Life	2	Reserve Allocation	\$3.36



**Spa - Deck Caulking, Deco-Seal, Repl. We have budgeted for this every 12 years beginning in 2027. Expansion joints should be replaced at this point.**

**Harrisburg Estates  
Detail Report by Category**

**Spa/Filter/Replacement - 2036**

Asset ID	1017	Asset Actual Cost	\$900.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,180.88
Placed in Service	January 2021	Assigned Reserves	\$900.00
Useful Life	15		
Replacement Year	2036	Monthly Assessment	\$0.03
Remaining Life	11	Interest Contribution	<u>\$1.86</u>
		Reserve Allocation	\$1.89



We have budgeted for replacement in 2036.

**Harrisburg Estates  
Detail Report by Category**

**Spa/Heater/Replacement - 2031**

Asset ID	1014	Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$4,406.83
Placed in Service	January 2023	Assigned Reserves	\$3,800.00
Useful Life	8		
Replacement Year	2031	Monthly Assessment	\$0.13
Remaining Life	6	Interest Contribution	<u>\$7.85</u>
		Reserve Allocation	\$7.98



Per information we have budgeted for the heater be replaced in 2031.

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

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

Asset ID	1063	Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,292.27
Placed in Service	January 2015	Assigned Reserves	\$1,200.00
Useful Life	13		
Replacement Year	2028	Monthly Assessment	\$0.04
Remaining Life	3	Interest Contribution	<u>\$2.48</u>
		Reserve Allocation	\$2.52

**Harrisburg Estates  
Detail Report by Category**

**Spa/Pump/Replacement - 2030**

Asset ID	1015	Asset Actual Cost	\$2,250.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$2,545.67
Placed in Service	January 2021	Assigned Reserves	\$2,250.00
Useful Life	9		
Replacement Year	2030	Monthly Assessment	\$0.08
Remaining Life	5	Interest Contribution	<u>\$4.65</u>
		Reserve Allocation	<u>\$4.72</u>



Per information sheet we have budgeted for replacement in 2030.

**Harrisburg Estates  
Detail Report by Category**

**Spa/Replastering - 2030**

Asset ID	1018	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$3,394.22
Placed in Service	January 2022	Assigned Reserves	\$3,000.00
Useful Life	8		
Replacement Year	2030	Monthly Assessment	\$0.10
Remaining Life	5	Interest Contribution	<u>\$6.19</u>
		Reserve Allocation	\$6.30



Replastering of the spa was completed in 2022. The useful life is 8 years.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Flooring/Upper Area - 2029**

Asset ID	1028	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$3,311.44
Placed in Service	January 2006	Assigned Reserves	\$3,000.00
Useful Life	15		
Adjustment	8	Monthly Assessment	\$0.10
Replacement Year	2029	Interest Contribution	<u>\$6.19</u>
Remaining Life	4	Reserve Allocation	\$6.30



We have budgeted for the carpeting to be replaced in 2029. 1,150 sq. ft.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Furniture/Replacement - 2033**

Asset ID	1030	Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$4,264.41
Placed in Service	January 2023	Assigned Reserves	\$3,500.00
Useful Life	10		
Replacement Year	2033	Monthly Assessment	\$0.12
Remaining Life	8	Interest Contribution	<u>\$7.23</u>
		Reserve Allocation	\$7.35



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 2033.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Main Floor/Replacement - 2037**

Asset ID	1037	Asset Actual Cost	\$17,500.00
		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$23,535.55
Placed in Service	January 2000	Assigned Reserves	\$17,500.00
Useful Life	35		
Adjustment	2	Monthly Assessment	\$0.65
Replacement Year	2037	Interest Contribution	<u>\$36.14</u>
Remaining Life	12	Reserve Allocation	\$36.79



The hardwood floor has a useful life of 35 to 40 years. We have budgeted for replacement in 2037.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Restroom Floor/Replacement - 2045**

Asset ID	1061	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$4,915.85
Placed in Service	January 2010	Assigned Reserves	\$3,000.00
Useful Life	35		
Replacement Year	2045	Monthly Assessment	\$0.12
Remaining Life	20	Interest Contribution	<u>\$6.20</u>
		Reserve Allocation	\$6.32



700 sq. ft. of floor tile.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Window Treatments - 2029**

Asset ID	1029	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$3,311.44
Placed in Service	January 1997	Assigned Reserves	\$3,000.00
Useful Life	32		
Replacement Year	2029	Monthly Assessment	\$0.10
Remaining Life	4	Interest Contribution	<u>\$6.19</u>
		Reserve Allocation	\$6.30



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

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Gym Equipment/Replacement - 2028**

Asset ID	1036	Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,769.12
Placed in Service	January 2022	Assigned Reserves	\$3,500.00
Useful Life	3		
Adjustment	3	Monthly Assessment	\$0.12
Replacement Year	2028	Interest Contribution	<u>\$7.23</u>
Remaining Life	3	Reserve Allocation	\$7.34



We have budgeted for a % of the gym equipment to be replaced every 3 years beginning in 2028. The gym equipment includes treadmills, ellipticals, exercise bike, weight bench and weights.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Heat Pumps/Replacement - 2028**

Asset ID	1025	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$8,615.12
Placed in Service	January 2010	Assigned Reserves	\$8,000.00
Useful Life	18		
Replacement Year	2028	Monthly Assessment	\$0.27
Remaining Life	3	Interest Contribution	<u>\$16.52</u>
		Reserve Allocation	\$16.79



Per printout the heat pumps were replaced in 2010. The useful life is 18 years.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Range/Oven/Replacement - 2036**

Asset ID	1026	Asset Actual Cost	\$1,800.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$2,361.76
Placed in Service	January 2008	Assigned Reserves	\$1,800.00
Useful Life	28		
Replacement Year	2036	Monthly Assessment	\$0.07
Remaining Life	11	Interest Contribution	<u>\$3.72</u>
		Reserve Allocation	\$3.78



**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Refrig/Freezer/Replacement - 2032**

Asset ID	1031	Asset Actual Cost	\$1,700.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$2,020.77
Placed in Service	January 2014	Assigned Reserves	\$1,700.00
Useful Life	18		
Replacement Year	2032	Monthly Assessment	\$0.06
Remaining Life	7	Interest Contribution	<u>\$3.51</u>
		Reserve Allocation	\$3.57



Per printout the refrigerator was replaced in 2014.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Water Heater/Replacement - 2034**

Asset ID	1027	Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,122.16
Placed in Service	January 2019	Assigned Reserves	\$2,500.00
Useful Life	15		
Replacement Year	2034	Monthly Assessment	\$0.09
Remaining Life	9	Interest Contribution	<u>\$5.16</u>
		Reserve Allocation	\$5.25

Per reserve expenditures the water heater was replaced in 2019.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Water Softener/Replacement - 2030**

Asset ID	1064	Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,959.93
Placed in Service	January 2019	Assigned Reserves	\$3,500.00
Useful Life	11		
Replacement Year	2030	Monthly Assessment	\$0.12
Remaining Life	5	Interest Contribution	<u>\$7.23</u>
		Reserve Allocation	\$7.35

Per information the water softener replaced in 2019.

**Harrisburg Estates  
Detail Report by Category**

**Pressure Release Valve/Replace - 2032**

Asset ID	1066	Asset Actual Cost	\$4,950.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$5,883.99
Placed in Service	January 2020	Assigned Reserves	\$4,950.00
Useful Life	12		
Replacement Year	2032	Monthly Assessment	\$0.17
Remaining Life	7	Interest Contribution	<u>\$10.22</u>
		Reserve Allocation	\$10.39

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. - 2033

Asset ID	1054	Asset Actual Cost	\$1,800.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$2,193.12
Placed in Service	January 2023	Assigned Reserves	\$1,800.00
Useful Life	10		
Replacement Year	2033	Monthly Assessment	\$0.06
Remaining Life	8	Interest Contribution	<u>\$3.72</u>
		Reserve Allocation	\$3.78

We have budgeted to have the controller replaced in 2033.

**Harrisburg Estates  
Detail Report by Category**

Utilities/Water/Sewer/Storm Drains/Repairs - 2026

Asset ID	1038	Asset Actual Cost	\$3,100.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$3,177.50
Placed in Service	January 2024	Assigned Reserves	\$3,100.00
Useful Life	2		
Replacement Year	2026	Monthly Assessment	\$0.10
Remaining Life	1	Interest Contribution	<u>\$6.40</u>
		Reserve Allocation	\$6.50

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

**Utility Cart/Replacement - 2029**

Asset ID	1065	Asset Actual Cost	\$9,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$9,934.32
Placed in Service	January 2021	Assigned Reserves	\$9,000.00
Useful Life	8		
Replacement Year	2029	Monthly Assessment	\$0.30
Remaining Life	4	Interest Contribution	<u>\$18.58</u>
		Reserve Allocation	\$18.89

Per email we have added a utility cart to the components. The useful life is approximately 8 years.

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

**Utility Vehicle/Replacement - 2030**

Asset ID	1060	Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$11,314.08
Placed in Service	January 2021	Assigned Reserves	\$10,000.00
Useful Life	9		
Replacement Year	2030	Monthly Assessment	\$0.34
Remaining Life	5	Interest Contribution	<u>\$20.65</u>
		Reserve Allocation	\$20.99

We have budgeted to have a new utility vehicle in 2021 per information sheet. The useful life is approximately 9 years.

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

Water System/Backflow Devices/Upgrade - 2025

Asset ID	1039	Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Equipment	Future Cost	\$2,000.00
Placed in Service	January 2024	Assigned Reserves	\$2,000.00
Useful Life	1		
Replacement Year	2025	Monthly Assessment	\$299.09
Remaining Life	0	Interest Contribution	<u>\$2.25</u>
		Reserve Allocation	\$301.34

Upgrades will be completed every year for the next 5 years, and total \$20,000. We have moved the dollar amount to \$2,000 per discussion.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Counters/Cabinets/Replacement - 2040**

Asset ID	1047	Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$5,213.87
Placed in Service	January 2005	Assigned Reserves	\$3,600.00
Useful Life	35		
Replacement Year	2040	Monthly Assessment	\$0.14
Remaining Life	15	Interest Contribution	<u>\$7.43</u>
		Reserve Allocation	\$7.57



We have budgeted for replacement of cabinets in 2040.

**Harrisburg Estates  
Detail Report by Category**

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

Asset ID	1023	Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$8,960.59
Placed in Service	January 2015	Assigned Reserves	\$7,000.00
Useful Life	20		
Replacement Year	2035	Monthly Assessment	\$0.25
Remaining Life	10	Interest Contribution	<u>\$14.46</u>
		Reserve Allocation	\$14.71



Changed useful life from 12 to 20 years.

**Harrisburg Estates  
Detail Report by Category**

Historic House/Renovation - 2027

Asset ID	1059	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$5,253.12
Placed in Service	January 2011	Assigned Reserves	\$5,000.00
Useful Life	16		
Replacement Year	2027	Monthly Assessment	\$0.16
Remaining Life	2	Interest Contribution	<u>\$10.32</u>
		Reserve Allocation	\$10.49

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

**Harrisburg Estates  
Detail Report by Category**

**Restroom/Fixtures/Maintenance - 2025**

Asset ID	1046	Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$2,600.00
Placed in Service	January 2017	Assigned Reserves	\$2,600.00
Useful Life	6		
Replacement Year	2025	Monthly Assessment	\$68.91
Remaining Life	0	Interest Contribution	<u>\$0.52</u>
		Reserve Allocation	\$69.42



Restrooms include urinals, toilets, dividers, sinks, showers, and counters. We have budgeted to have some fixtures maintained/repared every 6 years beginning in 2026.

**Harrisburg Estates  
Detail Report by Category**

**Clubhouse/Water Fountain/Replacement - 2037**

Asset ID	1024	Asset Actual Cost	\$855.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$1,149.88
Placed in Service	January 2020	Assigned Reserves	\$855.00
Useful Life	17		
Replacement Year	2037	Monthly Assessment	\$0.03
Remaining Life	12	Interest Contribution	<u>\$1.77</u>
		Reserve Allocation	\$1.80



The useful life is approximately 17 years.

**Harrisburg Estates  
Detail Report by Category**

**Concrete/Repairs - 2028**

Asset ID	1050	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$3,230.67
Placed in Service	January 2022	Assigned Reserves	\$3,000.00
Useful Life	5		
Adjustment	1	Monthly Assessment	\$0.10
Replacement Year	2028	Interest Contribution	<u>\$6.19</u>
Remaining Life	3	Reserve Allocation	\$6.29



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 - 2026

Asset ID	1051	Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$2,562.50
Placed in Service	January 2022	Assigned Reserves	\$2,500.00
Useful Life	3		
Adjustment	1	Monthly Assessment	\$0.08
Replacement Year	2026	Interest Contribution	<u>\$5.16</u>
Remaining Life	1	Reserve Allocation	\$5.24



Landscaping includes bushes, trees, shrubs, rock etc. We have budgeted for this every 3 years beginning in 2026.

**Harrisburg Estates  
Detail Report by Category**

Sewers/Drains/Cleaning - 2026

Asset ID	1040	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$3,075.00
Placed in Service	January 2014	Assigned Reserves	\$3,000.00
Useful Life	10		
Adjustment	2	Monthly Assessment	\$0.10
Replacement Year	2026	Interest Contribution	<u>\$6.19</u>
Remaining Life	1	Reserve Allocation	<u>\$6.29</u>

**Harrisburg Estates  
Detail Report by Category**

**Gutters/Downspouts/Replacement - 2030**

Asset ID	1058	Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
Category	Gutters and Downspouts	Future Cost	\$1,470.83
Placed in Service	January 2022	Assigned Reserves	\$1,300.00
Useful Life	5		
Adjustment	3	Monthly Assessment	\$0.04
Replacement Year	2030	Interest Contribution	<u>\$2.68</u>
Remaining Life	5	Reserve Allocation	\$2.73



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

**Harrisburg Estates  
Detail Report by Category**

**Doors/Replacement - 2027**

Asset ID	1048	Asset Actual Cost	\$1,300.00
		Percent Replacement	100%
Category	Doors	Future Cost	\$1,365.81
Placed in Service	January 2008	Assigned Reserves	\$1,300.00
Useful Life	5		
Adjustment	14	Monthly Assessment	\$0.04
Replacement Year	2027	Interest Contribution	<u>\$2.68</u>
Remaining Life	2	Reserve Allocation	\$2.73



We have budgeted for a percentage(%) of the doors be replaced every 5 years beginning in 2027.

**Harrisburg Estates  
Detail Report by Category**

**Signs/Replacement - 2028**

Asset ID	1049	Asset Actual Cost	\$600.00
		Percent Replacement	100%
Category	Signs	Future Cost	\$646.13
Placed in Service	January 2022	Assigned Reserves	\$600.00
Useful Life	5		
Adjustment	1	Monthly Assessment	\$0.02
Replacement Year	2028	Interest Contribution	<u>\$1.24</u>
Remaining Life	3	Reserve Allocation	\$1.26



Wev have budgeted to have a % of signs be replaced every 5 years beginning in 2028.

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1065	Utility Cart/Replacement	2029	2-68
1060	Utility Vehicle/Replacement	2030	2-69
1039	Water System/Backflow Devices/Upgrade	2025	2-70
	Total Funded Assets	54	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	55	