Greenbelt Homes - Frame Homes Greenbelt, MD

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Component Detail

Frame Reserves Report

Date: 9/20/2023

DMA Project #2304003



Prepared by: DMA Reserves, Inc.

2302 E Cary Street Richmond, Virginia 23223 804.644.6404

Attachment #1a

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001.001 HOUSE ROOFS

2018

25

There are 992 frame units grouped into 188 buildings containing 4 or 6 units in each. Roofs have been replaced by building. In our previous 2017 study, we listed each building individually by its last roof replacement (in-service) date. For most of the frame homes, these spanned from 1994 to 2000. A very few buildings had roof replacements between 2010 and 2017. Between 2018 and 2022 GHI replaced roofs on 71 buildings or approximately 12 buildings per year. For the remaining 117 buildings we are providing an allowance of about 15 buildings per year over the next 8 years - a slight increase given the age of the roofs. In this study we have listed each of the most recent 71 buildings by date with the actual cost recorded by GHI. The remaining 117 buildings are included as one line item with a 12.5% replacement rate each year over the next 8 years, to complete all roof replacements. This schedule would start up again after a 25-year life, beginning in 2043 for those replaced in 2018 (and in the few years earlier). We used an the average per-unit replacement cost for roofs replaced in 2022, as the basis of our cost projections going forward.

EΑ

100.0%

100.00%

001.001.00	01	Shingle R	oof and G	utters			RI14J-P	
Componer	nt Details							
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility

2043

Documented Costs were used for this component cost
--

25

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$1.619.50	100.0%	6	EΑ	

20

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

6

2043 \$20,983.00



Replacement Cost for Study Year

\$11,900.00

Unit Cost

\$1,983.33

Greenbelt Homes - Frame Homes

001.001.00	02 S	hingle R	Roof and G	utters			HI19 J-M			
Componer	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	25	25	20	2043	4	EA	100.0%	100.00%	\$2,595.05	\$10,380.00
Document	ed Costs we	ere used	for this con	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2018	\$2,	119.00	100.0%	4	EA					
Yearly Ext	enditures f	or this co	omponent v	'ear(s) and e	xpenditures are shown	helow for this	component if occur	ring within the study	, period	
					clude a compounded inf				y period.	
2043			\$18,302.8	33						

001.001.0003	Shingle Roof and Gutters	HI13 J-P

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	25	25	20	2043	6	EA	100.0%	100.00%	\$2,833.45	\$17,001.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$2,313.67	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2043 \$29,977.46

Greenbelt Homes - Frame Homes

01.001.00	04 S	hingle F	Roof and G	utters			PL10 A-F				
Componen	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	25	25	20	2043	6	EA	100.0%	100.00%	\$1,983.33	\$11,900.00	
Documented Costs were used for this component cost											
Year	Replacement	Cost	Repl %	Quant	Unit Comment						
2018	\$1,	619.50	100.0%	6	EA						
Yearly Ext	penditures fo	or this co	omponent	/ear(s) and e	xpenditures are shown	helow for this	component if occur	ring within the stud	v period		
					clude a compounded in				y period.		
2043			\$20,983.	00							

001.001.0005	Shingle Roof and Gutters	RE2 A-F

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	25	25	20	2043	6	EA	100.0%	100.00%	\$2,833.45	\$17,001.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$2,313.67	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2043 \$29,977.46

01.001.00	06 S	hingle F	Roof and G	utters			PL8 A-F			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	25	25	20	2043	6	EA	100.0%	100.00%	\$1,983.33	\$11,900.00
Documen	ted Costs we	ere used	for this con	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2018	\$1,	619.50	100.0%	6	EA					
Yearly Fx	nenditures fo	or this co	omponent v	oar(e) and o	kpenditures are shown l	holow for this	component if occur	ring within the study	, poriod	
					clude a compounded inf				y periou.	
2043	-		\$20,983.0	00						

001.001.0007	Shingle Roof and Gutters	RE9 G-M	
Component Details			

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	25	25	20	2043	6	EA	100.0%	100.00%	\$1,983.33	\$11,900.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$1,619.50	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2043 \$20,983.00



01.001.00	08 S	hingle R	oof and G	utters			RI55 A-D			
Componer		J								
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2018	25	25	20	2043	4	EA	100.0%	100.00%	\$2,595.05	\$10,380.0
Documen	ted Costs we	ere used	for this cor	nponent c	<u>ost</u>					
			Donl 0/	Quant	Unit Comment					
Year	Replacement	Cost	Repl %	Quant						
2018 Yearly Exp	\$2, penditures fo	119.00 or this co	100.0%	4 Year(s) and e	EA				period.	
2018 Yearly Exp	\$2, penditures for one-Time Expen	119.00 or this co	100.0%	4 Year(s) and e after 2023 in	EA				period.	
2018 Yearly Exp Unless a O 2043	\$2, penditures fo	119.00 Or this co	100.0% omponent vexpenditures	4 Year(s) and e after 2023 in	EA				period.	
2018 Yearly Exp	\$2, penditures for the Expenditures 09 S	119.00 Or this co	omponent vexpenditures \$18,302.	4 Year(s) and e after 2023 in	EA		see last page of this		r period.	
2018 Yearly Exp Unless a O 2043 01.001.00	\$2, penditures for the Expenditures 09 S	119.00 Or this co	omponent vexpenditures \$18,302.	4 Year(s) and e after 2023 in 83 Sutters Next Repl.	EA xpenditures are shown I clude a compounded inf		see last page of this		period. Unit Cost	Replacement Cos for Study Year

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,325.00	100.0%	6	EA	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044 \$29,793.90



					recibent from	<u> </u>				
01.001.00	10 S	hingle R	oof and G	utters			LA14 A-F			
<u>Componer</u>	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	25	25	21	2044	6	EA	100.0%	100.00%	\$2,756.38	\$16,538.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2019	\$2,	325.00	100.0%	6	EA					
	ne-Time Expen			after 2023 inc	xpenditures are shown be				y period.	
01.001.00	11 S	hingle R	oof and G	utters			LA14 L-P			
0	nt Details									
Componer										

_	 		

	_					Office			J J. J.	· · · · ·	
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$2,827.50	\$11,310.00	
Documented Costs were used for this component cost											

Replacement Cost Year Repl % Quant **Unit Comment** 2019 \$2,385.00 100.0% 4 EΑ

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044 \$20,375.41



Greenbelt Homes - Frame Homes

001.001.00	12 S	hingle F	Roof and G	utters		PL6 U-X				
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Cou	nt Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$2,664.49	\$10,658.00
Documen	ted Costs we	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2019	\$2,	247.50	100.0%	4	EA					
Yearly Ex	penditures fo	or this co	omponent y	ear(s) and e	xpenditures are sho	own below for this co	mponent if occur	ring within the stud	v period.	
						ed inflation factor (see			, p	
2044			\$19,200.8	82						

001.001.0013	Shingle Roof and Gutters	RE3 A-F
	_	

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	25	25	21	2044	6	EA	100.0%	100.00%	\$3,092.26	\$18,554.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,608.33	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044 \$33,425.79



1.001.0014	Shingle	Roof and G	utters			RI14 V2-V5			
Component D	<u>etails</u>								
Last In- Es Service	st Useful Rep Life Interv		Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2019	25 25	21	2044	4	EA	100.0%	100.00%	\$3,109.07	\$12,436.00
	Costs were use lacement Cost		•	<u>ost</u> Unit Comment					
2019	\$2,622.50	100.0%		EA					
				xpenditures are shown b				/ period.	

•	00.1001.00	10 3	mingle K	ooi and Gu	illeis			KI44 G-IVI			
	Componer	<u>it Details</u>									
	Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
	2019	25	25	21	2044	6	EA	100.0%	100.00%	\$2,855.16	\$17,131.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,408.33	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044 \$30,862.16



Attachment #1a

				G	reenbelt Hom	es - Frai	ne Homes			
01.001.00	16 S	hingle R	oof and G	utters			RI57 G-M			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$4,408.69	\$17,635.00
Document	ted Costs we	ere used	for this cor	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
i C ai	-									
2019	. ,		100.0%		EA «penditures are shown b	elow for this o	component if occur	ring within the study	period.	
2019 Yearly Exp Unless a O	penditures fo	or this co	expenditures \$31,770.	/ear(s) and exafter 2023 inc			ee last page of this		/ period.	
2019 Yearly Exp Unless a O 2044 01.001.00	penditures for the Expenditure of S	or this co	omponent \ expenditures	/ear(s) and exafter 2023 inc	openditures are shown b				/ period.	
2019 Yearly Exp Unless a O 2044 01.001.00	penditures for the Expenditure of S	or this co	expenditures \$31,770.	/ear(s) and exafter 2023 inc	openditures are shown be		ee last page of this		period.	
2019 Yearly Exp Unless a O	penditures for the Expenditure of S	or this co	expenditures \$31,770.	rear(s) and exafter 2023 income 188utters	openditures are shown b		ee last page of this		v period. Unit Cost	Replacement Cost for Study Year

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,385.00	100.0%	4	EΑ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044 \$20,375.41

001.001.00	18 S	hingle F	Roof and G	utters			HI20 N-T			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,670.39	\$10,682.00
Documen	Documented Costs were used for this component cost									
Year	Replacement	Cost	Repl %	Quant (Jnit Comment					
2020	\$2,	325.00	100.0%	4	EA					
	ne-Time Expen			after 2023 inc	penditures are showr lude a compounded in				y period.	
001.001.00	19 S	hingle F	Roof and G	utters			HI22 A-D			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,839.79	\$11,359.00

Documented	Costs v	were	used for	this	component cost
Doddinontoa		<u> </u>	<u> </u>		CONTROLL COCK

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2 472 50	100.0%	4	FΔ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045 \$20,899.58



01.001.00	20 S	hingle R	Roof and G	utters			LA4 A-D			
Compone	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,821.70	\$11,287.00
Year 2020	Replacement \$2,		Repl % 100.0%		Unit Comment EA					
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and ex	openditures are shown b	pelow for this	component if occur	ring within the study	y period.	
Unless a C	ne-Time Expen	diture, any	expenditures	after 2023 inc	clude a compounded inf	lation factor (s	see last page of this	report).		
2045			\$20,767.1							

001.001.0	021	Shingle I	Roof and G	iutters			PL6 N-I			
Compone	ent Details									
Last In- Service		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$2,693.55	\$16,161.00
Docume	nted Costs v	were used	for this co	mponent c	<u>ost</u>					
Year	Replaceme	nt Cost	Repl %	Quant	Unit Comment					
2020	\$2	2,345.17	100.0%	6	EA					

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045 \$29,734.82



					rectibelt floir	ics i i ai				
001.001.00	22 S	hingle R	Roof and G	utters			PL10 N-T			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00
Documen	ted Costs w	ere used	for this con	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant (Jnit Comment					
2020	\$2,	716.67	100.0%	6	EA					
				after 2023 inc	penditures are shown lude a compounded inf				y period.	
001.001.00	23 S	hingle R	Roof and G	utters			PL12 A-F			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$2,697.18	\$16,183.00

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Year	Replacement Cost	Repl %	Quant	Unit	Comment	
2020	\$2 348 33	100.0%	6	FΑ		

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045 \$29,775.30



01.001.00	24 Sh	ingle R	oof and G	utters			RE3 L-R			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00
Documen	ted Costs we	re used	for this cor	nponent c	<u>ost</u>					
Year	Replacement (Cost	Repl %	Quant	Unit Comment					
2020	\$2,7	16.67	100.0%	6	EA					
					xpenditures are shown l				y period.	
2045			\$34,445.0	03						
01.001.00	25 Sh	inale R	oof and G	utters			RI16 W-Z1			

0011001100		Jg.o . v.	oor arra oa							
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain 1 Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,813.95	\$11,256.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,450.00	100.0%	4	EΑ	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045 \$20,710.04



Greenbelt Homes - Frame Homes

1.001.00	26 S	hingle F	Roof and G	utters			RI18 L-P			
omponer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,798.45	\$11,194.00
Documen	ted Costs w	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2020	\$2	,436.50	100.0%	4	EA					

001.001.00)27 S	hingle F	Roof and G	utters			RI20 E-H			
Compone	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$3,212.79	\$12,851.00
Documen	ted Costs we	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2020	\$2,	797.25	100.0%	4	EA					
	One-Time Expen			after 2023 inc	xpenditures are shown clude a compounded int				y period.	

1.001.00	28 5	Shingle F	Roof and G	utters			SO10 A-D			
omponer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,670.39	\$10,682.00
Documen	ted Costs w	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2020	\$2	,325.00	100.0%	4	EA					

01.001.00	29 S	hingle F	Roof and G	utters			RI38 A-F			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,244.27	\$19,466.00
Documen	ted Costs w	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2020	\$2,	824.67	100.0%	6	EA					
	· ,				xpenditures are shown I	nelow for this	component if occur	ring within the stud	v period	
					clude a compounded inf				y political	
2045			\$35,815.7	72						



Greenbelt Homes - Frame Homes

01.001.00	30 S	hingle F	Roof and G	utters						
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00
Document	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2020	\$2,	716.67	100.0%	6	EA					
	ne-Time Expen			after 2023 in	xpenditures are shown l				y period.	

001.0	001.0031	Shingle Roof and Gutters	RI51 A-D

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	22	2045	4	EA	100.0%	100.00%	\$2,798.45	\$11,194.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,436.50	100.0%	4	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045 \$20,595.95



Greenbelt Homes - Frame Homes

001.001.00	32 SI	hingle F	Roof and G	utters	HI13 U-X					
Component Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,771.13	\$11,085.00
Documented Costs were used for this component cost										
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2021	\$2,4	460.00	100.0%	4	EA					
	ne-Time Expend			after 2023 in	xpenditures are shown clude a compounded in				y period.	

001.001.0033	Shingle Roof and Gutters
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HI11 A-D

Component	<u>Details</u>
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Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,948.54	\$11,794.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,617.50	100.0%	4	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$22,151.27



01.001.00	34 S	hingle F	Roof and G	utters			HI19 A-D			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,475.42	\$9,902.0
Document	ted Costs w	ere used	for this con	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2021	\$2,	197.50	100.0%	4	EA					
Yearly Exi	nenditures f	or this co	omponent v	oar(s) and o	cpenditures are shown	holow for this	component if occur	ring within the study	v poriod	
					lude a compounded inf				y period.	
2046			\$18,597.7	70						

001.001.0035	Shingle Roof and Gutters	
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	HI	1	9	E-I
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Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$3,066.82	\$12,267.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,722.50	100.0%	4	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$23,039.67



100.0%

100.00%

O	001.001.00	36	Shingle Ro	oot and G	utters			HI20 G-M			
	Componen	t Details									
	Last In- Service	Est Useful Life	l Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

EΑ

Greenbelt Homes - Frame Homes

Documented Costs were used for this component cost

25

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2.803.33	100.0%	6	EΑ	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

6

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$35,585.91

001.001.0037 LA2 E-K **Shingle Roof and Gutters**

2046

Component Details

2021

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	6	EA	100.0%	100.00%	\$3,157.87	\$18,947.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,803.33	100.0%	6	EA	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$35.585.91



\$18,947.00

\$3,157,87

01.001.00	38 S	hingle F	Roof and G	utters			LA14 G-K			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,858.43	\$11,434.00
	ted Costs we Replacement \$2,			Quant	<u>ost</u> Unit Comment EA					
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). \$2046 \$21,475.11										
001 001 00	39 S	hinale F	Roof and G	utters			Ι Δ14 Ω-V			

001.001.0039 Shingle Roof and Gutters	
9	

LA1	4 Q	!-V
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Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	6	EA	100.0%	100.00%	\$2,921.31	\$17,528.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2 593 33	100.0%	6	FΔ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$32,920.78



Greenbelt Homes - Frame Homes

001.001.00	40 S	hingle F	Roof and G	utters		LA15 A-F				
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	6	EA	100.0%	100.00%	\$2,803.03	\$16,818.00
Documen	ted Costs we	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2021	\$2,	488.33	100.0%	6	EA					
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2046			\$31,587.2	27	·	·		• •		

001.001.0041	Shingle Roof and Gutters	PL3 E-K
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	Com	ponent	Details
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Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$3,582.18	\$14,329.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$3,180.00	100.0%	4	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$26,912.45

42 S	hingle F	Roof and G	utters		RI14 E-H				
t Details									
Est Useful Life	Repl Interval	Remain Useful Life		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
25	25	23	2046	4	EA	100.0%	100.00%	\$3,079.50	\$12,318.00
ed Costs we	ere used	for this con	nponent c	<u>ost</u>					
Replacement	Cost	Repl %	Quant	Unit Comment					
\$2,	733.75	100.0%	4	EA					
enditures fo	or this co	omponent v	'ear(s) and e	vnenditures are shown	helow for this (component if occur	ring within the study	, period	
								, periou.	
		¢22.425./	1.4						
	Est Useful Life 25 ed Costs we Replacement \$2,7	Est Useful Repl Life Interval 25 25 ed Costs were used Replacement Cost \$2,733.75 enditures for this co	Est Useful Repl Remain Life Interval Useful Life 25 25 23 ed Costs were used for this con Replacement Cost Repl % \$2,733.75 100.0% penditures for this component Yellow Replacement Rep	Est Useful Repl Remain Next Repl. Life Interval Useful Life Year 25 25 23 2046 ed Costs were used for this component c Replacement Cost Repl % Quant \$2,733.75 100.0% 4	Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count 25 25 23 2046 4 ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$2,733.75 100.0% 4 EA renditures for this component re-Time Expenditure, any expenditures after 2023 include a compounded interval.	Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count Units 25 25 23 2046 4 EA ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$2,733.75 100.0% 4 EA renditures for this component Year(s) and expenditures are shown below for this component include a compounded inflation factor (see-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see-Time Expenditure)	Est Useful Repl Remain Next Repl. Field Meas. % Replaced Life Interval Useful Life Year Quantity or Count Units Per Interval 25 25 23 2046 4 EA 100.0% Ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$2,733.75 100.0% 4 EA Penditures for this component Penditures for this component Year(s) and expenditures are shown below for this component if occur ne-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this	Est Useful Repl Remain Next Repl. Field Meas. % Replaced Client Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility 25 25 23 2046 4 EA 100.0% 100.00% ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$2,733.75 100.0% 4 EA enditures for this component Year(s) and expenditures are shown below for this component if occurring within the study ne-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).	Est Useful Repl Remain Next Repl. Quantity or Count Units Per Interval Responsibility Unit Cost 25 25 23 2046 4 EA 100.0% 100.00% \$3,079.50 Ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$2,733.75 100.0% 4 EA Enditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. The Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

001.001.0043	Shingle Roof and Gutters	RI20 N-R

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,655.66	\$10,623.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,357.50	100.0%	4	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$19,951.91



01.001.00)44 S	hingle R	oof and G	utters			RI59 E-K			
Compone	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	6	EA	100.0%	100.00%	\$2,960.74	\$17,764.00
Documen	ted Costs w	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
0004										
2021 Vearly Ex			100.0%		EA	alow for this			, mania d	
Yearly Ex	penditures f	or this co	omponent Y	ear(s) and e	EA xpenditures are shown b clude a compounded infl				period.	
Yearly Ex Unless a C	penditures f One-Time Expen	or this co	emponent y expenditures	/ear(s) and exafter 2023 inc	xpenditures are shown b				period.	
Yearly Ex Unless a C 2046 01.001.00	penditures f One-Time Expen	or this co	expenditures \$33,364.0	/ear(s) and exafter 2023 inc	xpenditures are shown b		ee last page of this		period.	
Yearly Ex Unless a C	penditures f One-Time Expen	or this co	expenditures \$33,364.0	rear(s) and exafter 2023 ind 04 utters Next Repl.	kpenditures are shown b		ee last page of this		period. Unit Cost	Replacement Cost for Study Year

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,500,00	100.0%	4	FΔ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$21,157.69



					recinedit riem	100 I I u				
01.001.00	46 S	hingle F	Roof and G	utters			LA8 N-V			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2022	25	25	24	2047	8	EA	100.0%	100.00%	\$3,976.93	\$31,815.0
Document	ted Costs w	ere used	for this con	nponent co	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant (Unit Comment					
2022	\$3,	613.75	100.0%	8	EA					
	ne-Time Exper	nditure, any		after 2023 inc	openditures are shown				у регіоц.	
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,134.59	\$18,808.0

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2 848 33	100.0%	6	FΑ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$36,045.49



001.001.00	48 5	Shingle F	Roof and G	utters			PL4 G-M			
Componer	Component Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,468.41	\$20,810.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2022	\$3	,151.67	100.0%	6	EA					
Yearly Ex	penditures 1	for this c	omponent v	(ear(s) and e	xpenditures are shown	below for this	component if occur	ring within the stud	v period	
					clude a compounded in				, pee	
2047			\$39,882.	33						

0	01.001.00	49	Shingle R	oof and G	utters			PL5 A-D			
	Componer	<u>nt Details</u>									
	Last In- Service	Est Usefu Life	ıl Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
	2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,799.48	\$15,198.00
	Document	ted Costs	were used	for this con	nponent co	<u>ost</u>					
	Year	Replaceme	ent Cost	Repl %	Quant l	Unit Comment					

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,452.50	100.0%	4	EA	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$29,126.91



Greenbelt Homes - Frame Homes

Repl Remain nterval Useful Life		Field Meas.					
		Field Meas					
	e Year	Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
25 24	2047	4	EA	100.0%	100.00%	\$3,675.67	\$14,703.00
	•						
0.00 100.0%	4	ΞA					
	e used for this co ost Repl % 0.00 100.0% this component	e used for this component const Repl % Quant Upon 100.0% 4 Interest this component Year(s) and ex	e used for this component cost ost Repl % Quant Unit Comment 0.00 100.0% 4 EA this component Year(s) and expenditures are shown to	e used for this component cost ost Repl % Quant Unit Comment 0.00 100.0% 4 EA this component Year(s) and expenditures are shown below for this o	e used for this component cost ost Repl % Quant Unit Comment 0.00 100.0% 4 EA this component Year(s) and expenditures are shown below for this component if occur	e used for this component cost ost Repl % Quant Unit Comment 0.00 100.0% 4 EA	e used for this component cost ost Repl % Quant Unit Comment 0.00 100.0% 4 EA this component Year(s) and expenditures are shown below for this component if occurring within the study period.

001.001.00	51 5	Shingle R	oof and G	utters		PL6 A-F					
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,743.54	\$22,461.00	
<u>Document</u>	ted Costs v	vere used f	or this con	nponent co	<u>ost</u>						

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3.401.67	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$43,046.44

01.001.00	52 SI	hingle R	Roof and G	utters			PL6 Y-Z5				
<u>Componen</u>	<u>nt Details</u>										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$2,936.50	\$17,619.00	
Documented Costs were used for this component cost											
Year	Replacement	Cost	Repl %	Quant	Unit Comment						
2022	\$2,6	668.33	100.0%	6	EA						
Yearly Exp	oenditures fo	or this co	omponent y	ear(s) and e	xpenditures are shown l	helow for this	component if occur	ring within the study	v neriod		
					clude a compounded inf				, poou.		
2047			\$33,766.7								

001.001.0053	Shingle Roof and Gutters	PL8 G-M
Component Details		

<u>Com</u>	<u>ponent</u>	: Detail	S

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,728.86	\$22,373.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,388.33	100.0%	6	EΑ	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$42,877.77

001.001.00	954 Sh	ningle R	oof and G	utters							
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,758.21	\$22,549.00	
Documented Costs were used for this component cost											
Year	Replacement	Cost	Repl %	Quant	Unit Comment						
2022	\$3,4	15.00	100.0%	6	EA						
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2047			\$43,215.	15							
001.001.00	55 Sh	ningle R	oof and G	utters			RE7 Q-T				

2022	25	25	24	2047	

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	for Study Year
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,114.42	\$12,458.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2.830.00	100.0%	4	EA	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$23,875.73



_	Shin	gle Ro	oof and G	utters			RE9 A-F			
<u>omponent D</u>	<u>Details</u>									
Last In- Es		Repl terval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25 2	25	24	2047	6	EA	100.0%	100.00%	\$3,121.76	\$18,731.00
ocumented	d Costs were	used fo	or this com	nponent c	<u>ost</u>					
Year Re _l	placement Cos	st R	Repl %	Quant	Unit Comment					
2022	\$2,836.	67 10	00.0%	6	EA					

001.001.0057	Shingle Roof and Gutters
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RI24 G-M

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Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,714.19	\$22,285.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Commen
2022	\$3,375.00	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$42,709.15



01.001.00)58 S	hingle F	oof and G	utters			RI36 G-K			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,887.52	\$15,550.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2022	\$3	,532.50	100.0%	4	EA					
Yearly Ex	penditures f	or this co	omponent \	rear(s) and e	xpenditures are shown I	below for this	component if occur	ring within the study	y period.	
					clude a compounded inf				•	
2047	,		\$29,801.	56_						
01.001.00)59 S	hinale F	Roof and G	utters			RI38 G-M			

001.001.0059	Shingle Roof and Gutters	RI38 G-M

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,743.54	\$22,461.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3.401.67	100.0%	6	EΑ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$43,046.44



01.001.0060		hingle F	Roof and G	utters			RI50 A-F				
Component Details											
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,743.54	\$22,461.00	
Year	Replacement	Cost	Repl %	Quant	Unit Comment						
2022	\$3,	401.67	100.0%	6	EA						
Yearly Ex	penditures f	or this co	omponent Y	ear(s) and e	xpenditures are shown	below for this	component if occur	ring within the study	/ period.		
Unless a C	ne-Time Expen	diture, any	expenditures	after 2023 inc	clude a compounded in	flation factor (s	ee last page of this	report).			
2047			\$43,046.4								

001.001.0061	Shingle Roof and Gutters	RI52 A-F

	Com	ponent	Details
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Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,409.71	\$20,458.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,098.33	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$39,207.69



01.001.00	62 S	hingle F	Roof and G	utters			RI53 A-F			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,151.09	\$18,907.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	t Cost	Repl %	Quant	Unit Comment					
2022	\$2,	,863.33	100.0%	6	EA					
Yearly Ex	penditures f	or this co	omponent v	(par(s) and p	xpenditures are shown	helow for this	component if occur	ring within the stud	v period	
					clude a compounded in				y period.	
2047			\$36,235.2	22						
04 004 00	-) (l O				DIES O I			

1.001.00	63 S	hingle F	Roof and G	utters			RI53 G-K			
omponen	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$4,179.15	\$16,717.00
<u>Document</u>	ted Costs w	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2022	¢2	797.50	100.0%	4	EA					



Greenbelt Homes - Frame Homes

01.001.00	64 Sh	ingle R	oof and G	utters			RI58 E-H				
Componen	t Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,915.03	\$15,660.00	
Documented Costs were used for this component cost											
Year	Replacement C	Cost	Repl %	Quant	Unit Comment						
2022	\$3,5	57.50	100.0%	4	EA						
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2047			\$30,012.3	36							
001.001.0065 Shingle Roof and Gutters							RI62 A-D				

		9					_			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,419.80	\$13,679.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3 107 50	100.0%	4	FΔ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$26,215.76

Greenbelt Homes - Frame Homes

1.001.00	66 S	hingle F	Roof and G	utters			RI69 A-M							
Compone	nt Details													
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year				
2022	25	25	24	2047	12	EA	100.0%	100.00%	\$3,565.62	\$42,787.00				
Year 2022	ted Costs w Replacement \$3,			Quant	<u>JSI</u> Unit Comment EA									
					openditures are shown l Slude a compounded inf				period.					
2047			\$82,001.2	20										

(01.001.00	67 S	hingle R	oof and Gu	ıtters			RI71 E-H			
	Componer	nt Details									
	Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
	2022	25	25	24	2047	4	EA	100.0%	100.00%	\$4,020.13	\$16,081.00

<u>Docum</u>	ented Costs	were use	d for this c	<u>componen</u>	t cost
V	D I	0 1	D I 0/	0	1114

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3.653.00	100.0%	4	EA	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$30,819.20

Frame Reserves Report

Greenbelt Homes - Frame Homes

001.001.00	68 S	hingle R	oof and G	utters			RI73 G-M			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,151.09	\$18,907.00
Document	ted Costs we	ere used	for this con	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2022	\$2,	863.33	100.0%	6	EA					
					xpenditures are shown l				y period.	
2047			\$36,235.2	22						
001.001.00	69 S	hinale R	oof and G	utters			SO8 G-M			

001.001.0069	Shingle Roof and Gutters	SO8 G-M

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,743.54	\$22,461.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,401.67	100.0%	6	EΑ	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$43,046.44

01.001.00	70 S	hingle R	oof and G	utters			RI53 L-R			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,921.44	\$23,529.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment					
2022	\$3	,563.33	100.0%	6	EA					
					xpenditures are shown l clude a compounded inf				y period.	
2047	•		\$45,093.	28						
01.001.00)71 S	Shingle R	loof and G	utters			PL8 N-T			

001.001.0071	Shingle Roof and Gutters	PL8 N

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$4,754.16	\$28,525.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$4,320.00	100.0%	6	EA	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$54,668.08

1.001.00 [°]	72 SI	hingle R	Roof and (Gutters -	- Allowa	nce		Frame Hor	nes			
<u>omponer</u>	nt Details											
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lit			eld Meas. tity or Count	Units	% Replaced Per Interval	Client Responsibili	ty Unit	t Cost	Replacement Co for Study Year
2023	1	1	1	2024		620	EA	12.5%	100.00%		\$3,655.21	\$283,279.
ocumen	ted Costs we	ere used	for this co	mponen	t cost							
Year	Replacement	Cost	Repl %	Quant	Unit (Comment						
2022	\$3,3	321.41	12.5%	620	EA							
oorly Ev	nondituros fa	or this as	mnonont	., , ,								
earry Exi	benomures ic	or this cc	mponent	Year(s) an	d expenditi	ures are shown belo	w for this con	nponent if occu	rring within the	study period		
										• •		
Unless a O	One-Time Expend		expenditure	s after 2023	3 include a	compounded inflation	on factor (see	last page of this	s report).			
2023	One-Time Expend		\$283,279	s after 2023 9.00	3 include a o		\$294,0	last page of this	s report). 2025		\$304,1	
Unless a O	One-Time Expend		expenditure	s after 2023 9.00	3 include a		on factor (see	last page of this	s report).			
2023	One-Time Expend		\$283,279	s after 2023 0.00 7.72	3 include a o		\$294,0	15.27 2 35.36 2	s report). 2025		\$304,1	37.34
2023 2026	One-Time Expend		\$283,279 \$315,047	9.00 7.72 0.28	2024 2027		\$294,0° \$325,88	15.27 24.78 224.78	s report). 2025 2028		\$304,11 \$336,73	37.34 38.34
2023 2026 2029	One-Time Expend		\$283,279 \$315,047 \$347,580	9.00 7.72 0.28 3.55	2024 2027 2030		\$294,0 \$325,88 \$358,42	15.27 2 35.36 2 24.78 2 49.69 2	s report). 2025 2028 2044		\$304,11 \$336,73 \$510,33	37.34 38.34 03.50
2023 2026 2029 2045	One-Time Expend		\$283,279 \$315,047 \$347,580 \$521,208	3.28 3.55 1.57	2024 2027 2030 2046		\$294,0° \$325,88 \$358,42 \$532,04	15.27 2 35.36 2 24.78 2 49.69 2 15.30 2	s report). 2025 2028 2044 2047		\$304,15 \$336,75 \$510,35 \$542,96	37.34 38.34 03.50 55.91
2023 2026 2029 2045 2048	One-Time Expend		\$283,279 \$315,047 \$347,580 \$521,208 \$553,761	9.00 7.72 9.28 9.55 1.57	2024 2027 2030 2046 2049		\$294,0 \$325,88 \$358,42 \$532,04 \$564,6	15.27 2 35.36 2 24.78 2 49.69 2 15.30 2 79.17 2	2025 2028 2044 2047 2050		\$304,14 \$336,73 \$510,33 \$542,90 \$575,44	37.34 38.34 03.50 55.91
2023 2026 2029 2045 2048 2051 2054	One-Time Expend	diture, any	\$283,279 \$315,047 \$347,580 \$521,208 \$553,761 \$586,332 \$618,871	9.00 7.72 9.28 9.55 1.57 2.03	2024 2027 2030 2046 2049 2052 2055		\$294,0° \$325,88 \$358,42 \$532,04 \$564,6° \$597,1° \$629,70	15.27	2025 2028 2044 2047 2050		\$304,14 \$336,73 \$510,33 \$542,90 \$575,44	37.34 38.34 03.50 55.91
2023 2026 2029 2045 2048 2051 2054	Dine-Time Expend	diture, any	\$283,279 \$315,047 \$347,580 \$521,208 \$553,761 \$586,332 \$618,871	9.00 7.72 9.28 9.55 1.57 2.03 1.08	2024 2027 2030 2046 2049 2052 2055	compounded inflation	\$294,0° \$325,88 \$358,42 \$532,04 \$564,6° \$597,1° \$629,7° \$	15.27	2025 2028 2044 2047 2050	2038	\$304,11 \$336,75 \$510,3 \$542,9 \$575,4 \$608,0	37.34 38.34 03.50 55.91
2023 2026 2029 2045 2048 2051 2054 Expend	Dine-Time Expendence ditures in the yellow	ear(s) bel	\$283,279 \$315,047 \$347,580 \$521,208 \$553,761 \$586,332 \$618,871	9.00 7.72 9.28 9.55 1.57 2.03 1.08	2024 2027 2030 2046 2049 2052 2055 ally remov	ed from the yearl	\$294,0° \$325,88 \$358,42° \$532,0° \$564,6° \$597,1° \$629,7° y expenditur	last page of this 15.27 35.36 24.78 49.69 15.30 79.17 01.32	2025 2028 2044 2047 2050 2053		\$304,14 \$336,75 \$510,33 \$542,96 \$575,44 \$608,06	37.34 38.34 03.50 55.91 47.83

001.002 HOUSE EXTERIORS

001.002.0001

Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$5,449.80	\$1,081,240.00

Frame Homes

Documented Costs were used for this component cost

Vinyl Siding

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$4.744.93	20.0%	992	15	

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2056	\$2,444,830.23	2057	\$2,486,147.86	2058	\$2,527,666.53
2059	\$2 569 120 26	2060	\$2 610 483 10		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2061 2062

On 7/22/2023 By Douglas Greene, DMA Reserves

The vinyl siding on all 992 frame homes was replaced as part of the Home Improvement Project (HIP) between 2016 and 2020. Generally, all siding is in good condition. We are projecting a service life of 40 years for this siding, which is our standard projection for this product. This is an increase in the estimated useful life from 35 years in our 2017 study.



71.002.00	02 l	Entry Doo	ors				Frame Hon	nes		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	992	EA	20.0%	100.00%	\$1,334.64	\$264,793.00
Documen	ted Costs v	vere used	for this con	nponent co	<u>ost</u>					
Year	Replacemen	nt Cost	Repl %	Quant (Jnit Comment					
2020	\$^	1,162.02	20.0%	992	EA					
Yearly Ex	penditures	for this co	omponent y	ear(s) and ex	penditures are shown l	pelow for this co	mponent if occur	ring within the stud	v period.	
					penditures are shown l				y period.	
	ne-Time Expe			after 2023 inc			e last page of this		y period. \$619,0	19.24
Unless a O	ne-Time Expe		expenditures a	after 2023 inc	lude a compounded inf	lation factor (see	e last page of this	report).		19.24_
2056 2059	ne-Time Expe	enditure, any	\$598,732.8 \$629,171.1	after 2023 inc 34 2 6 2	lude a compounded inf	\$608,8 \$639,3	e last page of this 351.42 2 300.82	report).		19.24

On 7/22/2023 By Douglas Greene, DMA Reserves

Building Entry doors on all 992 frame homes were replaced as part of the Home Improvement Project (HIP) between 2016 and 2020. Generally, all doors are in good condition. We are projecting a service life of 40 years for these doors, to match the siding projection. This is an increase in the estimated useful life from 35 years in our 2017 study.



1.002.00	003 S	olid-Vin	yl Window	s			Frame Hon	nes		
ompone	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$3,871.76	\$768,157.0
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>					
Year	Replacement	Cost	Repl %	Quant	Unit Comment					
2020	\$3,	371.00	20.0%	992	LS					
Yearly Ex	penditures f	or this co	omponent v	Year(s) and e	xpenditures are shown	helow for this c	omponent if occur	ring within the study	v period	
					clude a compounded in				, ponoui	
2056	6		\$1,736,907.	16 2	057	\$1,766	,260.89	2058	\$1,795,7	57.45
2059)		\$1,825,207.	87 2	060	\$1,854	,593.72			
Evnend	ditures in the	/ear(s) be	low have bee	en manually	removed from the ye	early expendit	ures.			
Exhelic										

On 7/22/2023 By Douglas Greene, DMA Reserves

The windows on all 992 frame homes were replaced as part of the Home Improvement Project (HIP) between 2016 and 2020. Generally, all windows are in good condition. We are projecting a service life of 40 years for these units, which is our standard projection for this product. This is an increase in the estimated useful life from 35 years in our 2017 study.



1.002.00	04 P	orch Sto	oop - Gard	den Side				Frame Hon	nes		
omponen	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lif		•	Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Ro Unit Cost	eplacement Cos for Study Year
2023	1	1	1	2024		544	EA	3.3%	100.00%	\$803.98	\$14,564.0
Document	ted Costs w	ere used	for this co	mponent	cost						
Year	Replacemen	Cost	Repl %	Quant	Unit	Comment					
2020	9	700.00	3.3%	544	EA						
2029			\$17,869).87	2030		\$18	3,427.41	2031	\$18,985.	76
2026			\$16,197		2027				2028	\$17,312.4	
2032			\$19,543		2033				2034	\$20,659.7	
2035			\$21,217		2036				2037	\$22,333.0	
2038			\$22,891		2039				2040	\$24,008.0	
2041			\$24,565		2042				2043	\$25,680.3	
2044			\$26,237	7.62	2045		\$26	6,796.48	2046	\$27,353.8	35
2047			\$27,911	.87	2048		\$28	3,470.11 2	2049	\$29,028.	12
2050			\$29,585	3 46	2051		\$30	0,144.63 2	2052	\$30,702.3	31
2053				. 10				2,111.00			
2056			\$31,261		2054		\$3		2055	\$32,374.3	35
			\$31,261 \$32,931	.09	2054			1,817.54	2055 2058	\$32,374.3 \$34,046.9	
2059			· · ·	.09			\$33	1,817.54 2 3,487.73 2			98

On 7/22/2023 By Douglas Greene, DMA Reserves

The 992 frame homes were generally built with garden-side porches with entry doors. Over the years many of these porches have been replaced or incorporated into owner-constructed additions. Some garden sides do not have doors (or porches) and a few porches are concrete, similar to the masonry homes. In the 2017 study, we listed all 992 units including 448 that either have been modified into additions, or that do not have doors and porches, or that are concrete. Of the remaining 544, we are providing an allowance for 3.33% replacement per year, or about 18 per year. Additions that have replaced porches are funded from the GHI Addition Maintenance account.

1.002.00	05 P	orch Sto	oop - Servi	ice Side				Frame Hon	nes		
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2023	1	1	1	2024		808	EA	3.3%	100.00%	\$803.98	\$21,632.0
Documen	ted Costs w	ere used	for this cor	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2020	\$	700.00	3.3%	808	EA						
V l - -		41. *									
<u>rearly Ex</u>	<u>penditures f</u>	or this co	<u>mponent</u>	Year(s) and	expend	litures are shown b	elow for this con	nponent if occur	ring within the study	/ period.	
Unless a C	ne-Time Exper	diture, any	expenditures	after 2023 i	nclude	a compounded inf	lation factor (see	last page of this	report).		
2023			\$21,632.	00	2024		\$22,4	51.85 2	2025	\$23,22	28.68
2026			\$24,057.	94	2027		\$24,8	85.53	2028	\$25,7	14.22
2029			\$26,542.	22	2030		\$27,3	70.34 2	.031	\$28,19	99.66
2032	1		\$29,028.	73	2033		\$29,8	56.05	2034	\$30,68	86.05
2035			\$31,514.	57	2036		\$32,3	43.40 2	2037	\$33,1	71.39
2038			\$34,000.	67	2039		\$34,83	30.29 2	040	\$35,6	59.25
00.44			\$36,486.	54	2042		\$37,3	14.78 2	043	\$38,14	43.17
2041							Φοο ο	20.00	.046	\$40.6	
2041			\$38,970.	88	2045		\$39,80	00.96	.040	φ40,0	28.82
			\$38,970. \$41,457.		2045		\$39,8		2049	\$43,1	
2044				65				86.80 2			15.62
2044			\$41,457.	65 44	2048		\$42,2	86.80 2 73.97 2	2049	\$43,1	15.62 02.29
2044 2047 2050			\$41,457. \$43,943.	65 44 25	2048 2051		\$42,26 \$44,7	36.80 2 73.97 2 58.74 2	2049	\$43,1 \$45,6	15.62 02.29 85.77
2044 2047 2050 2053			\$41,457. \$43,943. \$46,432.	65 44 25 85	2048 2051 2054		\$42,20 \$44,7 \$47,20	86.80 2 73.97 2 58.74 2 39.48 2	2049 2052 2055	\$43,1 \$45,66 \$48,06	15.62 02.29 85.77 70.13

On 7/22/2023 By Douglas Greene, DMA Reserves

The 992 frame homes were all built with service-side porches with entry doors. Over the years some of these porches have been replaced or incorporated into owner-constructed additions. A few service side porches are concrete, similar to the masonry homes. In the 2017 study, we listed all 992 units including 184 that either have been modified into additions, or that are concrete. Of the remaining 808, we are providing an allowance for 3.33% replacement per year, or about 26 per year. Additions that have replaced porches are funded from the GHI Addition Maintenance account.

Total for 001.002 HOUSE EXTERIORS

\$2,150,386.00



001.003 HOUSE INTERIORS



01.00	03.00	01 P	Plumbing	Pipe Repl	acement	and Restoration		Frame Hon	nes		
Com	ponen	t Details									
	st In- rvice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
19	35	89	1	1	2024	992	Homes	10.0%	100.00%	\$18,248.00	\$1,810,202.00
Deta	il of c	omponents	within the	e assembly	<u>.</u>						
1		estic Water R Wide	Risers - Cop	per - Non Acc	essible,	14	LF	100.0%	100.00%	\$207.86	\$2,910.00
2	Inter Wide	ior sanitary pi	ping DWV F	PVC, schedul	e 40, Site-	18	LF	100.0%	100.00%	\$83.59	\$1,505.00
3	Wate	er shut-off bal	I valve, Site	-Wide		2	EA	100.0%	100.00%	\$84.42	\$169.00
4		ctive Demoliti ning, Site-Wid		aming - Wood	Floors and	8	SF	50.0%	100.00%	\$159.37	\$637.00
5	Kitch	nen sink, Site-	Wide			1	EA	50.0%	100.00%	\$1,018.26	\$509.00
6		nen sink fauce y, Site-Wide	ets/fittings, s	ingle control	ever, with	1	EA	50.0%	100.00%	\$546.19	\$273.00
7	Kitch Wide	nen base cabi e	nets, plastic	lam, allowan	ce, Site-	12	LF	75.0%	100.00%	\$254.45	\$2,290.00
8	Kitch Wide	nen wall cabin e	ets, plastic	lam, allowand	e, Site-	12	LF	75.0%	100.00%	\$254.45	\$2,290.00
9	Cou	ntertop, plasti	c laminate, s	standard, Site	e-Wide	20	SF	75.0%	100.00%	\$53.44	\$802.00
10	Lava	atory, vanity to	p, Site-Wid	е		1	EA	50.0%	100.00%	\$805.65	\$403.00
11	Repl	ace lavatory f	aucets/fittin	gs, Site-Wide		1	EA	50.0%	100.00%	\$330.63	\$165.00
12	Bath	room vanity, l	oase, 2 doo	r, Site-Wide		1	EA	50.0%	100.00%	\$269.06	\$135.00
13		- shower, buil s, handles, Si		rm, by-pass, i	ntegral	1	EA	100.0%	100.00%	\$829.63	\$830.00
14	Floo	r-mounted toil	let, tank type	e, Site-Wide		1	EA	50.0%	100.00%	\$877.37	\$439.00
15	New	Drywall on ex	kisting frami	ng, Site-Wide	;	180	SF	100.0%	100.00%	\$1.37	\$247.00
16	Cera	amic tile walls	allowance,	Site-Wide		60	SF	100.0%	100.00%	\$17.29	\$1,037.00
17	Ceili	ng Access Pa	nel Flush in	Drywall, Site	-Wide	1	EA	100.0%	100.00%	\$231.95	\$232.00
18	Pain	t walls, smoot	th finish, Site	e-Wide		120	SF	100.0%	100.00%	\$2.29	\$275.00
19	Gen	eral Condition	s - Constru	ction, Site-Wi	de	1	LS	100.0%	100.00%	\$3,000.00	\$3,000.00
20	Desi Wide	gn and specif	ication allov	vance, per ho	me, Site-	1	UNIT	100.0%	100.00%	\$100.00	\$100.00
21	Hote	l Stay during	home repail	r, Site-Wide		30	NIGHTS	100.0%	0.00%	\$25.00	\$0.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.



2024	\$	1,878,808.66	2025		\$1,943,815.44	2026	\$	2,013,209.65
)27	\$2,082,464.06		2028		\$2,151,810.11 2029		\$2,221,098.40	
2030	\$	2,290,396.67	2031	9	52,359,795.69	2032	9	52,429,173.68
2033	\$	2,498,405.13			<u> </u>			
penditures in	the year(s) below	w have been mai	nually removed fro	om the yearly exp	penditures. 2039	2040	2041	2042
-			-			2040 2049	2041 2050	2042 2051
2034	2035	2036	2037	2038	2039			

On 7/23/2023 By Douglas Greene, DMA Reserves

This component represents the largest single project facing GHI as homes age. Copper pipe failures in the domestic hot and cold water risers are becoming common, evidenced by pin-hole leaks developing from the inside of the pipe. Sanitary drain pipes are also showing some incidental problems. GHI has been looking at a project to replace these aging pipes in the frame and masonry homes, as well as in the larger homes, although the latter units are not as old and do not need this work yet. This component represents the estimated replacement cost for the 992 frame homes in a project that would span from 2024 through 2028. In our previous study DMA used a very broad-brush estimate based on some industry history of these types of replacement. In 2020 a study by ETC Engineers, which confirmed the problems with the piping, also used a broad-brush estimate for replacement. The actual pipe replacement represents the smallest part of the total project, which requires removal of kitchen cabinets, sinks and any related appliances, as well as bathroom fixtures and vanities, and then selective demolition of walls to access these pipes. This component in the current study is an assembly of 22 sub-components that would likely comprise the cost of such a project on a per-unit basis, to develop a more comprehensive estimate. Replacement costs are adjusted from 100% for some components, down to 25% for others. This represents either the cost of total replacement work or partial replacement work (remove and re-install existing most or all of the components).

On 8/23/2023 By Douglas Greene, DMA Reserves

Bath tubs removed from calculation

On 8/28/2023 By Douglas Greene, DMA Reserves

Replacement Percent was changed from 20% to 5%.



Component Detail

Greenbelt Homes - Frame Homes

01.0	03.00	02 E	lectric S	ystems				Frame Hor	mes		
Com	poner	nt Details									
	st In- ervice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
19	067	57	1	1	2024	992	LS	10.0%	100.00%	\$2,781.00	\$275,875.0
<u>Deta</u>	ail of c	omponents	within th	e assembly	<u>:</u>						
1	Elec	tric service &	panel, 125	amp, Site-Wid	de	1	EA	100.0%	100.00%	\$2,101.55	\$2,102.00
2	Swit	ch, single pole	e 15 amp, S	ite-Wide		5	EA	100.0%	100.00%	\$17.50	\$88.0
3	Swit	ch, 3-pole, 15	amp, Site-\	Vide		2	EA	100.0%	100.00%	\$21.36	\$43.0
4	Dup	lex Outlet, Site	e-Wide			10	EA	100.0%	100.00%	\$19.56	\$196.0
5	Dup	lex outlet, GFI	, Site-Wide			3	EA	100.0%	100.00%	\$31.92	\$96.0
6	Outl	et, 240v, 30ar	np, for Drye	r, Site-Wide		1	EA	100.0%	100.00%	\$92.66	\$93.0
7	Outl	et, 240v, 50ar	np, for elect	ric range, Site	e-Wide	1	EA	100.0%	100.00%	\$162.67	\$163.0
						xpenditures are shown l				y period.	
	2024			\$286,330.6	66 2	025	\$290	6,237.70	2026	\$306,8	313.39
	2027		·	\$317,367.7	77 2	028	\$32	7,936.12	2029	\$338,4	195.66
_	2030			\$349,056.7	<u>'</u> 2 2	031	\$359	9,633.14	2032	\$370,2	206.35
_											

	-		-		The state of the s
2027	\$317,367.77	2028	\$327,936.12	2029	\$338,495.66
2030	\$349,056.72	2031	\$359,633.14	2032	\$370,206.35
2033	\$380,757.23		<u> </u>		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

On 7/23/2023 By Douglas Greene, DMA Reserves

This work involves replacement of aging electrical panels in the units with new 125 amp panels, as well as replacing all switches and outlets. In wet areas as determined by code, standard outlets would be replaced with GFI (ground-fault interrupter) outlets. In the 2017 study, this work was envisioned to occur from 2031 through 2035. In light of the projected plumbing upgrade project, however, it makes more sense to do this work at the same time as the plumbing work, so this project has been accelerated to the 2024 - 2028 time frame.

On 8/28/2023 By Douglas Greene, DMA Reserves

Replacement Percent was changed from 20% to 5%.



01.003.00	003	Crawl Sp	ace Improv	ements	ts Frame Homes						
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	75	75	70	2093	992	LS	50.0%	100.00%	\$5,336.94	\$2,647,122.00	
Documen	ted Costs w	vere used	for this cor	nponent co	<u>ost</u>						
Year	Replacemen	t Cost	Repl %	Quant	Unit Comment						
2021	\$4	,737.75	50.0%	992	LS						
On 7/23/2	022 B	v Dougla	ıs Greene, D	MA Posor	voc						

This major project has been completed in all units as part of the HIP program. We do not expect this work to be necessary again within the 50-year time-

frame of this study.

001.003.0004 Water heater, residential, electric, glass lined tank, double Frame Homes element, 5 year, 40 gallon

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	992	EA	10.0%	100.00%	\$2,231.34	\$221,349.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$221,349.00	2024	\$229,738.13	2025	\$237,687.07
2026	\$246,172.50	2027	\$254,640.83	2028	\$263,120.37
2029	\$271,592.85	2030	\$280,066.55	2031	\$288,552.57
2032	\$297,036.02	2033	\$305,501.55	2034	\$313,994.49
2035	\$322,472.34	2036	\$330,953.36	2037	\$339,425.77
2038	\$347,911.41	2039	\$356,400.45	2040	\$364,882.78
2041	\$373,348.06	2042	\$381,823.06	2043	\$390,299.53
2044	\$398,769.03	2045	\$407,262.81	2046	\$415,733.88
2047	\$424,214.85	2048	\$432,699.15	2049	\$441,180.05
2050	\$449,650.71	2051	\$458,149.11	2052	\$466,624.87
2053	\$475,117.44	2054	\$483,574.53	2055	\$492,037.08
2056	\$500,500.12	2057	\$508,958.57	2058	\$517,458.18
2059	\$525,944.49	2060	\$534,412.20	2061	\$542,909.35
2062	\$551,378.74				

On 7/19/2023 By Douglas Greene, DMA Reserves

GHI gets about 10 life out of WH

On 7/23/2023 By Douglas Greene, DMA Reserves

Water heater replacement is ongoing and is included here as an annual replacement allowance. GHI reports that they only get about a 10-year life out of these water heaters, and we are allowing for 10% replacement per year.



			1.,			sible, Automa		Frame Ho			
-	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lif			ield Meas. Intity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2018	10	1	5	2028		250	EA	20.0%	100.00%	\$200.81	\$10,041.0
	ted Costs w										
Year	Replacemen	t Cost	Repl %	Quant	Unit	Comment					
2020	9	3174.83	20.0%	250	EA						
						itures are shown bacompounded inf				ly period.	
	One-Time Expe			.87 .55 .31			\$12,3 \$13,4 \$16,5	e last page of thi 320.21 474.38 552.09		\$12, \$15, \$16,	704.60 782.22 936.10 013.15
2028 2031 2039	One-Time Expe		\$11,935 \$13,089 \$16,167	.87 .55 .31	2029 2032 2040		\$12,3 \$13,4 \$16,4 \$19,6	2 last page of thi 320.21 474.38 552.09 628.43	s report). 2030 2038 2041	\$12, \$15, \$16, \$20,	782.22 936.10
2028 2031 2039 2042	One-Time Expe		\$11,935 \$13,089 \$16,167 \$17,320	.87 .55 .31 .55 .40	2029 2032 2040 2048		\$12,3 \$13,4 \$16,5 \$19,6 \$20,7	e last page of thi 320.21 474.38 552.09 628.43 782.91	s report). 2030 2038 2041 2049	\$12, \$15, \$16, \$20, \$21,	782.22 936.10 013.15
2028 2031 2039 2042 2050	One-Time Expe		\$11,935 \$13,089 \$16,167 \$17,320 \$20,397	.87 .55 .31 .55 .40	2029 2032 2040 2048 2051		\$12,3 \$13,4 \$16,5 \$19,6 \$20,7	e last page of thi 320.21 474.38 552.09 628.43 782.91	s report). 2030 2038 2041 2049	\$12, \$15, \$16, \$20, \$21,	782.22 936.10 013.15 167.39
2028 2031 2039 2042 2050 2058 2061	One-Time Exper	nditure, any	\$11,935 \$13,089 \$16,167 \$17,320 \$20,397 \$23,473 \$24,627	.87 .55 .31 .55 .40 .34 .87	2029 2032 2040 2048 2051 2059 2062		\$12,3 \$13,4 \$16,5 \$19,6 \$20,7 \$23,6	2 last page of thi 320.21 474.38 552.09 628.43 782.91 358.30 012.06	s report). 2030 2038 2041 2049	\$12, \$15, \$16, \$20, \$21,	782.22 936.10 013.15 167.39
2028 2031 2039 2042 2050 2058 2061 Expend	One-Time Exper	nditure, any	\$11,935 \$13,089 \$16,167 \$17,320 \$20,397 \$23,473 \$24,627	s after 2023 .87 .55 .31 .55 .40 .34 .87	2029 2032 2040 2048 2051 2059 2062	a compounded infl	\$12,3 \$13,4 \$16,5 \$19,6 \$20,7 \$23,6 \$25,0	2 last page of thi 320.21 474.38 552.09 628.43 782.91 358.30 012.06	s report). 2030 2038 2041 2049	\$12, \$15, \$16, \$20, \$21, \$24,	782.22 936.10 013.15 167.39

The quantity of sump pumps is based on the quantity provided to us by GHI in the 2017 study. These were are replaced as part of the crawl space renovations in 2018 - 2022, and they have a service life of about 10 years.

Frame Reserves Report

1.003.0	006 E	Electric ra	adiant hea	ting, cei	ling p	anel, 1250 wa	tt	Frame Hon	nes		
<u>Compone</u>	ent Details										
Last In- Service		Repl Interval	Remain Useful Life	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2023	1	1	1	2024		1984	EA	4.0%	100.00%	\$292.00	\$23,173.0
<u>Docume</u> r	nted Costs v	vere used	for this co	mponent	cost						
Year	Replacemen	nt Cost	Repl %	Quant	Unit	Comment					
2023		\$292.00	4.0%	1984	EA						
V	P4	f 41.									
									ring within the study	y period.	
Unless a	One-Time Expe	nditure, any	expenditures	after 2023 i	nclude	a compounded infl	ation factor (see	e last page of this	s report).		
2023	3		\$23,173.	.00	2024		\$24,0	051.26 2	2025		883.43
2026	6		\$25,771.	.77	2027		\$26,6	658.32 2	2028	\$27,5	346.04
2029	9		\$28,433.	.02	2030		\$29,3	320.13	2031	\$30,2	08.53
	•		\$31.096	.66	2033		\$31,9	982.91 2	2034	\$32,8	372.03
2032	2		φο1,000.					0.4= 4=	2007		
2032			\$33,759	.57	2036		\$34,6	647.45 2	2037	\$35,5	34.42
-	5		+ - ,		2036				2037	\$35,5 \$38,1	
203	5 8		\$33,759.	.78			\$37,3	311.50		\$38,1	
2038	5 8 1		\$33,759 \$36,422	.78	2039		\$37,3 \$39,9	311.50 2 972.99 2	2040	\$38,1 \$40,8	99.51
2038 2038 204	5 8 1 4		\$33,759 \$36,422 \$39,085	78 74 06	2039 2042		\$37, \$39, \$42,	311.50 2 972.99 2 636.27 2	2040	\$38,1 \$40,8 \$43,5	99.51
2038 2038 204 204	5 8 1 4 7		\$33,759 \$36,422 \$39,085 \$41,747	78 74 06 97	2039 2042 2045		\$37,3 \$39,9 \$42,6 \$45,2	311.50 2 972.99 2 636.27 2 299.19 2	2040 2043 2046	\$38,1 \$40,8 \$43,5 \$46,1	99.51 60.39 23.10
2038 204 204 204 204	5 8 1 4 7		\$33,759. \$36,422. \$39,085. \$41,747. \$44,410.	78 74 06 97 84	2039 2042 2045 2048		\$37,3 \$39,4 \$42,4 \$45,5 \$47,5	311.50 2 972.99 2 636.27 2 299.19 2 963.54 2	2040 2043 2046 2049	\$38,1 \$40,8 \$43,5 \$46,1 \$48,8	99.51 60.39 23.10 87.05
2038 2038 204- 204- 204- 2050	5 8 1 4 7 0 3		\$33,759. \$36,422. \$39,085. \$41,747. \$44,410.	78 74 06 97 84 96	2039 2042 2045 2048 2051		\$37,3 \$39,5 \$42,6 \$45,2 \$47,9 \$50,6	311.50 2 972.99 2 636.27 2 299.19 2 963.54 2 625.33 2	2040 2043 2046 2049 2052	\$38,1 \$40,8 \$43,5 \$46,1 \$48,8 \$51,5	99.51 60.39 23.10 87.05
2038 2038 204 204 204 205 205	5 8 1 4 7 0 3 6		\$33,759. \$36,422. \$39,085. \$41,747. \$44,410. \$47,073.	78 74 06 97 84 96 26	2039 2042 2045 2048 2051 2054		\$37,3 \$39,3 \$42,4 \$45,2 \$47,5 \$50,4	311.50 2 972.99 2 636.27 2 299.19 2 963.54 2 625.33 2 282.77 2	2040 2043 2046 2049 2052	\$38,1 \$40,8 \$43,5 \$46,1 \$48,8 \$51,5 \$54,1	99.51 660.39 623.10 87.05 650.87

On 7/23/2023 By Douglas Greene, DMA Reserves

This is an annual allowance on the basis of 2 ceiling panels per home, which are replaced on an as-needed basis.

	007 E	lectric b	aseboard	heater			Frame Hon	nes		
Compone	ent Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl Year	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$1,540.00	\$305,536.00
Documer	nted Costs w	ere used	for this cor	nponent o	ost .					
Year	Replacement	t Cost	Repl %	Quant	Unit Comment					
2023	\$1,	,540.00	20.0%	992	LS					
		iditale, ally	expenditures	aitei 2023 ii	clude a compounded in	manom ración (see i	ast page of this	report).		
	-	idituic, diry	expenditures	aitei 2023 ii	icidae a compounded ii	manon ractor (see i	ast page of this	report).		
2056	-	iditure, arry	\$690,858.2		2057	\$702,53		058	\$714,2	66.09
2056	6	iditale, ally		28 :			3.78 2		\$714,2	66.09
2059	6		\$690,858.2 \$725,980.0	28 :	2057	\$702,53 \$737,66	3.78 <u>2</u> 8.33		\$714,2	66.09
2059 Expend	6		\$690,858.2 \$725,980.0	28 :	2057	\$702,53 \$737,66	3.78 <u>2</u> 8.33		\$714,2	66.09
2059 Expend	ditures in the	year(s) be 2062	\$690,858.2 \$725,980.0	28 :: 05 :: en manuall	2057 2060 y removed from the y	\$702,53 \$737,66	3.78 <u>2</u> 8.33		\$714,2	66.09

Total for 001.003 HOUSE INTERIORS

\$5,293,298.00



002.001 ADMINISTRATION BUILDING

0	02.001.00	001	Membrane	e Roof - W	arehouse	house Administration							
9	<u>Compone</u>	nt Details											
	Last In- Service	Est Usefu Life	l Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
	2017	20	20	14	2037	44	SQ	100.0%	62.00%	\$1,870.00	\$51,014.00		
	Detail of	componen	ts within the	e assembly	<u>′:</u>								
	1 Dei	mo single-ply	roof, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00		
		gle-ply roof 6 e-Wide	0-mil EPDM -	fully adhere	d, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00		

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2037

\$78,226.99

2057

\$117,298.95

On 7/13/2023 By Douglas Greene, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

002.001.0002 Membrane Roof - Administration Building Administration

Component Details

Last I Servi		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	20	9	2032	110	SQ	100.0%	62.00%	\$1,870.00	\$127,534.00
Detail	of components	within th	e assembly	<u>':</u>						
	Demo single-ply ro	oof, Mid Ris	e, Frame Hor	mes	1	SQ	100.0%	100.00%	\$302.57	\$303.00
	Single-ply roof 60- Frame Homes	-mil EPDM -	- fully adhered	d, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032

\$171,142.34

2052

\$268,853.86

On 7/13/2023 By Douglas Greene, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.



02.00	01.0003	M	lembrane	e Roof - Te	am Lead	er Office		Administra	tion		
Com	onent De	tails									
	st In- Est rvice	Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	12 2	20	20	9	2032	18	SQ	100.0%	62.00%	\$1,870.00	\$20,869.00
<u>Deta</u>	il of comp	onents	within the	e assembly:	:						
1	Demo sin	gle-ply ro	of, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply Site-Wide		mil EPDM -	fully adhered	I, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00
					after 2023 inc	cpenditures are shown blude a compounded inf	flation factor (s			y period.	

On 7/13/2023 By Douglas Greene, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

002.001.0004	Membrane Roof - Paint Room	
002.001.000 1		

Component Details

-										
Last In Service		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	20	9	2032	8	SQ	100.0%	62.00%	\$1,870.00	\$9,275.00
<u> Detail o</u>	f components	within th	e assembly	<u>:</u>						
D	emo single-ply ro	oof, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
	ingle-ply roof 60- ite-Wide	mil EPDM -	fully adhered	d, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

Administration

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032 \$12,446.44 2052 \$19,552.57

On 7/13/2023 By Douglas Greene, DMA Reserves

Assumed in good condition and functional. Observation not possible during site survey.

002.	001.000)5 M	embrane	Roof - Ca	arpentry S	Shop & Storage R	Room	Administra	tion		
Cor	<u>nponen</u>	t Details									
	ast In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2	2021	20	20	18	2041	16	16	100.0%	62.00%	\$1,870.00	\$18,550.00
<u>De</u>	tail of c	omponents	within the	e assembly	<u>:</u>						
1	Dem	o single-ply ro	of, Mid Rise	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	_	le-ply roof 60- Wide	mil EPDM -	fully adhered	d, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00
						penditures are shown				period.	
Ur	nless a Oi	ne-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
	2041			\$31,288.1	9 2	061	\$45	5,498.17			
On	7/13/20	23 B\	, Douglas	s Greene, D	MA Reser	ves					
		•	_	•		tion not possible du	ring site surv	ey.			
002.	001.000	06 S	olid-viny	l double-h	ung wind	low		Administra	tion		
Cor	<u>nponen</u>	t Details	-								
	ast In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1	983	40	40	0	2023	46	EA	100.0%	62.00%	\$806.81	\$23,010.00
Ye	arly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this	component if occur	ring within the study	period.	
						lude a compounded inf					
Ui											
U	2023			\$23,010.0	00						

Windows have not been replaced.

2.001.00	07 Rooft	op Package U	Inits - HV	its - HVAC Administration						
omponer	nt Details									
Last In- Service		epl Remain erval Useful Life	Next Repl e Year		rield Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	18 1	8 15	2038		1	LS	100.0%	62.00%	\$222,205.50	\$137,767.00
Document	ted Costs were ι	ised for this co	mponent o	cost						
Year	Replacement Cos	t Repl %	Quant	Unit	Comment					
2020	\$193,466.0	00 100.0%	1	LS	Cost from GHI					
Detail of c	omponents with	in the assembl	<u>y:</u>							
1 Roo	ftop Package Unit,	5 ton cooling, Adm	ninistration		1	EA	100.0%	100.00%	\$27,421.54	\$27,422.00
2 Roo	ftop Package Unit,	6 ton cooling, Adm	ninistration		4	EA	100.0%	100.00%	\$48,000.39	\$192,002.00
	penditures for the one-Time Expenditure								y period.	
2038		\$216,539	.08	2056		\$311	,509.85			

002.001.00	08 E	Electric ba	aseboard h	eater, 10	00 watt, 4' long		Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	31	EA	100.0%	62.00%	\$256.22	\$4,925.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2042

002.001.00	02.001.0009 Commercial carpet, direct cement, nylon, 26 oz. Administration										
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2017	15	15	9	2032	820	SY	100.0%	62.00%	\$41.04	\$20,865.00	
	ne-Time Expen			after 2023 in	xpenditures are shown beclude a compounded infl	ation factor (s	ee last page of this			74.56	
002.001.00		ecurity	System				Administra	tion	. ,		
Componer Last In- Service	nt Details Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2020	20	20	17	2040	1	LS	100.0%	62.00%	\$20,000.00	\$12,400.00	
Documen	ted Costs we	ere used	for this con	nponent c	<u>ost</u>						
Year	Replacement	Cost	Repl %	Quant	Unit Comment						
2023	\$20,0	00.00	100.0%	1	LS						
Yearly Ex	penditures fo	or this co	omponent Y	ear(s) and e	xpenditures are shown b	elow for this o	component if occur	ring within the stud	y period.		
					clude a compounded infl				•		
2040			\$20,440.7	9 2	2060	\$29	,937.84				

002.001.00 ⁻	11 5	Solar phot	tion							
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	11	20	9	2032	338	EA	100.0%	62.00%	\$58.68	\$12,297.00
Unless a O			expenditures a	fter 2023 inc	penditures are shown lude a compounded in	flation factor (se	ee last page of this		y period.	
2032			\$16,501.7	9 20)52	\$25	,923.28			

On 7/14/2023 By Douglas Greene, DMA Reserves

Work required when re-roofing buildings.

002.001.0012 Solar photovoltaic panel system - roofs Administration

Component Details

Last Servi		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	338	EA	100.0%	62.00%	\$472.00	\$98,912.00
<u>Detail</u>	of components	within the	<u>e assembly</u>	<u>:</u>						
1	Solar photovotaic	panel - repl	ace, Adminis	tration	1	EA	100.0%	100.00%	\$386.08	\$386.00
	Solar photovoltaio Administration	panel, roof	framing syste	em,	1	EA	100.0%	100.00%	\$85.51	\$86.00

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2046 \$185,774.80

On 7/14/2023 By Douglas Greene, DMA Reserves

Operating normally, no observed defects.



002.001.0013 Solar photovoltaic panel s						system - ground Administration					
Component Details											
	st In- ervice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20)21	25	25	23	2046	76	EA	100.0%	62.00%	\$846.00	\$39,864.00
<u>Deta</u>	ail of c	omponents	within the	e assembly	:						
1	Sola	r photovotaic	panel - repla	ace, Administ	ration	1	EA	100.0%	100.00%	\$386.08	\$386.00
2		r photovoltaic inistration	panel, GRO	OUND framing	g system,	1	EA	100.0%	100.00%	\$459.95	\$460.00
					after 2023 inc	xpenditures are shown ladded inf				/ period.	
	7/14/20 Operati	23 By		s Greene, D	MA Reser	ves					

Total for 002.001 ADMINISTRATION BUILDING

\$577,282.00

002.002 PLAYGROUNDS

All playgrounds are replaced by the City with GHI contributing part of the cost.

002.002.0001 Playground RE2

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	1	LS	25.0%	62.00%	\$87,697.66	\$13,593.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment

2017 \$70,000.00 25.0% 1 LS GHI Portion of City Cost

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2047 \$26,050.95

002.002.0002 Playground

LA2

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	25	15	2038	1	LS	25.0%	62.00%	\$125,282.36	\$19,419.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment	

2017 \$100,000.00 25.0% 1 LS GHI Portion of City Cost

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2038 \$30,522.34



002.002.00	003 F	Playgrou	nd					PL4-6			
Compone	ent Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year		Meas. or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027		1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00
Documen	nted Costs w	vere used	for this con	nponent c	<u>ost</u>						
Year	Replacemen	t Cost	Repl %	Quant	Unit Co	mment					
2017	\$80	,000.00	25.0%	1	LS GF	I Portion of (City Cost				
Yearly Ex	kpenditures :	for this co	mponent Y	ear(s) and e	xpenditure	s are shown	below for this c	omponent if occur	ring within the stud	y period.	
								ee last page of this			
2027	7		\$17,871.5	54 5	2052		\$32	,749.30			
2027	1		φ17,071.0		.002		ΨΟΖ	,7 43.30			
002.002.00		Playgrou	· · · ·		.002		ΨΟΖ	RI44			
-	004 F	Playgrou	· · · ·		.002		ΨΟΣ	<u>, </u>			
002.002.00	004 F	Playgrou Repl Interval	· · · ·	Next Repl.	Field	Meas.	Units	<u>, </u>	Client Responsibility	Unit Cost	Replacement Cost for Study Year
002.002.00 Compone Last In-	004 Fent Details Est Useful	Repl	nd Remain	Next Repl.	Field Quantity			RI44 % Replaced		Unit Cost \$87,697.66	•
Compone Last In- Service	004 Fent Details Est Useful Life	Repl Interval 25	Remain Useful Life	Next Repl. Year 2024	Field Quantity	or Count	Units	RI44 % Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service	D04 Fent Details Est Useful Life 32	Repl Interval 25	Remain Useful Life 1	Next Repl. Year 2024 nponent c	Field Quantity ost	or Count	Units	RI44 % Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service 1992 Documen	D04 Fent Details Est Useful Life 32 nted Costs w Replacement	Repl Interval 25	Remain Useful Life 1 for this con	Next Repl. Year 2024 nponent c	Field Quantity ost Unit Co	or Count	Units LS	RI44 % Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service 1992 Documen Year 2017	D04 Fent Details Est Useful Life 32 Inted Costs w Replacemen	Repl Interval 25 Vere used at Cost 0,000.00	Remain Useful Life 1 for this con Repl %	Next Repl. Year 2024 nponent c Quant	Field Quantity ost Unit Co LS GF	or Count 1 mment Il Portion of (Units LS City Cost	RI44 % Replaced Per Interval 25.0%	Responsibility 62.00%	\$87,697.66	for Study Year
Compone Last In- Service 1992 Documen Year 2017	ent Details Est Useful Life 32 nted Costs w Replacemen \$70	Repl Interval 25 Vere used at Cost 0,000.00	Remain Useful Life 1 for this con Repl % 25.0%	Next Repl. Year 2024 Inponent C Quant 1	Field Quantity Ost Unit Co LS GH	or Count mment Il Portion of C	Units LS City Cost	RI44 % Replaced Per Interval 25.0%	Responsibility 62.00%	\$87,697.66	for Study Year

002.002.00	005 P	laygroui	nd					RI38			
Compone	ent Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	•	Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027		1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00
Documer	nted Costs w	ere used	for this con	nponent c	<u>ost</u>						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2017	\$80,	00.00	25.0%	1	LS	GHI Portion of C	City Cost				
Yearly Ex	xpenditures f	or this co	omponent Y	ear(s) and e	xpend	litures are shown l	below for this c	omponent if occur	ring within the stud	y period.	
Unless a	One-Time Expen	diture, any	expenditures	after 2023 in	clude	a compounded inf	lation factor (se	e last page of this	report).		
2027	7		\$17,871.5	54 2	2052		\$32	,749.30			
002.002.00	006 P	laygroui	nd					S07			
	006 P	laygroui	nd					S07			
		Repl Interval	nd Remain Useful Life	Next Repl. Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Compone Last In-	ent Details Est Useful	Repl	Remain				Units LS	% Replaced		Unit Cost \$100,225.89	•
Compone Last In- Service 2011	ent Details Est Useful Life	Repl Interval 25	Remain Useful Life 13	Year 2036	Qua	antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service 2011	ent Details Est Useful Life 25	Repl Interval 25	Remain Useful Life 13 for this con	Year 2036 nponent c	Qua	antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service 2011 Documer	Est Useful Life 25 nted Costs w Replacement	Repl Interval 25	Remain Useful Life 13 for this con	Year 2036 nponent c	Qua ost	antity or Count 1	LS	% Replaced Per Interval	Responsibility		for Study Year
Compone Last In- Service 2011 Documer Year 2017	Est Useful Life 25 nted Costs w Replacement \$80,	Repl Interval 25 ere used Cost	Remain Useful Life 13 for this con Repl % 25.0%	Year 2036 nponent c Quant	Qua ost Unit LS	antity or Count 1 Comment GHI Portion of C	LS City Cost	% Replaced Per Interval 25.0%	Responsibility 62.00%	\$100,225.89	for Study Year
Compone Last In- Service 2011 Documer Year 2017 Yearly Ex	Est Useful Life 25 nted Costs w Replacement \$80,	Repl Interval 25 ere used Cost 000.00	Remain Useful Life 13 for this con Repl % 25.0%	Year 2036 nponent c Quant 1 'ear(s) and e	Qua ost Unit LS	Comment GHI Portion of C	LS City Cost below for this co	% Replaced Per Interval 25.0%	Responsibility 62.00%	\$100,225.89	for Study Year

Component Detail 9/20/2023 Attachment #1a Frame Reserves Report

Greenbelt Homes - Frame Homes

02.002.00	07	Playgrou	nd				SO8			
Componer	nt Details									
Last In- Service	Est Usefu Life	ıl Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1992	32	25	1	2024	1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00
Document	ted Costs	were used	for this con	nponent co	<u>ost</u>					
Year	Replaceme	ent Cost	Repl %	Quant (Unit Comment					
2017	\$8	80,000.00	25.0%	1	LS GHI Portion of	f City Cost				
Yearly Exp	penditures	s for this co	omponent y	ear(s) and ex	xpenditures are show	n below for this c	omponent if occur	ring within the stud	v period.	
					lude a compounded i				, , , , , , , , , , , , , , , , , , , ,	
2024			\$16,123.7	78 2	049	\$30	,963.49			

\$108,745.00

Total for 002.002 PLAYGROUNDS

\$34,680.96

Greenbelt Homes - Frame Homes

002.003 VEHICLES

Vehicle list provided by GHI. Current estimated value for NEW replacement vehicles is provided by DMA. No allowance is made for trade-in value of old vehicles. This list needs updating for a realistic replacement schedule.

002.003.0001 1995 Ford E150 4.9L Administration

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1995	29	15	1	2024	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2024 \$23,308.78 2039 \$29,099.58 2054

On 7/13/2023 By Douglas Greene, DMA Reserves

1FTEE14Y8SHA43034, 4/21 25C735

On 8/27/2023 By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 29.

002.003.0002 1993 Ford F150 4.9L Administration

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	15	0	2023	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023 \$23,560.00 2038 \$30,322.03 2053 \$36,216.55

On 7/13/2023 By Douglas Greene, DMA Reserves

1FTEF15Y3PNB25676, 4/21 16B800

On 8/27/2023 By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 30.



002.003.000)3 19	993 Ford	F150 4.9L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	15	0	2023	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown l	pelow for this c	omponent if occur	ring within the study	y period.	
Unless a Or	ne-Time Expend	diture, any e	expenditures a	fter 2023 inc	lude a compounded inf	lation factor (se	e last page of this	report).		
2023			\$23,560.0	0 20	038	\$30	,322.03	053	\$36,2	16.55
On 7/13/20	-	•	Greene, D	MA Reser	ves					
1NTEF ² On 8/27/20 Estimate	15Y1PNB257 23 By ed Useful Life	708, 4/21 Douglas e was cha	15B946 Greene, Dinged from 1	MA Reservent 5 to 30.						
1NTEF ² On 8/27/20 Estimate 002.003.000	15Y1PNB257 23 By ed Useful Life 04 19	708, 4/21 Douglas e was cha	15B946 Greene, D	MA Reservent 5 to 30.			Administra	tion		
1NTEF ² On 8/27/20 Estimate	15Y1PNB257 23 By ed Useful Life 04 19	708, 4/21 Douglas e was cha	Greene, Dinged from 1	MA Reservent 5 to 30.		Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cost for Study Year
1NTEF ² On 8/27/20 Estimate 002.003.000 Componen Last In-	15Y1PNB257 23 By ed Useful Life 04 19 t Details Est Useful	Douglas e was cha 993 Ford	15B946 Greene, Dinged from 1 F150XL 4.	MA Reserved 5 to 30. 9L Next Repl.	ves Field Meas.	Units EA	% Replaced	Client	Unit Cost \$38,000.00	
On 8/27/20 Estimate 002.003.000 Componen Last In- Service 1993	15Y1PNB257 23 By ed Useful Life 14 19 t Details Est Useful Life 30	Douglas e was cha 993 Ford Repl Interval	15B946 Greene, Dinged from 1 F150XL 4. Remain Useful Life	MA Reserve 5 to 30. 9L Next Repl. Year 2023	Field Meas. Quantity or Count	EA	% Replaced Per Interval 100.0%	Client Responsibility 62.00%	\$38,000.00	for Study Year
On 8/27/20 Estimate 002.003.000 Componen Last In- Service 1993 Yearly Exp	15Y1PNB257 23 By ed Useful Life 14 19 t Details Est Useful Life 30 enditures for	Douglase was character was cha	Greene, Dinged from 1 F150XL 4. Remain Useful Life 0	MA Reserve 5 to 30. 9L Next Repl. Year 2023	Ves Field Meas. Quantity or Count	EA pelow for this c	% Replaced Per Interval 100.0% omponent if occurr	Client Responsibility 62.00% ring within the study	\$38,000.00	for Study Year

By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 30.

On 8/27/2023

002.003.00	05 1	996 Ford	F250XL 5.8	3L			Administra	tion		
Componen	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain I Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
Yearly Exp	penditures f	or this co	mponent Ye	ar(s) and ex	penditures are shown b	elow for this co	mponent if occur	ring within the study	period.	
					lude a compounded inf					
2024			\$24,603.71	2	039	\$30,	716.22 2	054	\$36,6	607.69
On 8/27/20	26H3TLA00	720, 4/21 2 y Douglas	s Greene, DN	/IA Reser						
			inged from 1	o to 28.			A 1 1 1 1			
002.003.000		995 Fora	E150 4.9L				Administra	tion		
Componen Last In- Service	Est Useful Life	Repl Interval	Remain I Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1995	29	15	1	2024	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					penditures are shown be				period.	
2024			\$23,308.78	3 20	039	\$29,	099.58 2	054	\$34,6	880.96
On 7/13/20 1FTEE	1 4Y3SHA47	•	s Greene, DN 25C736	/IA Reser	ves					
On 8/27/20 Estimat		•	Greene, DN anged from 1		ves					
On 8/27/20)23 B	y Douglas	s Greene, DN	//A Reser	ves					

Estimated Useful Life was changed from 27 to 29.

002.003.00	07 1	996 Ford	E150 4.9L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					kpenditures are shown l clude a compounded inf				y period.	
2024			\$23,308.78	8 2	039	\$29	,099.58 20	054	\$34,6	880.96
On 7/13/20 1FTEE	23 By 14Y9THB467	•	Greene, DI 22E047	MA Reser	ves					
On 8/27/20 Estimat	23 By ted Useful Lif	_	Greene, DI		ves					
002.003.00	08 19	996 Ford	E150 4.9L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					kpenditures are shown l clude a compounded inf				y period.	
2024			\$23,308.78	8 2	039	\$29	,099.58 2	054	\$34,6	880.96
On 7/13/20 1FTEE	23 By 14Y1THB282	•	Greene, DI 22E046	MA Reser	ves					
On 8/27/20	-	•	Greene, DI		ves					

02.003.00	09 19	97 Ford	F350XL 7.	5L			Administra	tion		
Componer	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
1997	27	15	1	2024	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
Yearly Ex	oenditures fo	or this co	mponent Ye	ear(s) and ex	penditures are shown b	elow for this c	omponent if occur	ing within the study	period.	
					lude a compounded infl				•	
2024			\$24,603.7	1 20	039	\$30	716.22 2	054	\$36,6	607.69
	37GXVMA42	912, 4/21								
On 8/27/20	-	_	s Greene, DI anged from 1		/es					
Estima										
On 8/27/20		•	s Greene, Di anged from 2		/es					
On 8/27/20 Estima	23 By ed Useful Life	e was cha	•		/es		Administra	tion		
On 8/27/20 Estima 02.003.00	23 By ed Useful Life 10 20	e was cha	anged from 2		/es		Administra	tion		
On 8/27/20	23 By ed Useful Life 10 20	e was cha	anged from 2 E150 4.2L		Field Meas. Quantity or Count	Units	Administra % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

Yearly Expenditures for this component	Year(s) and expenditures are shown below for this component if occurring within the study period.
Halana a One Time Famou ditama and an alliana	- (to a company to the company of the company of the company of the company)

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

\$35,052.05 2025 \$23,889.17 2040 \$29,472.05 2055

On 7/13/2023 By Douglas Greene, DMA Reserves

1FTRE14291HA68617, 1/21 91J905

On 8/27/2023 By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 24.



	11 2	002 Toyo	ta Tacom	a 2.7L			Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	23	15	2	2025	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	y period.	
					lude a compounded inf					
2025			\$23,889.1	17 2	040	\$29	,472.05 2	055	\$35,0	052.05
5TEPM	/162N32Z0110	074 19/91	0/11 0/10							
On 8/27/20		y Douglas	s Greene, D		ves					
On 8/27/20	023 By ted Useful Lit	y Douglas	s Greene, D	15 to 23.			Administra	tion		
On 8/27/20 Estima	D23 By ted Useful Life 112 2	y Douglas	s Greene, D	15 to 23.			Administra	tion		
On 8/27/20 Estima 002.003.00	D23 By ted Useful Life 112 2	y Douglas	s Greene, D	15 to 23. 5 1500 4.3 Next Repl.		Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 8/27/20 Estima 002.003.00 Componer Last In-	D23 By tted Useful Lit D12 2 D1 Details Est Useful	y Douglas fe was cha 002 Chev	anged from yy Express	15 to 23. 5 1500 4.3 Next Repl.	L Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	•
On 8/27/20 Estima 002.003.00 Componer Last In- Service 2002	o23 By ted Useful Life 112 2 nt Details Est Useful Life 23	y Douglas fe was cha 002 Chev Repl Interval	Remain Useful Life	15 to 23. 8 1500 4.3 Next Repl. Year 2025	Field Meas. Quantity or Count	EA	% Replaced Per Interval	Client Responsibility 62.00%	\$36,000.00	for Study Year
On 8/27/20 Estima 002.003.00 Componer Last In- Service 2002 Yearly Ex	ted Useful Life 112 2 112 2 11 Details Est Useful Life 23 penditures f	y Douglas fe was cha 002 Chev Repl Interval 15 or this co	Remain Useful Life	15 to 23. S 1500 4.3 Next Repl. Year 2025 Year(s) and ex	L Field Meas.	EA below for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 62.00% ring within the study	\$36,000.00	for Study Year

On 7/13/2023 By

By Douglas Greene, DMA Reserves

1GCFG15WX21108731, 9/22 94L359

On 8/27/2023 By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 23.

002.003.001	13 2	004 Chev	y 2500HD	6.0L			Administra	ition		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	21	15	2	2025	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
					openditures are shown be				y period.	
2025			\$25,216.3	34 2	040	\$31	,109.39 2	2055	\$36,9	999.39
On 7/13/20 1GCHK	23 B y 24U24E103		Greene, D 38N711	MA Reser	ves					
On 8/27/202 Estimate	23 By ed Useful Lit	•	Greene, D		ves					
002.003.001	14 2	002 Chev	y Express	1500 4.3	L		Administra	ition		
			<i>y</i> =							
Componen			,							
Componen Last In- Service		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Last In-	t Details Est Useful	Repl	Remain	Next Repl.		Units EA			Unit Cost \$36,000.00	•
Last In- Service 2002 Yearly Exp	t Details Est Useful Life 23 penditures f	Repl Interval 15 or this co	Remain Useful Life 2 mponent y	Next Repl. Year 2025 Year(s) and exafter 2023 inc	Quantity or Count	EA pelow for this c ation factor (se	Per Interval 100.0% component if occur he last page of this	Responsibility 62.00% rring within the study	\$36,000.00 y period.	for Study Year
Last In- Service 2002 Yearly Exp Unless a Or 2025 On 7/13/202	Est Useful Life 23 Denditures forme-Time Expen	Repl Interval 15 or this conditure, any of	Remain Useful Life 2 mponent y expenditures a \$23,889.1	Next Repl. Year 2025 Ear(s) and exafter 2023 inc 7 2	Quantity or Count 1 spenditures are shown belude a compounded infl 040	EA pelow for this c ation factor (se	Per Interval 100.0% component if occur he last page of this	Responsibility 62.00% rring within the study report).	\$36,000.00 y period.	for Study Year \$22,320.00

Estimated Useful Life was changed from 28 to 23.

By Douglas Greene, DMA Reserves

On 8/27/2023

02.003.00	15 2	006 Chev	y 2500HD	6.0L			Administra	tion		
Componen	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2006	20	15	3	2026	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
					cpenditures are shown be clude a compounded inf				y period.	
2026			\$25,609.7	1 20	041	\$31	,501.37 2	056	\$37,3	391.58
0- 7/42/20	D.	. Davida	. C	MA Decem						
1GCHk On 8/27/20	(24U66E126	297, 11/20 y Douglas	s Greene, D	MA Reser						
1GCHk On 8/27/20 Estimat On 8/27/20	(24U66E126 1 23 B yted Useful Li	297, 11/20 y Douglas fe was cha y Douglas	3 41T226 S Greene, D Inged from 1 S Greene, D	MA Resert 5 to 19. MA Reser	ves					
1GCHk On 8/27/20 Estimat On 8/27/20 Estimat	(24U66E126 123 Byted Useful Line 123 Byted Useful Line 126 Byted Useful Line 126 Byted 126 Byte	y Douglas fe was cha y Douglas fe was cha	3 41T226 S Greene, D Inged from 1 S Greene, D	MA Reserved 19. MA Reserved 19 to 20.	ves		Administra	tion		
1GCHk On 8/27/20 Estimat On 8/27/20 Estimat 02.003.00	(24U66E126 (23 Byted Useful Lived Useful Liv	y Douglas fe was cha y Douglas fe was cha	o 41T226 s Greene, D anged from 1 s Greene, D anged from 1	MA Reserved 19. MA Reserved 19 to 20.	ves		Administra	tion		
On 8/27/20 Estimat On 8/27/20	(24U66E126 (23 Byted Useful Lived Useful Liv	y Douglas fe was cha y Douglas fe was cha	o 41T226 is Greene, D inged from 1 is Greene, D inged from 1 E150 4.6L	MA Reserved 19. MA Reserved 19 to 20.	ves	Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cos for Study Year

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2041

On 7/13/2023 By Douglas Greene, DMA Reserves

\$24,261.84

1FTNE14W77DB30453, 11/21 50V032

2026

On 8/27/2023 By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 15 to 19.



\$29,843.40

2056

\$35,423.60

002.003.001	02.003.0017 2007 Ford E150 4.6L Administration									
Component	Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	19	15	3	2026	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
Yearly Exp	enditures fo	or this co	mponent Ye	ear(s) and ex	penditures are shown	below for this co	omponent if occur	ring within the study	y period.	
Unless a On	e-Time Expend	diture, any e	expenditures a	fter 2023 inc	lude a compounded in	flation factor (se	e last page of this	report).		
2026			\$24,261.8	4 20	041	\$29,	843.40 2	056	\$35,4	23.60
On 7/13/202 1FTNE1	23 By 4W97DB306	•	Greene, DI 93V134	MA Reser	ves					
On 8/27/202 Estimate	23 By ed Useful Life	_	Greene, DI		ves					
002.003.001	8 20	006 Chev	y Colorad	o 2.8L			Administra	tion		
Component	: Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					penditures are shown lude a compounded in				y period.	
2026			\$24,261.8	4 20	041	\$29,	843.40 2	056	\$35,4	23.60
On 7/13/202	2 3 By 1989683161	•	Greene, DI	MA Reser	ves					
On 8/27/202	23 By	Douglas	Greene, D	MA Reser	ves					

Estimated Useful Life was changed from 15 to 20.

002.003.001	.003.0019 2006 Toyota Tacoma 2.7L Administration									
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					openditures are shown l Clude a compounded inf				/ period.	
2026			\$24,261.8	34 2	041	\$29	,843.40 2	056	\$35,4	23.60
On 7/13/202	•									
5TENX2 On 8/27/202 Estimate	22N66Z2871 23 By ed Useful Lif	/ Douglas	s Greene, D anged from 1	15 to 20.	ves					
5TENX2 On 8/27/202 Estimate 002.003.002	22N66Z2871 23 By ed Useful Lif	/ Douglas	s Greene, D	15 to 20.	ves		Administra	tion		
5TENX2 On 8/27/202 Estimate	22N66Z2871 23 By ed Useful Lif	/ Douglas	s Greene, D anged from 1 Savana 4	15 to 20.	Field Meas. Quantity or Count	Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cost for Study Year
5TENX2 On 8/27/202 Estimate 002.003.002 Component Last In-	22N66Z2871 23 By ed Useful Lif 20 20 t Details Est Useful	/ Douglas fe was cha 008 GMC	S Greene, D anged from 1 S Savana 4	15 to 20. .3L Next Repl.	Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	•

1GTFG15X481141712, 1/21 9AD6301

002.003.002	1 2008 Ford E150 4.6L Administration									
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					kpenditures are shown l				y period.	
2023			\$22,320.0	0 2	038	\$28	,726.14 2	053	\$34,3	10.41
On 7/13/20:	23 By 14W88DB43	•	Greene, D 1AF3642	MA Reser	ves					
002.003.002	22 20	007 Ford	E150 4.6L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	19	15	3	2026	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
					cpenditures are shown l				y period.	
2026	·		\$24,261.8	4 2	041	\$29	,843.40 2	056	\$35,4	23.60
On 7/13/20	23 By 14W47DA45	•	Greene, D 3AG3916	MA Reser	ves					
On 8/27/20: Estimate	23 By ed Useful Lif	_	Greene, Dinged from 1		ves					

002.003.002	23 20)11 Chev	y HHR 2.2	2L			Administra	tion		
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	13	10	1	2024	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown l	below for this o	component if occur	ring within the study	period.	
					lude a compounded inf					
2024			\$16,562.8	31 2	034	\$22	2,637.22 2	044	\$28,7	48.98
2054			\$34,862.9	98			<u> </u>		<u> </u>	
On 8/27/202	BFW1BS520	0059, 3/22 Douglas	Greene, D	MA Reser						
002.003.002			 /y HHR 2.2				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	13	10	1	2024	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00
					openditures are shown l				period.	
2024			\$16,562.8	31 2	034	\$22	2,637.22	044	\$28,7	48.98
2054			\$34,862.9	98						<u> </u>
On 7/13/202	23 By	•	Greene, D	MA Reser	ves					
3GNBA	BFW2BS525	5934, 4/22	6AR0403							

Estimated Useful Life was changed from 10 to 13.

002.003.002	25 2	012 Toyo	ta Tacoma	a 2.7L	L Administration					
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	15	15	4	2027	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
					xpenditures are shown b clude a compounded inf				y period.	
2027			\$26,001.5	4 2	042	\$31,8	395.14 2	057	\$37,7	784.19
On 7/13/20		_	Greene, D	MA Reser	ves					
	4CN1CX013	951, 5/21	•				Administra	tion		
5TFNX	4CN1CX013	951, 5/21	7AR2167				Administra	tion		
5TFNX4	4CN1CX013	951, 5/21	7AR2167 vy Express			Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cost for Study Year
5TFNX4 002.003.002 Componen Last In-	4CN1CX013 26 2 t Details Est Useful	951, 5/21 012 Chev Repl	7AR2167 /y Express Remain	3 1500 4.3 Next Repl.	Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	

1GCSGAFX7C1187413, 2/21 9AZ6525



002.003.00	27	2014 Vant	age Electr	ic	Administration						
Componer	onent Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2014	15	15	6	2029	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00	
2029 On 7/13/20 1V94D		By Douglas 3411, 1/22 0	\$26,787.4 s Greene, D 001R96		ves	\$32	,681.36 2	059	\$38,¢	570.37	
002.003.00	28	2015 Ford	Transit 25	0 3.7L			Administra	tion			
Componer	t Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	

\$31,332.81

2060

2015	15	15	7	2030	1	EA	100.0%	62.00%	\$36,000.00
Yearly Expe	enditures	for this cor	<u>nponent</u>	Year(s) and expe	enditures are sho	wn below for this co	mponent if occur	ring within the stud	ly period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2045

On 7/13/2023 By Douglas Greene, DMA Reserves

\$25,750.63

1FTNR1ZMXFKA46472, 4/21 7CG4719

2030



\$22,320.00

\$36,913.06

02.003.002	003.0029 2009 Toyota Scion 2.4L Administration									
<u>Componen</u>	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	14	10	0	2023	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and e	xpenditures are shown l	elow for this	component if occur	ring within the study	period.	
					clude a compounded inf				•	
2023			\$15,958.0	00 2	033	\$22	2,024.93 2	043	\$28,1	38.38
			\$34,253.2	27						
On 8/27/20	50E99108907 23 By	78, 5/21 3 Douglas	s Greene, D	MA Reser						
On 7/13/20 JTLKE5 On 8/27/20	50E99108907 23 By ed Useful Lif	78, 5/21 30 Douglas e was cha	CY8465 S Greene, D	MA Reser			Administra	tion		
On 7/13/20 JTLKE5 On 8/27/20 Estimate	50E99108907 23 By ed Useful Lif 30 20	78, 5/21 30 Douglas e was cha	CY8465 S Greene, D unged from 1	MA Reser			Administra	tion		
On 7/13/20 JTLKE5 On 8/27/20 Estimate 02.003.003	50E99108907 23 By ed Useful Lif 30 20	78, 5/21 30 Douglas e was cha	CY8465 S Greene, D unged from 1	MA Reser		Units	Administra % Replaced Per Interval	tion Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 7/13/20 JTLKE5 On 8/27/20 Estimate 02.003.003 Componen Last In-	23 By ed Useful Life BO 20 t Details Est Useful	78, 5/21 30 7 Douglas 9 was cha 1008 Dodg Repl	CY8465 s Greene, D unged from 1 ge Dakota Remain	MA Reser 10 to 14. 3.7L Next Repl.	ves Field Meas.	Units EA	% Replaced	Client	Unit Cost \$38,000.00	•
On 7/13/20 JTLKE5 On 8/27/20 Estimate 02.003.003 Componen Last In- Service 2008	23 By ed Useful Life Est Useful Life 15	78, 5/21 30 7 Douglas e was cha D08 Dodg Repl Interval	CY8465 S Greene, D Inged from 1 Ge Dakota Remain Useful Life	MA Reser 10 to 14. 3.7L Next Repl. Year 2023	Field Meas. Quantity or Count	EA	% Replaced Per Interval 100.0%	Client Responsibility 62.00%	\$38,000.00	for Study Year
On 7/13/20 JTLKE5 On 8/27/20 Estimate 02.003.003 Componen Last In- Service 2008 Yearly Exp	23 By ed Useful Life 15 Est Useful Life 15 Denditures for	78, 5/21 30 7 Douglas 9 was cha 1008 Dodg 1008 Repl 1000 Interval 15 15 15 17 This co	CY8465 s Greene, D inged from 1 ge Dakota Remain Useful Life 0 imponent Y	MA Reser 10 to 14. 3.7L Next Repl. Year 2023	Field Meas. Quantity or Count	EA pelow for this o	% Replaced Per Interval 100.0% component if occur	Client Responsibility 62.00% ring within the study	\$38,000.00	for Study Year

1D7HE32K28S540606, 11/21 2DC8485

002.003.0031 2019 Ford Transit 2.0L							Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	11	2034	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
2034			\$27,236.6	55 20	049	,	2,821.88	герогі).		
On 7/13/20 NMOLS	-	_	s Greene, D 1DP8578	IVIA NESEI	VC3					
	37E27K13844	192, 1/21	•		ves		Administra	tion		
NM0LS	37E27K1384 ²	192, 1/21	1DP8578		,		Administra	tion		
NMOLS	37E27K1384 ²	192, 1/21	1DP8578		Field Meas. Quantity or Count	Units	Administra % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
NMOLS 002.003.003 Componer Last In-	32 20 at Details Est Useful	192, 1/21 2 195 Ford Repl	Transit 2. Remain	0L Next Repl.	Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	-1

NM0LS7E26K1421550, 12/21 2EA6432

002.003.0033 2022 Ford Transit 2.0L							Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	15	15	14	2037	1	EA	100.0%	62.00%	\$36,000.00	\$22,320.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	period.	
Unless a Or	ne-Time Expen	diture, any	expenditures a	fter 2023 inc	lude a compounded inf	flation factor (se	ee last page of this	report).		
2037			\$28,354.6	9 2	052	\$33	3,937.10			
On 7/13/20 NM0LS	23 B y 7T26N1510		s Greene, D 9EW5013	MA Reser	ves					
002.003.003	34 2	022 Ford	F250STX	6.2L			Administra	tion		
<u>Componen</u>	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	15	15	14	2037	1	EA	100.0%	62.00%	\$38,000.00	\$23,560.00
				fter 2023 inc	openditures are shown clude a compounded int 052	flation factor (se			/ period.	
On 7/13/20:	23 By 2B6XNEF76	•	s Greene, D 7FG5726	MA Reser	ves					
Total fo	r 002.003	VEHICL	ES							\$753,434.00

002.004 PARKING LOTS

002.004.0001 Mill and Overlay Pavements with Partial Total Site-Wide Replacement

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	1	1	-1	2022	71200	SY	10.0%	62.00%	\$21.00	\$92,702.00
Detail of	components	within the	e assembly	<u>.</u>						
1 Mil	l and Overlay A	sphalt, Site	-Wide		1	SY	100.0%	100.00%	\$17.22	\$17.00
2 Ro	ad base repair,	Site-Wide			1	SY	25.0%	100.00%	\$16.52	\$4.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	One-time Exp	\$46,500.00	2024	One-time Exp	\$46,500.00	2025	\$99,544.46
2026		\$103,098.20	2027		\$106,644.78	2028	\$110,196.05
2029		\$113,744.36	2030		\$117,293.18	2031	\$120,847.16
2032		\$124,400.07	2033		\$127,945.47	2034	\$131,502.35
2035		\$135,052.91	2060		\$223,814.32	2061	\$227,372.97
2062		\$230,919.99			_		

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2023	2024	2036	2037	2038	2039	2040	2041	2042
2043	2044	2045	2046	2047	2048	2049	2050	2051
2052	2053	2054	2055	2056	2057	2058	2059	

On 8/27/2023 By Douglas Greene, DMA Reserves

Replacement Percent was changed from 4% to 10%.

On 8/27/2023 By Douglas Greene, DMA Reserves

One-Time Expense of \$75000 at 62% for 1 LS for Year 2023 was added.

On 8/27/2023 By Douglas Greene, DMA Reserves

One-Time Expense of \$75000 at 62% for 1 LS for Year 2024 was added.

Total for 002.004 PARKING LOTS

\$92,702.00



002 005	RENTAL	GARAGES
UUZ.UUJ		UNINCLU

002.005.0001	Asphalt Roll Roofing - Rental Garage Roof	HICT6
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Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	5	EA	100.0%	62.00%	\$3,488.59	\$10,815.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	5	EA	Cost from GHI

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2042 \$18,655.67 2062 \$26,940.10

On 7/13/2023 By Douglas Greene, DMA Reserves

#22 - 26 done in 2022

002.005.0002 Asphalt Roll Roofing - Rental Garage Roof HICT6

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	25	20	0	2023	5	EA	100.0%	62.00%	\$3,488.59	\$10,815.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	5	EA	Cost from GHI

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023 \$10,815.00 2043 \$19,069.83

On 7/13/2023 By Douglas Greene, DMA Reserves

Five garages that were not done in 2022. In-service date is estimated.

002.005.00	03 A	sphalt F	Roll Roofir	ng - Rent	al Ga	rage Roof		CRCT7			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20	20	13	2036		6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00
Documen	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	6	EA	Cost from GHI					
Yearly Ex	penditures fo	or this co	omponent	Year(s) and	expend	ditures are shown be	elow for this c	omponent if occur	ring within the study	v period.	
						a compounded infla				, po ou.	
			\$19,404	.26	2056		\$29	,345.03			
2036			Ψ.σ,.σ.								
-			. ,								
On 7/13/20	023 By	•	ıs Greene,	DMA Res							
On 7/13/20		•	ıs Greene,	DMA Res		- verify.					
On 7/13/20 Replac	023 By cement date (i	n-service	s Greene, le date) from	DMA Rese	study -	- verify. rage Roof		EACT2			
On 7/13/20 Replac	D23 By cement date (i	n-service	s Greene, le date) from	DMA Rese	study -			EACT2			
On 7/13/20 Replace	D23 By cement date (i	n-service	s Greene, le date) from	DMA Reso previous : ng - Rent Next Rep	study - al Ga		Units	EACT2 % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In-	D23 By cement date (in D04 Ant Details Est Useful	n-service sphalt F Repl	as Greene, le date) from	DMA Reso previous : ng - Rent Next Rep	study - al Ga	rage Roof Field Meas.	Units EA	% Replaced		Unit Cost \$3,488.59	
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022	perment date (in the control of the	n-service sphalt F Repl Interval	e date) from Roll Roofir Remain Useful Life	DMA Reso previous : ng - Rent Next Rep e Year 2042	study - al Ga ol. I Qua	rage Roof Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022	cement date (in the date of the date) 104 A A Continue of the date of the dat	n-services sphalt F Repl Interval 20 ere used	e date) from Roll Roofir Remain Useful Life	DMA Reso previous : ng - Rent Next Rep e Year 2042	study - al Ga ol. I Qua	rage Roof Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022 Documen	cement date (in the date of the date) Est Useful Life 20 Est Costs we Replacement	n-service sphalt F Repl Interval 20 ere used Cost	Roll Roofin Remain Useful Life	DMA Reso previous : ng - Rent Next Rep e Year 2042 mponent	study - al Ga bl. I Qua cost	rage Roof Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022 Document Year 2022	cement date (in the property of the property o	n-service sphalt F Repl Interval 20 ere used Cost 170.00	Remain Useful Life 19 for this co Repl % 100.0%	DMA Reso previous : ng - Rent Next Rep e Year 2042 mponent Quant	study - al Ga bl. I Qua cost Unit EA	rage Roof Field Meas. antity or Count 11 Comment Cost from GHI	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022 Document Year 2022 Yearly Ex	cement date (in the property of the property o	n-service sphalt F Repl Interval 20 ere used Cost 170.00 or this co	Remain Useful Life 19 for this co Repl % 100.0%	DMA Reso previous : ng - Rent Next Repe Year 2042 mponent Quant 11	al Ga ol. I Qua cost Unit EA	rage Roof Field Meas. antity or Count 11 Comment	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
On 7/13/20 Replace 002.005.00 Componer Last In- Service 2022 Document Year 2022 Yearly Ex	cement date (in the property of the content of the	n-service sphalt F Repl Interval 20 ere used Cost 170.00 or this co	Remain Useful Life 19 for this co Repl % 100.0%	DMA Reso previous : ng - Rent Next Rep e Year 2042 mponent Quant 11 Year(s) and	al Ga ol. I Qua cost Unit EA	rage Roof Field Meas. antity or Count 11 Comment Cost from GHI	EA elow for this cation factor (se	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year

002.005.00	05 A	sphalt F	Roll Roofi	ng - Ren	tal Ga	rage Roof		EACT3			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lit			Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037		6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00
Documen	ted Costs w	ere used	for this co	mponent	t cost						
Year	Replacemen	t Cost	Repl %	Quant	Unit	Comment					
2022	\$3	,170.00	100.0%	6	EA	Cost from GHI					
Yearly Ex	penditures f	or this co	omponent	Year(s) and	d expend	ditures are shown be	elow for this co	omponent if occur	ring within the stud	v period.	
						a compounded infla				, poou.	
2037			\$19,901	1.01	2057		\$29,	840.96			
O. 7/40/00	000 B		0	DMA D							
On 7/13/20	ement date (_	s Greene,			vorify					
<u>'</u>		·		<u> </u>		<u> </u>					
002.005.00		sphalt F	Roll Roofi	ng - Ren	tal Ga	rage Roof		EACT5			
Componer	<u>nt Details</u>										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lit			Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042		6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00
<u>Document</u>	ted Costs w	<u>ere used</u>	for this co	mponent	t cost						
Year	Replacement	t Cost	Repl %	Quant	Unit	Comment					
2022	\$3	,170.00	100.0%	6	EA	Cost from GHI					
Yearly Ex	penditures f	or this co	omponent	Year(s) and	d expend	ditures are shown b	elow for this co	omponent if occur	ring within the stud	v period.	
						a compounded infla				y portour	
2042			\$22,386	6.82	2062		\$32,	328.10			
On 7/13/20	•	y Dougla	s Greene,	DMA Res	serves						
done in	2022.										

002.005.000	07 A	sphalt R	oll Roofin	ıg - Rent	al Gar	rage Roof		GACT1			
Componen	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	18	2041		4	EA	100.0%	62.00%	\$3,488.59	\$8,652.00
Document	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	4	EA	Cost from GHI					
Yearly Exp	oenditures fo	or this co	mponent	Year(s) and	expend	litures are shown be	elow for this c	omponent if occur	ring within the study	/ period.	
								e last page of this			
	•	, ,	expenditures	arter 2023 i	iiciuue	a compounded inna	•		• •		
2041 On 7/13/20 Garage	23 By es #7 - 10 dor	Dougla	\$14,593. s Greene, I	28 DMA Rese	2061 erves	·	\$21	221.02	, ,		
2041 On 7/13/20	23 By es #7 - 10 dor 08 A	Dougla	\$14,593. s Greene, I	DMA Rese	2061 erves al Gar	rage Roof Field Meas. antity or Count	\$21	GACT1 % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2041 On 7/13/20 Garage 002.005.000 Componen Last In-	23 By es #7 - 10 dor 08 A at Details Est Useful	Douglane in 202° sphalt R	\$14,593. s Greene, I Coll Roofin Remain	DMA Rese	2061 erves al Gar	rage Roof Field Meas.		GACT1 % Replaced	Client	Unit Cost \$3,488.59	
2041 On 7/13/20 Garage 002.005.000 Componen Last In- Service 2000	23 By es #7 - 10 dor 08 A nt Details Est Useful Life	Dougla ne in 202° sphalt R Repl Interval	\$14,593. s Greene, I Roll Roofin Remain Useful Life	DMA Research ng - Rent Next Rep year 2025	2061 erves al Gar II. F Qua	rage Roof Field Meas. antity or Count	Units	GACT1 % Replaced Per Interval	Client Responsibility		for Study Year
2041 On 7/13/20 Garage 002.005.000 Componen Last In- Service 2000 Document	23 By es #7 - 10 dor 08 A ht Details Est Useful Life	Douglane in 2021 sphalt R Repl Interval 20	\$14,593. s Greene, I Roll Roofin Remain Useful Life	DMA Research ng - Rent Next Rep year 2025	2061 erves al Gar ll. F Qua	rage Roof Field Meas. antity or Count	Units	GACT1 % Replaced Per Interval	Client Responsibility		for Study Year
2041 On 7/13/20 Garage 002.005.000 Componen Last In- Service 2000 Document	es #7 - 10 dor 108 A 11 Details Est Useful Life 25 12 ded Costs we Replacement	Pougla ne in 202° sphalt R Repl Interval 20 Rere used Cost	\$14,593. s Greene, I Roll Roofin Remain Useful Life 2 for this con	DMA Research Next Reperyear 2025 mponent	2061 erves al Gar ll. F Qua	rage Roof Field Meas. antity or Count	Units	GACT1 % Replaced Per Interval	Client Responsibility		for Study Year
On 7/13/20 Garage 002.005.000 Componen Last In- Service 2000 Document Year 2022	p23 By ps #7 - 10 dor	Pougla The in 202° Sphalt R Repl Interval 20 Sere used Cost 170.00	\$14,593. s Greene, I Roll Roofin Remain Useful Life 2 for this col Repl % 100.0%	DMA Research Next Reperyear 2025 mponent Quant 6	2061 erves al Gar Unit EA	rage Roof Field Meas. antity or Count 6 Comment Cost from GHI	Units EA	GACT1 % Replaced Per Interval 100.0%	Client Responsibility 62.00%	\$3,488.59	for Study Year
On 7/13/20 Garage 002.005.000 Componen Last In- Service 2000 Document Year 2022 Yearly Exp	23 By es #7 - 10 dor 08 A at Details Est Useful Life 25 ted Costs we Replacement \$3,	Repl Interval 20 ere used Cost 170.00	\$14,593. s Greene, I Roll Roofin Remain Useful Life 2 for this con Repl % 100.0%	DMA Reserved Property Property 2025 mponent Quant 6 Year(s) and	2061 erves al Gar Unit EA expend	rage Roof Field Meas. antity or Count 6 Comment Cost from GHI	Units EA	GACT1 % Replaced Per Interval 100.0%	Client Responsibility 62.00%	\$3,488.59	for Study Year

002.005.00	09 A	sphalt R	Roll Roofii	ng - Rent	tal Ga	rage Roof		GACT2			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lif	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	20	2	2025		33	EA	100.0%	62.00%	\$3,488.59	\$71,377.00
Documen	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,7	170.00	100.0%	33	EA	Cost from GHI					
Yearly Ex	penditures fo	or this co	mponent	Year(s) and	l expend	ditures are shown be	elow for this co	omponent if occur	ring within the stud	v period.	
						a compounded infla				, p	
2025			\$76,645	.43	2045		\$131,	327.40			
002.005.00 Componer Last In- Service		Repl	Roll Roofii Remain Useful Lif	Next Rep	ol.	rage Roof Field Meas. antity or Count	Units	NOCT2 % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037		5	EA	100.0%	62.00%	\$3,488.59	\$10,815.00
Documen	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,7	170.00	100.0%	5	EA	Cost from GHI					
Yearly Ex	penditures fo	or this co	<u>omponent</u>	Year(s) and	l expen	ditures are shown be	elow for this co	omponent if occur	ring within the stud	y period.	
						a compounded infla				, , , , , , , , , , , , , , , , , , , ,	
2037			\$16,584	17	2057		\$24	867.46			
			φ10,001	. 1 /	_00.		Ψ= 1,	000			

002.000.00)11 Asphal	t Roll Roofi	ng - Rent	al Ga	rage Roof		RICT11			
Compone	nt Details									
Last In- Service	Est Useful Rep Life Interv				Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20 20	13	2036		15	EA	100.0%	62.00%	\$3,488.59	\$32,444.00
Documen	nted Costs were use	ed for this co	mponent	cost						
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2022	\$3,170.00	100.0%	15	EA	Cost from GHI					
Yearly Ex	penditures for this	component	Year(s) and	expend	litures are shown be	low for this co	mponent if occur	ring within the study	v period.	
	One-Time Expenditure, a								, poou.	
2036	3	\$48,509	.14	2056		\$73,3	360.28			
On 7/13/20	022 By Days	ulaa Craana	DMA Boo	- m. ro o						
	cement date (in-serv	glas Greene,			- verify					
	,		<u> </u>				DIOTIO			
002.005.00	•	t Roll Roofi	ng - Rent	ai Ga	rage Root		RICT13			
Compone	nt Details									
			Next Rep	ıl. I	Field Meas.		% Replaced Per Interval	Client	Unit Cost	Replacement Cost for Study Year
Last In- Service	Est Useful Rep Life Interv				antity or Count	Units	rei iiileivai	Responsibility	Offic Cost	ioi otady real
					antity or Count 26	Units EA	100.0%	62.00%	\$3,488.59	\$56,236.00
Service 1999	Life Interv	al Useful Lit 1	e Year 2024	Qu	<u> </u>					
Service 1999	Life Interv 25 20	al Useful Lit 1	e Year 2024	Qu	26					
Service 1999 Documen	Life Interv 25 20 nted Costs were use	al Useful Lit 1 ed for this co	2024 20pmponent	Qu cost	26					
Service 1999 Documen Year 2022	Life Interv 25 20 nted Costs were use Replacement Cost \$3,170.00	al Useful Lit 1 ed for this co Repl % 100.0%	2024 emponent Quant 26	Qu cost Unit EA	26 Comment Cost from GHI	EA	100.0%	62.00%	\$3,488.59	
Service 1999 Documen Year 2022 Yearly Ex	Life Interv 25 20 nted Costs were use Replacement Cost	al Useful Lit 1 ed for this co Repl % 100.0% component	e Year 2024 emponent Quant 26 Year(s) and	Qu cost Unit EA	26 Comment Cost from GHI ditures are shown be	EA	100.0%	62.00%	\$3,488.59	<u>-</u>
Service 1999 Documen Year 2022 Yearly Ex	Life Intervented 25 20 Inted Costs were use Replacement Cost \$3,170.00 Expenditures for this One-Time Expenditure, and a second control of the control of	al Useful Lit 1 ed for this co Repl % 100.0% component	e Year 2024 emponent Quant 26 Year(s) and s after 2023 i	Qu cost Unit EA	26 Comment Cost from GHI ditures are shown be	EA	100.0% mponent if occur e last page of this	62.00%	\$3,488.59	
Service 1999 Documen Year 2022 Yearly Ex Unless a C	Life Intervented Life Intervented Costs were use Replacement Cost \$3,170.00 Expenditures for this One-Time Expenditure, and the cost of t	al Useful Lift 1 ed for this co Repl % 100.0% component iny expenditure: \$58,367	e Year 2024 emponent Quant 26 Year(s) and a after 2023 in 1.34	Cost Unit EA expendenclude	26 Comment Cost from GHI ditures are shown be	EA low for this co	100.0% mponent if occur e last page of this	62.00%	\$3,488.59	
Service 1999 Documen Year 2022 Yearly Ex Unless a C 2024 On 7/13/20	Life Intervented Life Intervented Costs were use Replacement Cost \$3,170.00 Expenditures for this One-Time Expenditure, and the cost of t	al Useful Lift 1 ed for this co Repl % 100.0% component iny expenditure: \$58,367	e Year 2024 emponent Quant 26 Year(s) and a after 2023 i	Quicost Unit EA expendenclude 2044	26 Comment Cost from GHI ditures are shown be a compounded inflat	EA low for this co	100.0% mponent if occur e last page of this	62.00%	\$3,488.59	

	13 A	sphalt R	Roll Roofir	ng - Rent	al Ga	rage Roof		RICT17			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035		37	EA	100.0%	62.00%	\$3,488.59	\$80,028.00
Documen	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	37	EA	Cost from GHI					
Unless a O	ne-Time Expend		expenditures	after 2023 i	nclude	litures are shown be a compounded infla	tion factor (se	e last page of this		y period.	
2035			\$116,588.	.01	2055		Φ177,	894.39			
On 7/13/20)23 By	Dougla	s Greene, l	DMA Rese	erves						
Replac	ement date (i	n-service	date) from	previous	study -	· verify.					
						- ·		D10=04			
002.005.00	14 A:	sphalt R	Roll Roofir	ng - Rent	al Ga	rage Root		RICT21			
002.005.00 Componer		sphalt R	Roll Roofir	ng - Rent	al Ga	rage Roof		RICT21			
Componer Last In- Service		Repl Interval	Roll Roofir Remain Useful Life	Next Rep	l. I	Field Meas.	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Componer Last In-	nt Details Est Useful	Repl	Remain	Next Rep	l. I	Field Meas.	Units EA	% Replaced		Unit Cost \$3,488.59	•
Componer Last In- Service 2016	nt Details Est Useful Life	Repl Interval	Remain Useful Life 13	Next Repe Year	l. l Qu	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Componer Last In- Service 2016 Documen	Est Useful Life	Repl Interval 20	Remain Useful Life 13	Next Repe Year	l. l Qu	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Componer Last In- Service 2016 Documen	Est Useful Life 20 ted Costs we	Repl Interval 20 ere used Cost	Remain Useful Life 13 for this co	Next Reper Year 2036	I. I Qu cost	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Componer Last In- Service 2016 Document Year 2022	Est Useful Life 20 ted Costs we Replacement \$3,	Repl Interval 20 ere used Cost 170.00	Remain Useful Life 13 for this co Repl % 100.0%	Next Reper Year 2036 mponent Quant 18	I. I Qu Cost Unit EA	Field Meas. antity or Count 18 Comment Cost from GHI	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
Last In- Service 2016 Documen Year 2022 Yearly Ex	Est Useful Life 20 ted Costs we Replacement \$3,	Repl Interval 20 ere used Cost 170.00	Remain Useful Life 13 for this co Repl % 100.0%	Next Rep Year 2036 mponent Quant 18 Year(s) and	I. I Qu	Field Meas. antity or Count 18 Comment	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
Last In- Service 2016 Documen Year 2022 Yearly Ex	Est Useful Life 20 ted Costs we Replacement \$3,7	Repl Interval 20 ere used Cost 170.00	Remain Useful Life 13 for this co Repl % 100.0%	Next Rep Year 2036 mponent Quant 18 Year(s) and	I. I Qu	Field Meas. antity or Count 18 Comment Cost from GHI	EA elow for this contion factor (se	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
Componer Last In- Service 2016 Document Year 2022 Yearly Ex Unless a O	Est Useful Life 20 ted Costs we Replacement \$3,7 penditures fo	Repl Interval 20 ere used Cost 170.00 or this co	Remain Useful Life 13 for this co Repl % 100.0% omponent expenditures	Next Rep Year 2036 mponent Quant 18 Year(s) and after 2023 i	Cost Unit EA expendenclude	Field Meas. antity or Count 18 Comment Cost from GHI	EA elow for this contion factor (se	% Replaced Per Interval 100.0% component if occur e last page of this	Responsibility 62.00%	\$3,488.59	for Study Year

Greenbelt Homes - Frame Homes

002.005.00)15 A	sphalt F	Roll Roofir	ng - Renta	al Ga	rage Roof		RICT23			
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037		18	EA	100.0%	62.00%	\$3,488.59	\$38,933.00
<u>Documer</u>	nted Costs we	ere used	for this co	mponent (cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	18	EA	Cost from GHI					
Yearly Ex	penditures fo	or this co	omponent	Year(s) and	expend	ditures are shown be	elow for this	component if occur	ing within the stud	y period.	
								see last page of this			
2037	7		\$59,701	.48	2057		\$8	9,520.53			
On 7/13/2 Replace	023 By	•	s Greene , le date) from			- verify.					
002.005.00)16 A	sphalt F	Roll Roofir	ng - Renta	al Ga	rage Roof		RICT33			
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042		11	EA	100.0%	62.00%	\$3,488.59	\$23,792.00
Documer	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	11	EA	Cost from GHI					
Yearly Ex	penditures fo	or this co	<u>omponent</u>	Year(s) and	expend	ditures are shown be	elow for this	component if occur	ing within the stud	y period.	
								see last page of this			
2042	2		\$41,040	.77	2062		\$5	9,265.70			
On 7/13/2	023 By	/ Dougla	s Greene,	DMA Rese	erves						

Done in 2022.

002.005.00)17 <i>A</i>	Asphalt F	Roll Roofi	ng - Rent	al Gar	age Roof		RICT35			
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Li			ield Meas. ntity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	20	20	8	2031		16	EA	100.0%	62.00%	\$3,488.59	\$34,607.00
<u>Documer</u>	nted Costs w	ere used	for this co	omponent	cost						
Year	Replacemen	t Cost	Repl %	Quant	Unit	Comment					
2022	\$3	,170.00	100.0%	16	EA	Cost from GHI					
Yearly Ex	penditures 1	or this co	omponent	Year(s) and	expendi	tures are shown b	elow for this o	omponent if occur	ring within the study	y period.	
Unless a 0	One-Time Expe	nditure, any	expenditure	s after 2023 i	nclude a	compounded infla	ation factor (s	ee last page of this	report).		
2031		. D l	\$45,114		2051		\$71	,629.74			
On 7/13/2 Done i	023 B in 2011 per la	ast study.	s Greene,	DMA Reso	erves	age Roof	\$71	,,			
On 7/13/2	023 B in 2011 per la	ast study.	s Greene,		erves	age Roof	\$71	RICT39			
On 7/13/2 Done i	023 B in 2011 per la	ast study.	s Greene,	DMA Resoling - Rent	erves al Gara	age Roof field Meas. Intity or Count	\$71 Units	,,	Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 7/13/2 Done i 002.005.00 Compone Last In-	023 B in 2011 per la 018 A nt Details Est Useful	ast study. Asphalt F	as Greene, Roll Roofi	DMA Resoling - Rent	erves al Gara	eld Meas.		RICT39 % Replaced		Unit Cost \$3,488.59	•
On 7/13/2 Done i 002.005.00 Compone Last In- Service 1999	023 B in 2011 per la 018 A nt Details Est Useful Life	Asphalt F Repl Interval	Roll Roofi Remain Useful Li	DMA Resolution - Rent Next Rep fe Year 2024	al Gara	ield Meas. ntity or Count	Units	RICT39 % Replaced Per Interval	Responsibility		for Study Year
On 7/13/2 Done i 002.005.00 Compone Last In- Service 1999	023 B in 2011 per la 018 A ont Details Est Useful Life 25	Repl Interval 20	Roll Roofi Remain Useful Li	DMA Resolution - Rent Next Rep fe Year 2024	al Gara	ield Meas. ntity or Count	Units	RICT39 % Replaced Per Interval	Responsibility		for Study Year
On 7/13/2 Done in 002.005.00 Compone Last In- Service 1999 Documen	023 B in 2011 per la 018 A int Details Est Useful Life 25 inted Costs w Replacemen	Repl Interval 20	Roll Roofi Remain Useful Li 1 for this co	DMA Resolution Next Report Year 2024	al Gara	reld Meas. ntity or Count	Units	RICT39 % Replaced Per Interval	Responsibility		for Study Year
On 7/13/2 Done in 1002.005.00 Compone Last Inservice 1999 Document Year 2022	023 B in 2011 per la 018 A nt Details Est Useful Life 25 nted Costs w Replacemen	Repl Interval 20 Vere used t Cost ,170.00	Roll Roofi Remain Useful Li 1 for this co Repl % 100.0%	DMA Resolution Next Report Year 2024 Description Of the Component Quant 11	al Gara ol. Fi Qua cost Unit EA	celd Meas. Intity or Count 11 Comment Cost from GHI	Units EA	RICT39 % Replaced Per Interval 100.0%	Responsibility	\$3,488.59	for Study Year
On 7/13/2 Done is 002.005.00 Compone Last In- Service 1999 Document Year 2022 Yearly Ex	023 B in 2011 per la 018 A nt Details Est Useful Life 25 nted Costs w Replacemen \$3	Repl Interval 20 rere used t Cost ,170.00	Remain Useful Li for this control Repl % 100.0%	DMA Resolution Next Representation 100 Next Representa	al Gara ol. Fi Qua cost Unit EA	celd Meas. Intity or Count 11 Comment Cost from GHI tures are shown be	Units EA	RICT39 % Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year

No record of replacement; in-service date estimated - verify.

02.005.00	19 A	sphalt R	Roll Roofi	ng - Ren	tal Ga	rage Roof		RICT45			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lif			Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042		10	EA	100.0%	62.00%	\$3,488.59	\$21,629.00
Documen	ted Costs we	ere used	for this co	mponent	cost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$3,	170.00	100.0%	10	EA	Cost from GHI					
Unless a O	ne-Time Expen		expenditures	s after 2023	include	ditures are shown be a compounded infla	tion factor (se	e last page of this		y period.	
2042			\$37,309	.64	2062		\$53	877.68			
	D23 B y	•	s Greene, 21, #1 - 5 d								
002.005.00 Componer	es #16 - 20 do 20 A nt Details	one in 202	21, #1 - 5 d	one in 202 ng - Ren	22. tal Ga	rage Roof Field Meas.		RICT6 % Replaced	Client		Replacement Cost
Garage	es #16 - 20 do	one in 202	21, #1 - 5 d	one in 202 ng - Ren Next Re	22. tal Ga pl. I	rage Roof Field Meas. antity or Count	Units	RICT6 % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Garage 002.005.00 Componer Last In-	es #16 - 20 do 20 A nt Details Est Useful	one in 202 sphalt R	21, #1 - 5 d	one in 202 ng - Ren Next Re	22. tal Ga pl. I	Field Meas.	Units EA	% Replaced		Unit Cost \$3,488.59	•
Garage 002.005.00 Componer Last In- Service 1998	es #16 - 20 do 20 A nt Details Est Useful Life	sphalt R Repl Interval	21, #1 - 5 d Roll Roofi Remain Useful Lift 0	ng - Ren Next Re e Year 2023	22. tal Ga pl. I Qu	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Garage 002.005.00 Componer Last In- Service 1998 Documen	es #16 - 20 do 20 A nt Details Est Useful Life 25	sphalt R Repl Interval 20 ere used	21, #1 - 5 d Roll Roofi Remain Useful Lift 0	ng - Ren Next Re e Year 2023	22. tal Ga pl. I Qu	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Garage 002.005.00 Componer Last In- Service 1998 Documen	es #16 - 20 do 20 A nt Details Est Useful Life 25 ted Costs we	sphalt R Repl Interval 20 ere used Cost	21, #1 - 5 d Roll Roofi Remain Useful Lift 0 for this co	Next Refe Year 2023	tal Ga pl. I Qu	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
Garage 002.005.00 Componer Last In- Service 1998 Document Year 2022	es #16 - 20 do 20 A nt Details Est Useful Life 25 ted Costs wo	Repl Interval 20 ere used Cost 170.00	Roll Roofi Remain Useful Lift 0 for this co Repl % 100.0%	Next Reverse Year 2023 Omponent Quant 11	22. tal Ga pl. I Qu cost Unit EA	Field Meas. antity or Count 11 Comment Cost from GHI	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
Garage 002.005.00 Componer Last In- Service 1998 Document Year 2022 Yearly Ex	es #16 - 20 do 20 A nt Details Est Useful Life 25 ted Costs wo Replacement \$3,	Repl Interval 20 ere used Cost 170.00	Remain Useful Lif o for this co Repl % 100.0%	Next Refe Year 2023 omponent Quant 11 Year(s) and	tal Ga pl. Qu cost Unit EA	Field Meas. antity or Count 11 Comment	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year

02.005.00)21 As	phalt R	coll Roofii	ng - Rent	al Ga	rage Roof		RICT9			
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Lif	Next Rep e Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035		12	EA	100.0%	62.00%	\$3,488.59	\$25,955.00
Documen	ted Costs we	re used	for this co	mponent	cost						
Year	Replacement (Cost	Repl %	Quant	Unit	Comment					
2022	\$3,1	70.00	100.0%	12	EA	Cost from GHI					
Yearly Ex	penditures fo	r this co	mponent	Year(s) and	expend	litures are shown be	elow for this c	omponent if occur	ring within the study	v period	
						a compounded infla				, porrour	
2035	;		\$37,812	.55	2055		\$57	,695.39			
On 7/13/20	023 By n 2015 per las	•	s Greene,	DMA Res	erves						
On 7/13/20	n 2015 per las	t study.		n g - Rent Next Rep	a l Ga r ol. F	rage Roof Field Meas. antity or Count	Units	WECT1 % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 7/13/20 Done in 002.005.00 Componer Last In-	n 2015 per las 122 As nt Details Est Useful	t study. sphalt R Repl	Roll Roofi	n g - Rent Next Rep	a l Ga r ol. F	Field Meas.	Units EA	% Replaced		Unit Cost \$3,488.59	for Study Year
On 7/13/20 Done in 02.005.00 Componer Last In- Service 2015	n 2015 per las 122 As nt Details Est Useful Life	Repl Interval	Remain Useful Lif	Next Repe Year	a l Ga r ol. F Qua	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		for Study Year
On 7/13/20 Done in 002.005.00 Componer Last In- Service 2015	n 2015 per las 122 As 11 Details Est Useful Life 20	Repl Interval 20	Remain Useful Lif	Next Repe Year	ral Gal ol. F Qua	Field Meas. antity or Count		% Replaced Per Interval	Responsibility		•
On 7/13/20 Done in 002.005.00 Componer Last In- Service 2015 Documen	n 2015 per las 122 As 11 Details Est Useful Life 20 11 Let Costs we Replacement	Repl Interval 20 re used	Remain Useful Lif 12	Next Repe Year 2035	ral Gal ol. F Qua	Field Meas. antity or Count 2		% Replaced Per Interval	Responsibility		for Study Year
On 7/13/20 Done in 1002.005.00 Componer Last In-Service 2015 Documen Year 2022	n 2015 per las 22 As nt Details Est Useful Life 20 nted Costs we Replacement (Repl Interval 20 re used 70.00	Remain Useful Lif 12 for this co Repl %	Next Repe Year 2035 mponent Quant 2	cal Gal Dl. F Qua Cost Unit EA	Field Meas. antity or Count 2 Comment Cost from GHI	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year
On 7/13/20 Done in 102.005.00 Componer Last In- Service 2015 Documen Year 2022 Yearly Ex	n 2015 per las 122 As 121 As 122 As 124 Details Est Useful Life 20 126 Costs we Replacement (\$3,1	Repl Interval 20 re used 70.00	Remain Useful Lif 12 for this co Repl % 100.0%	Next Repe Year 2035 Imponent Quant 2	cost Unit EA	Field Meas. antity or Count 2 Comment	EA	% Replaced Per Interval 100.0%	Responsibility 62.00%	\$3,488.59	for Study Year

02.005.00		Overhead	sectional	door, me	tal, 8 x 7 resident	ial	Rental Gar	ages - All		
Componer Last In- Service	t Details Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement (
2023	1	1	1	2024	239	EA	5.0%	62.00%	\$1,104.91	\$8,18
				ofter 2023 inc	spenditures are shown belude a compounded inf	lation factor (s	ee last page of thi		\$8,7	90.22
2029			\$10,044.1 \$10,985.0	3 2	030),357.51	2031	\$10,6° \$11,6	71.34
2035			\$11,925.7 \$12,866.5		036	*		2037 2040	\$12,5 \$13,4	
2041			\$13,807.2 \$14,747.4		042	*		2043 2046	\$14,4 \$15,3	 -
2047			\$15,688.4 \$16,629.1	6 2	048	\$16	5,002.23	2049	\$16,3 \$17,2	15.87
2053			\$17,570.9	5 2	054	\$17	7,883.71	2055	\$18,1	96.67
2056			\$18,509.6 \$19,450.6		057 060			2058 2061	\$19,13 \$20,0	
2062			\$20,391.2	6						

Total for 002.005 RENTAL GARAGES

\$600,831.00

002.006 RETAIN	002.006 RETAINING WALLS											
002.006.0001	02.006.0001 Stone retaining wall EA3D											
Component Deta	<u>ils</u>											
Last In- Est U Service Li	seful Repl fe Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year			
1935 100	100	12	2035	200	SF	100.0%	62.00%	\$123.55	\$15,320.00			

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2035 \$22,318.95

002.006.0002 CMU retaining wall, parged CR60D-E

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1935	100	75	12	2035	225	SF	100.0%	62.00%	\$32.51	\$4,535.00

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2035 \$6,606.81

On 7/14/2023 By Douglas Greene, DMA Reserves

Replace with interlocking concrete block wall.

002.006.0003 Concrete Retaining Wall, cip. gravity wall HI13P

Component Details

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	75	75	60	2083	1	LS	100.0%	62.00%	\$21,112.48	\$13,090.00

<u>Documented Costs were used for this component cost</u>

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2008	\$13,346.22	100.0%	1	LS	Cost from previous study

02.006	5.0004 F	Plateau 2	2 Concrete	Retainin	g Wall and Stairs		PL2A-E to	G-M		
Compo	nent Details									
Last Servi		Repl Interval	Remain Useful Life	Next Repl	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2022	100	100	99	2122	1	LS	100.0%	62.00%	\$221,256.90	\$137,179.00
Docur	nented Costs v	vere used	l for this co	mponent o	cost					
Year	Replacemen	nt Cost	Repl %	Quant	Unit Comment					
2022	\$201	,051.25	100.0%	1	LS Lantham Cons	struction and Be	echt Eng.			
<u>Detail</u>	of components	s within t	he assembly	<u>/:</u>						
1	Concrete Retainir	ng Wall, cip	o. gravity wall,	PL2A-E	300	SF	100.0%	100.00%	\$216.20	\$64,860.0
2	Concrete Retainir	ng Wall, cip	o. gravity wall,	PL2G-M	370	SF	100.0%	100.00%	\$216.20	\$79,994.0
3	Concrete Stair, P	L2A-E to G	i-M		25	Riser	100.0%	100.00%	\$874.60	\$21,865.00
Unles	s a One-Time Expe	nditure, any	y expenditures	after 2023 in	expenditures are showinclude a compounded i				y period.	
2	023 One-time	е Ехр	\$39,220.	50						
			as Greene, I oject cost. T		rves ost is the portion pai	d in 2023.				
Tota	l for 002.006	RETAI	NING WAI	LS						\$170,124.00

Component Detail

Greenbelt Homes - Frame Homes

002.007 GENERAL INFRASTRUCTURE 002.007.0001 Sanitary piping PVC pipe, 12 diameter, SDR 35, 7'd Site-Wide **Component Details** Est Useful Repl Next Repl. Field Meas. Replacement Cost Last In-Remain % Replaced Client Life Interval Useful Life Year Quantity or Count for Study Year Service Per Interval Responsibility **Unit Cost** Units 2024 2023 1 1 1 7000 LF 10.0% 62.00% \$443.64 \$192,540.00 Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report). 2023 \$192,540.00 2024 \$199,837.27 2025 \$206,751.64 2026 2027 2028 \$214,132.67 \$221,498.83 \$228,874.74 \$250,996.88 2029 \$236,244.51 2030 \$243,615.34 2031 2032 \$258,376.19 2053 \$413,279.97 2054 \$420,636.35 2055 \$427,997.49 2056 \$435,359.05 2057 \$442,716.62 2058 \$450,109.99 2059 \$457,491.79 2060 \$464,857.41 2061 \$472,248.64 2062 \$479,615.72 Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052

002.007.00	02	Storm pip	ing PVC p	ipe assor	ted sizes and de	pths	Site-Wide			
Componer	nt Details									
Last In- Service	Est Usefu Life	l Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	250	LF	100.0%	62.00%	\$819.22	\$126,979.00
		for this oc	mnonont		250	L Г			*	φ120,

<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$126,979.00	2024	\$131,791.50	2025	\$136,351.49
2026	\$141,219.24	2027	\$146,077.18	2028	\$150,941.55
2029	\$155,801.87	2030	\$160,662.89	2031	\$165,530.98
2032	\$170,397.59	2033	\$175,253.92	2034	\$180,125.98
2035	\$184,989.38	2036	\$189,854.60	2037	\$194,714.88
2038	\$199,582.75	2039	\$204,452.57	2040	\$209,318.54
2041	\$214,174.73	2042	\$219,036.50	2043	\$223,899.11
2044	\$228,757.72	2045	\$233,630.26	2046	\$238,489.77
2047	\$243,354.96	2048	\$248,222.06	2049	\$253,087.21
2050	\$257,946.48	2051	\$262,821.67	2052	\$267,683.87
2053	\$272,555.72	2054	\$277,407.21	2055	\$282,261.84
2056	\$287,116.74	2057	\$291,969.01	2058	\$296,844.89
2059	\$301,713.15	2060	\$306,570.73	2061	\$311,445.20
2062	\$316,303.75				

2054

2059

Greenbelt Homes - Frame Homes

002.007.00	03	Concrete	sidewalk					Site-Wi	ide					
Componen	t Details													
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	•		% Replaced Units Per Interval			Client Responsibility Unit Cost		Cost	Replacement Cost for Study Year	
2023	1	1	1	2024	10000		SF	100.0%	6	62.00%	\$15.09		\$93	3,558.00
2023 2026	ne-Time Expe		\$34,100.0 \$104,050.1	0 20	1ude a 024 027	One-time Exp		r (see last page o \$34,100.00 107,629.52	of this r $\frac{20}{20}$	25		\$100,46 \$111,21		
2029			\$114,794.6	6 20	030		\$	118,376.25	20	31		\$121,96	63.05	
2032			\$125,548.7	6 20	033		\$	129,126.90	20	34		\$132,71	16.63	
Expend	itures in the	year(s) bel	ow have bee	n manually	remov	ed from the year	arly expe	nditures.						
202 204		2024 2043	2035 2044		2036 2045	203 204		2038 2047		2039 2048	2040 2049		041 050	

On 7/13/2023 By Douglas Greene, DMA Reserves

2052

2061

GHI modifies, repairs or replaces sections of sidewalks annually. A suggested budget for 2023 is +/- \$60,000.00. Based on our unit cost for sidewalk replacement, that would equal approximately 4,800 SF of sidewalk replaced annually. Actual work may or may not include replacement although that is preferred for longer life expectancy for each work effort. This budget increases at the projected rate of inflation annually.

2056

2055

2057

2058

On 8/28/2023 By Douglas Greene, DMA Reserves

Component Quantity was changed from 4800 to 10000.

On 8/28/2023 By Douglas Greene, DMA Reserves

Turnkey Adjustment was changed from 1 to 1.2.

On 8/28/2023 By Douglas Greene, DMA Reserves

One-Time Expense of \$55000 at 62% for 1 LS for Year 2023 was added.

2053

2062

On 8/28/2023 By Douglas Greene, DMA Reserves

One-Time Expense of \$55000 at 62% for 1 LS for Year 2024 was added.

Total for 002.007 GENERAL INFRASTRUCTURE

\$413,077.00



2051

2060

