

Greenbelt Homes - Frame Homes

Greenbelt, MD

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Component Detail

Frame Reserves Report

Date: 9/20/2023

DMA Project #2304003



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Attachment #1a
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Greenbelt Homes - Frame Homes

001.001 HOUSE ROOFS

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 Roofs have been replaced by building.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.

001.001.0001 Shingle Roof and Gutters RI14J-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%	\$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 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).

2043	\$20,983.00
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Greenbelt Homes - Frame Homes

001.001.0002 Shingle Roof and Gutters HI19 J-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	4	EA	100.0%	100.00%	\$2,595.05	\$10,380.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$2,119.00	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).

2043	\$18,302.83
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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	

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).

2043	\$29,977.46
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Greenbelt Homes - Frame Homes

001.001.0004 Shingle Roof and Gutters PL10 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%	\$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 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).

2043	\$20,983.00
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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	

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).

2043	\$29,977.46
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Greenbelt Homes - Frame Homes

001.001.0006 Shingle Roof and Gutters PL8 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%	\$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 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).

2043	\$20,983.00
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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	

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).

2043	\$20,983.00
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Greenbelt Homes - Frame Homes

001.001.0008 Shingle Roof and Gutters RI55 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
2018	25	25	20	2043	4	EA	100.0%	100.00%	\$2,595.05	\$10,380.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2018	\$2,119.00	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).

2043	\$18,302.83
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001.001.0009 Shingle Roof and Gutters HI14 W-Z3

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
2019	25	25	21	2044	6	EA	100.0%	100.00%	\$2,756.38	\$16,538.00

Documented Costs were used for this component cost

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
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Greenbelt Homes - Frame Homes

001.001.0010 Shingle Roof and Gutters LA14 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
2019	25	25	21	2044	6	EA	100.0%	100.00%	\$2,756.38	\$16,538.00

Documented Costs were used for this component cost

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
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001.001.0011 Shingle Roof and Gutters LA14 L-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
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

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,385.00	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).

2044	\$20,375.41
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Greenbelt Homes - Frame Homes

001.001.0012 Shingle Roof and Gutters PL6 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
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$2,664.49	\$10,658.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,247.50	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).

2044	\$19,200.82
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001.001.0013 Shingle Roof and Gutters RE3 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
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	

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	\$33,425.79
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Greenbelt Homes - Frame Homes

001.001.0014 Shingle Roof and Gutters RI14 V2-V5

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
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$3,109.07	\$12,436.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,622.50	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).

2044	\$22,403.94
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001.001.0015 Shingle Roof and Gutters RI44 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
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	

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	\$30,862.16
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Greenbelt Homes - Frame Homes

001.001.0016 Shingle Roof and Gutters RI57 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
2019	25	25	21	2044	4	EA	100.0%	100.00%	\$4,408.69	\$17,635.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$3,718.75	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).

2044	\$31,770.18
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001.001.0017 Shingle Roof and Gutters SO10 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
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

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,385.00	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).

2044	\$20,375.41
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Greenbelt Homes - Frame Homes

001.001.0018 Shingle Roof and Gutters HI20 N-T

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%	\$2,670.39	\$10,682.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,325.00	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).

2045	\$19,653.96
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001.001.0019 Shingle Roof and Gutters HI22 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%	\$2,839.79	\$11,359.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,472.50	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).

2045	\$20,899.58
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Greenbelt Homes - Frame Homes

001.001.0020 Shingle Roof and Gutters LA4 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%	\$2,821.70	\$11,287.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,456.75	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).

2045	\$20,767.10
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001.001.0021 Shingle Roof and Gutters PL6 N-T

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	6	EA	100.0%	100.00%	\$2,693.55	\$16,161.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,345.17	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).

2045	\$29,734.82
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Greenbelt Homes - Frame Homes

001.001.0022 Shingle Roof and Gutters PL10 N-T

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	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,716.67	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).

2045	\$34,445.03
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001.001.0023 Shingle Roof and Gutters PL12 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
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$2,697.18	\$16,183.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,348.33	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).

2045	\$29,775.30
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Greenbelt Homes - Frame Homes

001.001.0024 Shingle Roof and Gutters RE3 L-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
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,716.67	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).

2045	\$34,445.03
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001.001.0025 Shingle Roof and Gutters RI16 W-Z1

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%	\$2,813.95	\$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	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).

2045	\$20,710.04
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Greenbelt Homes - Frame Homes

001.001.0026 Shingle Roof and Gutters RI18 L-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
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	

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	\$20,595.95
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001.001.0027 Shingle Roof and Gutters RI20 E-H

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%	\$3,212.79	\$12,851.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,797.25	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).

2045	\$23,644.70
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Greenbelt Homes - Frame Homes

001.001.0028 Shingle Roof and Gutters SO10 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%	\$2,670.39	\$10,682.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,325.00	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).

2045	\$19,653.96
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001.001.0029 Shingle Roof and Gutters RI38 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
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,244.27	\$19,466.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,824.67	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).

2045	\$35,815.72
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Greenbelt Homes - Frame Homes

001.001.0030 Shingle Roof and Gutters RI49 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
2020	25	25	22	2045	6	EA	100.0%	100.00%	\$3,120.24	\$18,721.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$2,716.67	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).

2045	\$34,445.03
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001.001.0031 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	

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	\$20,595.95
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Greenbelt Homes - Frame Homes

001.001.0032 Shingle Roof and Gutters 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	\$2,460.00	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).

2046	\$20,819.63
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001.001.0033 Shingle Roof and Gutters HI11 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
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	

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	\$22,151.27
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Greenbelt Homes - Frame Homes

001.001.0034 Shingle Roof and Gutters HI19 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
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,475.42	\$9,902.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,197.50	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).

2046	\$18,597.73
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001.001.0035 Shingle Roof and Gutters HI19 E-H

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	

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	\$23,039.67
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Greenbelt Homes - Frame Homes

001.001.0036 Shingle Roof and Gutters HI20 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
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
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001.001.0037 Shingle Roof and Gutters LA2 E-K

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%	\$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
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Greenbelt Homes - Frame Homes

001.001.0038 Shingle Roof and Gutters LA14 G-K

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%	\$2,858.43	\$11,434.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,537.50	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).

2046	\$21,475.11
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001.001.0039 Shingle Roof and Gutters LA14 Q-V

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	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	\$32,920.78
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Greenbelt Homes - Frame Homes

001.001.0040 Shingle Roof and Gutters LA15 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
2021	25	25	23	2046	6	EA	100.0%	100.00%	\$2,803.03	\$16,818.00

Documented Costs were used for this component cost

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	\$31,587.27
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001.001.0041 Shingle Roof and Gutters PL3 E-K

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%	\$3,582.18	\$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	

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	\$26,912.45
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Greenbelt Homes - Frame Homes

001.001.0042 Shingle Roof and Gutters RI14 E-H

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%	\$3,079.50	\$12,318.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,733.75	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).

2046	\$23,135.44
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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	

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	\$19,951.91
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Greenbelt Homes - Frame Homes

001.001.0044 Shingle Roof and Gutters RI59 E-K

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%	\$2,960.74	\$17,764.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,628.33	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	\$33,364.04
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001.001.0045 Shingle Roof and Gutters SO10 J-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
2021	25	25	23	2046	4	EA	100.0%	100.00%	\$2,816.18	\$11,265.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$2,500.00	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).

2046	\$21,157.69
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Greenbelt Homes - Frame Homes

001.001.0046 Shingle Roof and Gutters LA8 N-V

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	8	EA	100.0%	100.00%	\$3,976.93	\$31,815.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,613.75	100.0%	8	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	\$60,973.35
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001.001.0047 Shingle Roof and Gutters LA11 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%	\$3,134.59	\$18,808.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2,848.33	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).

2047	\$36,045.49
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Greenbelt Homes - Frame Homes

001.001.0048 Shingle Roof and Gutters PL4 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%	\$3,468.41	\$20,810.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,151.67	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	\$39,882.33
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001.001.0049 Shingle Roof and Gutters PL5 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
2022	25	25	24	2047	4	EA	100.0%	100.00%	\$3,799.48	\$15,198.00

Documented Costs were used for this component cost

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
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Greenbelt Homes - Frame Homes

001.001.0050 Shingle Roof and Gutters PL5 E-H

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	4	EA	100.0%	100.00%	\$3,675.67	\$14,703.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,340.00	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	\$28,178.26
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001.001.0051 Shingle Roof and Gutters PL6 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

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,401.67	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	\$43,046.44
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Greenbelt Homes - Frame Homes

001.001.0052 Shingle Roof and Gutters PL6 Y-Z5

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%	\$2,936.50	\$17,619.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2,668.33	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).

2047	\$33,766.74
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001.001.0053 Shingle Roof and Gutters PL8 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%	\$3,728.86	\$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	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	\$42,877.77
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Greenbelt Homes - Frame Homes

001.001.0054 Shingle Roof and Gutters RE2 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%	\$3,758.21	\$22,549.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,415.00	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
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001.001.0055 Shingle Roof and Gutters RE7 Q-T

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	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
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Greenbelt Homes - Frame Homes

001.001.0056		Shingle Roof and Gutters					RE9 A-F			
<u>Component 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%	\$3,121.76	\$18,731.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2022	\$2,836.67	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		\$35,897.92								

001.001.0057		Shingle Roof and Gutters					R124 G-M			
<u>Component 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%	\$3,714.19	\$22,285.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
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								

Greenbelt Homes - Frame Homes

001.001.0058 Shingle Roof and Gutters RI36 G-K

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	4	EA	100.0%	100.00%	\$3,887.52	\$15,550.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,532.50	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	\$29,801.56
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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	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	\$43,046.44
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Greenbelt Homes - Frame Homes

001.001.0060 Shingle Roof and Gutters 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

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,401.67	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	\$43,046.44
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001.001.0061 Shingle Roof and Gutters RI52 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%	\$3,409.71	\$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	

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	\$39,207.69
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Greenbelt Homes - Frame Homes

001.001.0062 Shingle Roof and Gutters RI53 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%	\$3,151.09	\$18,907.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2,863.33	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).

2047	\$36,235.22
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001.001.0063 Shingle Roof and Gutters RI53 G-K

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	4	EA	100.0%	100.00%	\$4,179.15	\$16,717.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,797.50	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	\$32,038.05
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Greenbelt Homes - Frame Homes

001.001.0064 Shingle Roof and Gutters RI58 E-H

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	4	EA	100.0%	100.00%	\$3,915.03	\$15,660.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,557.50	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	\$30,012.36
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001.001.0065 Shingle Roof and Gutters RI62 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
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	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	\$26,215.76
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Greenbelt Homes - Frame Homes

001.001.0066 Shingle Roof and Gutters RI69 A-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	12	EA	100.0%	100.00%	\$3,565.62	\$42,787.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,240.00	100.0%	12	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	\$82,001.20
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001.001.0067 Shingle Roof and Gutters RI71 E-H

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	4	EA	100.0%	100.00%	\$4,020.13	\$16,081.00

Documented Costs were used for this component cost

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
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Greenbelt Homes - Frame Homes

001.001.0068 Shingle Roof and Gutters RI73 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%	\$3,151.09	\$18,907.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$2,863.33	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).

2047	\$36,235.22
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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	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	\$43,046.44
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Greenbelt Homes - Frame Homes

001.001.0070 Shingle Roof and Gutters RI53 L-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
2022	25	25	24	2047	6	EA	100.0%	100.00%	\$3,921.44	\$23,529.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,563.33	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).

2047	\$45,093.28
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001.001.0071 Shingle Roof and Gutters PL8 N-T

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%	\$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	

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	\$54,668.08
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Greenbelt Homes - Frame Homes

001.001.0072 Shingle Roof and Gutters - Allowance Frame Homes

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	620	EA	12.5%	100.00%	\$3,655.21	\$283,279.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,321.41	12.5%	620	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).

2023	\$283,279.00	2024	\$294,015.27	2025	\$304,188.20
2026	\$315,047.72	2027	\$325,885.36	2028	\$336,737.34
2029	\$347,580.28	2030	\$358,424.78	2044	\$510,338.34
2045	\$521,208.55	2046	\$532,049.69	2047	\$542,903.50
2048	\$553,761.57	2049	\$564,615.30	2050	\$575,455.91
2051	\$586,332.03	2052	\$597,179.17	2053	\$608,047.83
2054	\$618,871.08	2055	\$629,701.32		

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

2031	2032	2033	2034	2035	2036	2037	2038	2039
2040	2041	2042	2043	2056	2057	2058	2059	2060
2061	2062							

Total for 001.001 HOUSE ROOFS

\$1,449,243.00

Greenbelt Homes - Frame Homes

001.002 HOUSE EXTERIORS

001.002.0001 Vinyl Siding Frame Homes

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
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$5,449.80	\$1,081,240.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$4,744.93	20.0%	992	LS	

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).

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.

Greenbelt Homes - Frame Homes

001.002.0002		Entry Doors				Frame Homes				
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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
2016	40	1	33	2056	992	EA	20.0%	100.00%	\$1,334.64	\$264,793.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$1,162.02	20.0%	992	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).

2056	\$598,732.84	2057	\$608,851.42	2058	\$619,019.24
2059	\$629,171.16	2060	\$639,300.82		

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

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.

Greenbelt Homes - Frame Homes

001.002.0003	Solid-Vinyl Windows	Frame Homes
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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
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$3,871.76	\$768,157.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$3,371.00	20.0%	992	LS	

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).

2056	\$1,736,907.16	2057	\$1,766,260.89	2058	\$1,795,757.45
2059	\$1,825,207.87	2060	\$1,854,593.72		

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 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.

Greenbelt Homes - Frame Homes

001.002.0004 Porch Stoop - Garden Side Frame Homes

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	544	EA	3.3%	100.00%	\$803.98	\$14,564.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$700.00	3.3%	544	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).

2023	\$14,564.00	2024	\$15,115.98	2025	\$15,638.99
2026	\$16,197.30	2027	\$16,754.49	2028	\$17,312.41
2029	\$17,869.87	2030	\$18,427.41	2031	\$18,985.76
2032	\$19,543.94	2033	\$20,100.94	2034	\$20,659.75
2035	\$21,217.56	2036	\$21,775.58	2037	\$22,333.03
2038	\$22,891.36	2039	\$23,449.91	2040	\$24,008.02
2041	\$24,565.01	2042	\$25,122.64	2043	\$25,680.36
2044	\$26,237.62	2045	\$26,796.48	2046	\$27,353.85
2047	\$27,911.87	2048	\$28,470.11	2049	\$29,028.12
2050	\$29,585.46	2051	\$30,144.63	2052	\$30,702.31
2053	\$31,261.09	2054	\$31,817.54	2055	\$32,374.35
2056	\$32,931.19	2057	\$33,487.73	2058	\$34,046.98
2059	\$34,605.35	2060	\$35,162.50	2061	\$35,721.58
2062	\$36,278.84				

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.

Greenbelt Homes - Frame Homes

001.002.0005 Porch Stoop - Service Side Frame Homes

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	808	EA	3.3%	100.00%	\$803.98	\$21,632.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$700.00	3.3%	808	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).

2023	\$21,632.00	2024	\$22,451.85	2025	\$23,228.68
2026	\$24,057.94	2027	\$24,885.53	2028	\$25,714.22
2029	\$26,542.22	2030	\$27,370.34	2031	\$28,199.66
2032	\$29,028.73	2033	\$29,856.05	2034	\$30,686.05
2035	\$31,514.57	2036	\$32,343.40	2037	\$33,171.39
2038	\$34,000.67	2039	\$34,830.29	2040	\$35,659.25
2041	\$36,486.54	2042	\$37,314.78	2043	\$38,143.17
2044	\$38,970.88	2045	\$39,800.96	2046	\$40,628.82
2047	\$41,457.65	2048	\$42,286.80	2049	\$43,115.62
2050	\$43,943.44	2051	\$44,773.97	2052	\$45,602.29
2053	\$46,432.25	2054	\$47,258.74	2055	\$48,085.77
2056	\$48,912.85	2057	\$49,739.48	2058	\$50,570.13
2059	\$51,399.48	2060	\$52,227.01	2061	\$53,057.42
2062	\$53,885.12				

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

Greenbelt Homes - Frame Homes

001.003 HOUSE INTERIORS

Greenbelt Homes - Frame Homes

001.003.0001 Plumbing Pipe Replacement and Restoration Frame Homes

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	89	1	1	2024	992	Homes	10.0%	100.00%	\$18,248.00	\$1,810,202.00
Detail of components within the assembly:										
1	Domestic Water Risers - Copper - Non Accessible, Site-Wide				14	LF	100.0%	100.00%	\$207.86	\$2,910.00
2	Interior sanitary piping DWV PVC, schedule 40, Site-Wide				18	LF	100.0%	100.00%	\$83.59	\$1,505.00
3	Water shut-off ball valve, Site-Wide				2	EA	100.0%	100.00%	\$84.42	\$169.00
4	Selective Demolition and reframing - Wood Floors and Framing, Site-Wide				8	SF	50.0%	100.00%	\$159.37	\$637.00
5	Kitchen sink, Site-Wide				1	EA	50.0%	100.00%	\$1,018.26	\$509.00
6	Kitchen sink faucets/fittings, single control lever, with spray, Site-Wide				1	EA	50.0%	100.00%	\$546.19	\$273.00
7	Kitchen base cabinets, plastic lam, allowance, Site-Wide				12	LF	75.0%	100.00%	\$254.45	\$2,290.00
8	Kitchen wall cabinets, plastic lam, allowance, Site-Wide				12	LF	75.0%	100.00%	\$254.45	\$2,290.00
9	Countertop, plastic laminate, standard, Site-Wide				20	SF	75.0%	100.00%	\$53.44	\$802.00
10	Lavatory, vanity top, Site-Wide				1	EA	50.0%	100.00%	\$805.65	\$403.00
11	Replace lavatory faucets/fittings, Site-Wide				1	EA	50.0%	100.00%	\$330.63	\$165.00
12	Bathroom vanity, base, 2 door, Site-Wide				1	EA	50.0%	100.00%	\$269.06	\$135.00
13	Tub - shower, built-in head, arm, by-pass, integral stops, handles, Site-Wide				1	EA	100.0%	100.00%	\$829.63	\$830.00
14	Floor-mounted toilet, tank type, Site-Wide				1	EA	50.0%	100.00%	\$877.37	\$439.00
15	New Drywall on existing framing, Site-Wide				180	SF	100.0%	100.00%	\$1.37	\$247.00
16	Ceramic tile walls allowance, Site-Wide				60	SF	100.0%	100.00%	\$17.29	\$1,037.00
17	Ceiling Access Panel Flush in Drywall, Site-Wide				1	EA	100.0%	100.00%	\$231.95	\$232.00
18	Paint walls, smooth finish, Site-Wide				120	SF	100.0%	100.00%	\$2.29	\$275.00
19	General Conditions - Construction, Site-Wide				1	LS	100.0%	100.00%	\$3,000.00	\$3,000.00
20	Design and specification allowance, per home, Site-Wide				1	UNIT	100.0%	100.00%	\$100.00	\$100.00
21	Hotel Stay during home repair, 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.

Greenbelt Homes - Frame Homes

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

2024	\$1,878,808.66	2025	\$1,943,815.44	2026	\$2,013,209.65
2027	\$2,082,464.06	2028	\$2,151,810.11	2029	\$2,221,098.40
2030	\$2,290,396.67	2031	\$2,359,795.69	2032	\$2,429,173.68
2033	\$2,498,405.13				

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

2034	2035	2036	2037	2038	2039	2040	2041	2042
2043	2044	2045	2046	2047	2048	2049	2050	2051
2052	2053	2054	2055	2056	2057	2058	2059	2060
2061	2062							

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%.

Greenbelt Homes - Frame Homes

001.003.0002 Electric Systems Frame Homes

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
1967	57	1	1	2024	992	LS	10.0%	100.00%	\$2,781.00	\$275,875.00

Detail of components within the assembly:

1	Electric service & panel, 125 amp, Site-Wide		1		EA	100.0%	100.00%	\$2,101.55	\$2,102.00
2	Switch, single pole 15 amp, Site-Wide		5		EA	100.0%	100.00%	\$17.50	\$88.00
3	Switch, 3-pole, 15 amp, Site-Wide		2		EA	100.0%	100.00%	\$21.36	\$43.00
4	Duplex Outlet, Site-Wide		10		EA	100.0%	100.00%	\$19.56	\$196.00
5	Duplex outlet, GFI, Site-Wide		3		EA	100.0%	100.00%	\$31.92	\$96.00
6	Outlet, 240v, 30amp, for Dryer, Site-Wide		1		EA	100.0%	100.00%	\$92.66	\$93.00
7	Outlet, 240v, 50amp, for electric range, Site-Wide		1		EA	100.0%	100.00%	\$162.67	\$163.00

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	\$286,330.66	2025	\$296,237.70	2026	\$306,813.39
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				

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

2034	2035	2036	2037	2038	2039	2040	2041	2042
2043	2044	2045	2046	2047	2048	2049	2050	2051
2052	2053	2054	2055	2056	2057	2058	2059	2060
2061	2062							

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%.

Greenbelt Homes - Frame Homes

001.003.0003 Crawl Space Improvements Frame Homes

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	75	75	70	2093	992	LS	50.0%	100.00%	\$5,336.94	\$2,647,122.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2021	\$4,737.75	50.0%	992	LS	

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

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.

Greenbelt Homes - Frame Homes

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

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.

Greenbelt Homes - Frame Homes

001.003.0005 Sump Pump, Residential Submersible, Automatic, 1/3 HP Frame Homes

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	10	1	5	2028	250	EA	20.0%	100.00%	\$200.81	\$10,041.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$174.83	20.0%	250	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).

2028	\$11,935.87	2029	\$12,320.21	2030	\$12,704.60
2031	\$13,089.55	2032	\$13,474.38	2038	\$15,782.22
2039	\$16,167.31	2040	\$16,552.09	2041	\$16,936.10
2042	\$17,320.55	2048	\$19,628.43	2049	\$20,013.15
2050	\$20,397.40	2051	\$20,782.91	2052	\$21,167.39
2058	\$23,473.34	2059	\$23,858.30	2060	\$24,242.42
2061	\$24,627.87	2062	\$25,012.06		

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

2033	2034	2035	2036	2037	2043	2044	2045	2046
2047	2053	2054	2055	2056	2057			

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

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.

Greenbelt Homes - Frame Homes

001.003.0006	Electric radiant heating, ceiling panel, 1250 watt	Frame Homes
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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
2023	1	1	1	2024	1984	EA	4.0%	100.00%	\$292.00	\$23,173.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	\$292.00	4.0%	1984	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).

2023	\$23,173.00	2024	\$24,051.26	2025	\$24,883.43
2026	\$25,771.77	2027	\$26,658.32	2028	\$27,546.04
2029	\$28,433.02	2030	\$29,320.13	2031	\$30,208.53
2032	\$31,096.66	2033	\$31,982.91	2034	\$32,872.03
2035	\$33,759.57	2036	\$34,647.45	2037	\$35,534.42
2038	\$36,422.78	2039	\$37,311.50	2040	\$38,199.51
2041	\$39,085.74	2042	\$39,972.99	2043	\$40,860.39
2044	\$41,747.06	2045	\$42,636.27	2046	\$43,523.10
2047	\$44,410.97	2048	\$45,299.19	2049	\$46,187.05
2050	\$47,073.84	2051	\$47,963.54	2052	\$48,850.87
2053	\$49,739.96	2054	\$50,625.33	2055	\$51,511.27
2056	\$52,397.26	2057	\$53,282.77	2058	\$54,172.59
2059	\$55,061.02	2060	\$55,947.50	2061	\$56,837.07
2062	\$57,723.73				

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.

Greenbelt Homes - Frame Homes

001.003.0007	Electric baseboard heater	Frame Homes
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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
2016	40	1	33	2056	992	LS	20.0%	100.00%	\$1,540.00	\$305,536.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	\$1,540.00	20.0%	992	LS	

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).

2056	\$690,858.28	2057	\$702,533.78	2058	\$714,266.09
2059	\$725,980.05	2060	\$737,668.33		

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

2061 2062

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

Typically 7 heaters per house @ current cost of \$220.00 per heater = \$1,540 per house. All were replaced in the 2016 - 2020 HIP project. They have an estimated useful life of 40 years.

Total for 001.003 HOUSE INTERIORS \$5,293,298.00

Greenbelt Homes - Frame Homes

002.001 ADMINISTRATION BUILDING

002.001.0001 Membrane Roof - Warehouse 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
2017	20	20	14	2037	44	SQ	100.0%	62.00%	\$1,870.00	\$51,014.00

Detail of components within the assembly:

1	Demo single-ply roof, Mid Rise, Site-Wide					1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide					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
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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 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	20	20	9	2032	110	SQ	100.0%	62.00%	\$1,870.00	\$127,534.00

Detail of components within the assembly:

1	Demo single-ply roof, Mid Rise, Frame Homes					1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Frame Homes					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
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On 7/13/2023 By Douglas Greene, DMA Reserves

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

Greenbelt Homes - Frame Homes

002.001.0003		Membrane Roof - Team Leader Office					Administration				
<u>Component 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	
2012	20	20	9	2032	18	SQ	100.0%	62.00%	\$1,870.00	\$20,869.00	
<u>Detail of components within the assembly:</u>											
1	Demo single-ply roof, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$302.57	\$303.00	
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00	
<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).											
2032			\$28,004.84			2052			\$43,993.82		
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					Administration				
<u>Component 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	
2012	20	20	9	2032	8	SQ	100.0%	62.00%	\$1,870.00	\$9,275.00	
<u>Detail of components within the assembly:</u>											
1	Demo single-ply roof, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$302.57	\$303.00	
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00	
<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).											
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.											

Greenbelt Homes - Frame Homes

002.001.0005 Membrane Roof - Carpentry Shop & Storage Room 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
2021	20	20	18	2041	16	16	100.0%	62.00%	\$1,870.00	\$18,550.00

Detail of components within the assembly:

	Description	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1	Demo single-ply roof, Mid Rise, Site-Wide	1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide	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).

2041	\$31,288.19	2061	\$45,498.17
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On 7/13/2023 By Douglas Greene, DMA Reserves

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

002.001.0006 Solid-vinyl double-hung window 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
1983	40	40	0	2023	46	EA	100.0%	62.00%	\$806.81	\$23,010.00

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	\$23,010.00
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On 7/28/2023 By Douglas Greene, DMA Reserves

Windows have not been replaced.

Greenbelt Homes - Frame Homes

002.001.0007 Rooftop Package Units - HVAC 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
2020	18	18	15	2038	1	LS	100.0%	62.00%	\$222,205.50	\$137,767.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$193,466.00	100.0%	1	LS	Cost from GHI

Detail of components within the assembly:

Item	Description	Quantity	Unit	% Replaced	Client Responsibility	Unit Cost	Replacement Cost
1	Rooftop Package Unit, 5 ton cooling, Administration	1	EA	100.0%	100.00%	\$27,421.54	\$27,422.00
2	Rooftop Package Unit, 6 ton cooling, Administration	4	EA	100.0%	100.00%	\$48,000.39	\$192,002.00

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).

2038	\$216,539.08	2056	\$311,509.85
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On 7/13/2023 By Douglas Greene, DMA Reserves

Operating normally, no observed defects.

002.001.0008 Electric baseboard heater, 1000 watt, 4' long 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
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	\$8,495.54
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Greenbelt Homes - Frame Homes

002.001.0009 Commercial carpet, direct cement, nylon, 26 oz. 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
2017	15	15	9	2032	820	SY	100.0%	62.00%	\$41.04	\$20,865.00

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	\$27,999.48	2047	\$39,987.74	2062	\$51,974.56
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002.001.0010 Security System 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
2020	20	20	17	2040	1	LS	100.0%	62.00%	\$20,000.00	\$12,400.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	\$20,000.00	100.0%	1	LS	

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).

2040	\$20,440.79	2060	\$29,937.84
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Greenbelt Homes - Frame Homes

002.001.0011 Solar photovoltaic panel, roof - remove and reset 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
2021	11	20	9	2032	338	EA	100.0%	62.00%	\$58.68	\$12,297.00

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	\$16,501.79	2052	\$25,923.28
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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 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	338	EA	100.0%	62.00%	\$472.00	\$98,912.00

Detail of components within the assembly:

1	Solar photovoltaic panel - replace, Administration				1	EA	100.0%	100.00%	\$386.08	\$386.00
2	Solar photovoltaic panel, roof framing system, Administration				1	EA	100.0%	100.00%	\$85.51	\$86.00

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).

2046	\$185,774.80
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On 7/14/2023 By Douglas Greene, DMA Reserves

Operating normally, no observed defects.

Greenbelt Homes - Frame Homes

002.001.0013 Solar photovoltaic panel system - ground						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
2021	25	25	23	2046	76	EA	100.0%	62.00%	\$846.00	\$39,864.00
Detail of components within the assembly:										
1	Solar photovoltaic panel - replace, Administration				1	EA	100.0%	100.00%	\$386.08	\$386.00
2	Solar photovoltaic panel, GROUND framing system, Administration				1	EA	100.0%	100.00%	\$459.95	\$460.00
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).										
2046		\$74,871.89								
On 7/14/2023 By Douglas Greene, DMA Reserves										
Operating normally, no observed defects.										
Total for 002.001 ADMINISTRATION BUILDING									\$577,282.00	

Greenbelt Homes - Frame Homes

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
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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

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).

2038	\$30,522.34
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Greenbelt Homes - Frame Homes

002.002.0003 Playground PL4-6

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
2002	25	25	4	2027	1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2017	\$80,000.00	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).

2027	\$17,871.54	2052	\$32,749.30
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002.002.0004 Playground RI44

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
1992	32	25	1	2024	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).

2024	\$14,108.17	2049	\$27,092.78
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Greenbelt Homes - Frame Homes

002.002.0005 Playground RI38

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
2002	25	25	4	2027	1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2017	\$80,000.00	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).

2027	\$17,871.54	2052	\$32,749.30
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002.002.0006 Playground SO7

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
2011	25	25	13	2036	1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2017	\$80,000.00	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).

2036	\$23,227.41	2061	\$38,103.20
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Greenbelt Homes - Frame Homes

002.002.0007		Playground				SO8				
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
1992	32	25	1	2024	1	LS	25.0%	62.00%	\$100,225.89	\$15,535.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2017	\$80,000.00	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).										
2024			\$16,123.78	2049					\$30,963.49	
Total for 002.002 PLAYGROUNDS										\$108,745.00

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	\$34,680.96
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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
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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.

Greenbelt Homes - Frame Homes

002.003.0003 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
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On 7/13/2023 By Douglas Greene, DMA Reserves

1NTEF15Y1PNB25708, 4/21 15B946

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

Estimated Useful Life was changed from 15 to 30.

002.003.0004 1993 Ford F150XL 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
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On 7/13/2023 By Douglas Greene, DMA Reserves

1FTDF15Y3PLA55717, 4/21 16B801

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

Estimated Useful Life was changed from 15 to 30.

Greenbelt Homes - Frame Homes

002.003.0005 1996 Ford F250XL 5.8L 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
1996	28	15	1	2024	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).

2024	\$24,603.71	2039	\$30,716.22	2054	\$36,607.69
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On 7/13/2023 By Douglas Greene, DMA Reserves

1HTHF26H3TLA00720, 4/21 21D235

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

Estimated Useful Life was changed from 15 to 28.

002.003.0006 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	\$34,680.96
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On 7/13/2023 By Douglas Greene, DMA Reserves

1FTEE14Y3SHA47962, 4/21 25C736

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

Estimated Useful Life was changed from 15 to 27.

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

Estimated Useful Life was changed from 27 to 29.

Greenbelt Homes - Frame Homes

002.003.0007		1996 Ford E150 4.9L					Administration				
<u>Component 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	
1996	28	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		\$34,680.96
<p>On 7/13/2023 By Douglas Greene, DMA Reserves 1FTEE14Y9THB46741, 4/21 22E047</p> <p>On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 15 to 28.</p>											

002.003.0008		1996 Ford E150 4.9L					Administration				
<u>Component 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	
1996	28	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		\$34,680.96
<p>On 7/13/2023 By Douglas Greene, DMA Reserves 1FTEE14Y1THB28217, 4/21 22E046</p> <p>On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 15 to 28.</p>											

Greenbelt Homes - Frame Homes

002.003.0009 1997 Ford F350XL 7.5L 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
1997	27	15	1	2024	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).

2024	\$24,603.71	2039	\$30,716.22	2054	\$36,607.69
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On 7/13/2023 By Douglas Greene, DMA Reserves
3FEKF37GXVMA42912, 4/21 30F081

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 15 to 29.

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 29 to 27.

002.003.0010 2001 Ford E150 4.2L 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
2001	24	15	2	2025	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).

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

Greenbelt Homes - Frame Homes

002.003.0011 2002 Toyota Tacoma 2.7L 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
2002	23	15	2	2025	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).

2025	\$23,889.17	2040	\$29,472.05	2055	\$35,052.05
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On 7/13/2023 By Douglas Greene, DMA Reserves

5TEPM62N3Z011074, 12/21 04L909

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

Estimated Useful Life was changed from 15 to 23.

002.003.0012 2002 Chevy Express 1500 4.3L 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
2002	23	15	2	2025	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).

2025	\$23,889.17	2040	\$29,472.05	2055	\$35,052.05
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On 7/13/2023 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.

Greenbelt Homes - Frame Homes

002.003.0013		2004 Chevy 2500HD 6.0L					Administration						
<u>Component 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			
2004	21	15	2	2025	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).													
2025			\$25,216.34		2040		\$31,109.39		2055			\$36,999.39	
On 7/13/2023 By Douglas Greene, DMA Reserves 1GCHK24U24E103077, 11/20 38N711													
On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 15 to 21.													

002.003.0014		2002 Chevy Express 1500 4.3L					Administration						
<u>Component 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			
2002	23	15	2	2025	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).													
2025			\$23,889.17		2040		\$29,472.05		2055			\$35,052.05	
On 7/13/2023 By Douglas Greene, DMA Reserves 1GCFG15W321186168, 9/22 58P706													
On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 15 to 28.													
On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 28 to 23.													

Greenbelt Homes - Frame Homes

002.003.0015 2006 Chevy 2500HD 6.0L 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
2006	20	15	3	2026	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).

2026	\$25,609.71	2041	\$31,501.37	2056	\$37,391.58
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On 7/13/2023 By Douglas Greene, DMA Reserves
1GCHK24U66E126297, 11/20 41T226

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 15 to 19.

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 19 to 20.

002.003.0016 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 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).

2026	\$24,261.84	2041	\$29,843.40	2056	\$35,423.60
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On 7/13/2023 By Douglas Greene, DMA Reserves
1FTNE14W77DB30453, 11/21 50V032

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 15 to 19.

Greenbelt Homes - Frame Homes

002.003.0017 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 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).

2026	\$24,261.84	2041	\$29,843.40	2056	\$35,423.60
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On 7/13/2023 By Douglas Greene, DMA Reserves

1FTNE14W97DB30664, 6/22 93V134

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

Estimated Useful Life was changed from 15 to 19.

002.003.0018 2006 Chevy Colorado 2.8L 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
2006	20	15	3	2026	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).

2026	\$24,261.84	2041	\$29,843.40	2056	\$35,423.60
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On 7/13/2023 By Douglas Greene, DMA Reserves

1GCCS198968316187, 5/22 87X371

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

Estimated Useful Life was changed from 15 to 20.

Greenbelt Homes - Frame Homes

002.003.0019 2006 Toyota Tacoma 2.7L 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
2006	20	15	3	2026	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).

2026	\$24,261.84	2041	\$29,843.40	2056	\$35,423.60
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On 7/13/2023 By Douglas Greene, DMA Reserves

5TENX22N66Z287102, 5/21 87X372

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

Estimated Useful Life was changed from 15 to 20.

002.003.0020 2008 GMC Savana 4.3L 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
2008	15	15	0	2023	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).

2023	\$22,320.00	2038	\$28,726.14	2053	\$34,310.41
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On 7/13/2023 By Douglas Greene, DMA Reserves

1GTFG15X481141712, 1/21 9AD6301

Greenbelt Homes - Frame Homes

002.003.0021		2008 Ford E150 4.6L					Administration					
<u>Component 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		
2008	15	15	0	2023	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).												
2023			\$22,320.00		2038			\$28,726.14		2053		\$34,310.41
On 7/13/2023 By Douglas Greene, DMA Reserves 1FTNE14W88DB43472, 2/21 1AF3642												
002.003.0022		2007 Ford E150 4.6L					Administration					
<u>Component 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		
2007	19	15	3	2026	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).												
2026			\$24,261.84		2041			\$29,843.40		2056		\$35,423.60
On 7/13/2023 By Douglas Greene, DMA Reserves 1FTNE14W47DA45652, 4/21 3AG3916												
On 8/27/2023 By Douglas Greene, DMA Reserves Estimated Useful Life was changed from 15 to 19.												

Greenbelt Homes - Frame Homes

002.003.0023 2011 Chevy HHR 2.2L 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
2011	13	10	1	2024	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00

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	\$16,562.81	2034	\$22,637.22	2044	\$28,748.98
2054	\$34,862.98				

On 7/13/2023 By Douglas Greene, DMA Reserves
3GNBABFW1BS520059, 3/22 9AN1648

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 10 to 13.

002.003.0024 2011 Chevy HHR 2.2L 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
2011	13	10	1	2024	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00

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	\$16,562.81	2034	\$22,637.22	2044	\$28,748.98
2054	\$34,862.98				

On 7/13/2023 By Douglas Greene, DMA Reserves
3GNBABFW2BS525934, 4/22 6AR0403

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 10 to 13.

Greenbelt Homes - Frame Homes

002.003.0025 2012 Toyota Tacoma 2.7L 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
2012	15	15	4	2027	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).

2027	\$26,001.54	2042	\$31,895.14	2057	\$37,784.19
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On 7/13/2023 By Douglas Greene, DMA Reserves
5TFNX4CN1CX013951, 5/21 7AR2167

002.003.0026 2012 Chevy Express 1500 4.3L 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
2012	15	15	4	2027	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).

2027	\$24,633.05	2042	\$30,216.44	2057	\$35,795.55
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On 7/13/2023 By Douglas Greene, DMA Reserves
1GCSGAFX7C1187413, 2/21 9AZ6525

Greenbelt Homes - Frame Homes

002.003.0027 2014 Vantage Electric 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
2014	15	15	6	2029	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).

2029	\$26,787.43	2044	\$32,681.36	2059	\$38,570.37
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On 7/13/2023 By Douglas Greene, DMA Reserves

1V94D1112EC113411, 1/22 001R96

002.003.0028 2015 Ford Transit 250 3.7L 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
2015	15	15	7	2030	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).

2030	\$25,750.63	2045	\$31,332.81	2060	\$36,913.06
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On 7/13/2023 By Douglas Greene, DMA Reserves

1FTNR1ZMXFKA46472, 4/21 7CG4719

Greenbelt Homes - Frame Homes

002.003.0029 2009 Toyota Scion 2.4L 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
2009	14	10	0	2023	1	EA	100.0%	62.00%	\$25,738.63	\$15,958.00

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	\$15,958.00	2033	\$22,024.93	2043	\$28,138.38
2053	\$34,253.27				

On 7/13/2023 By Douglas Greene, DMA Reserves
JTLKE50E991089078, 5/21 3CY8465

On 8/27/2023 By Douglas Greene, DMA Reserves
Estimated Useful Life was changed from 10 to 14.

002.003.0030 2008 Dodge Dakota 3.7L 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
2008	15	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
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On 7/13/2023 By Douglas Greene, DMA Reserves
1D7HE32K28S540606, 11/21 2DC8485

Greenbelt Homes - Frame Homes

002.003.0031 2019 Ford Transit 2.0L 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
2019	15	15	11	2034	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).

2034	\$27,236.65	2049	\$32,821.88
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On 7/13/2023 By Douglas Greene, DMA Reserves

NM0LS7E27K1384492, 1/21 1DP8578

002.003.0032 2019 Ford Transit 2.0L 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
2019	15	15	11	2034	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).

2034	\$27,236.65	2049	\$32,821.88
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On 7/13/2023 By Douglas Greene, DMA Reserves

NM0LS7E26K1421550, 12/21 2EA6432

Greenbelt Homes - Frame Homes

002.003.0033 2022 Ford Transit 2.0L 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
2022	15	15	14	2037	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).

2037	\$28,354.69	2052	\$33,937.10
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On 7/13/2023 By Douglas Greene, DMA Reserves

NM0LS7T26N1510445, 11/239EW5013

002.003.0034 2022 Ford F250STX 6.2L 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
2022	15	15	14	2037	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).

2037	\$29,929.95	2052	\$35,822.50
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On 7/13/2023 By Douglas Greene, DMA Reserves

1FTBF2B6XNEF76192, 9/22 7FG5726

Total for 002.003 VEHICLES \$753,434.00

Greenbelt Homes - Frame Homes

002.004 PARKING LOTS

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

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 assembly:

1	Mill and Overlay Asphalt, Site-Wide	1	SY	100.0%	100.00%	\$17.22	\$17.00
2	Road 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

Greenbelt Homes - Frame Homes

002.005 RENTAL GARAGES

002.005.0001 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
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

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	\$18,655.67	2062	\$26,940.10
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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

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	\$10,815.00	2043	\$19,069.83
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On 7/13/2023 By Douglas Greene, DMA Reserves

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

Greenbelt Homes - Frame Homes

002.005.0003 Asphalt Roll Roofing - Rental Garage Roof CRCT7

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
2016	20	20	13	2036	6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	6	EA	Cost from GHI

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).

2036	\$19,404.26	2056	\$29,345.03
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

002.005.0004 Asphalt Roll Roofing - Rental Garage Roof EACT2

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	11	EA	100.0%	62.00%	\$3,488.59	\$23,792.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	11	EA	Cost from GHI

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	\$41,040.77	2062	\$59,265.70
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On 7/13/2023 By Douglas Greene, DMA Reserves

Garages #1 - 5 done in 2021, #6-11 done in 2022

Greenbelt Homes - Frame Homes

002.005.0005 Asphalt Roll Roofing - Rental Garage Roof EACT3

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
2017	20	20	14	2037	6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	6	EA	Cost from GHI

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	\$19,901.01	2057	\$29,840.96
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

002.005.0006 Asphalt Roll Roofing - Rental Garage Roof EACT5

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	6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	6	EA	Cost from GHI

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	\$22,386.82	2062	\$32,328.10
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On 7/13/2023 By Douglas Greene, DMA Reserves

done in 2022.

Greenbelt Homes - Frame Homes

002.005.0007 Asphalt Roll Roofing - Rental Garage Roof GACT1

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	20	20	18	2041	4	EA	100.0%	62.00%	\$3,488.59	\$8,652.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	4	EA	Cost from GHI

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).

2041	\$14,593.28	2061	\$21,221.02
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On 7/13/2023 By Douglas Greene, DMA Reserves

Garages #7 - 10 done in 2021

002.005.0008 Asphalt Roll Roofing - Rental Garage Roof GACT1

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
2000	25	20	2	2025	6	EA	100.0%	62.00%	\$3,488.59	\$12,978.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	6	EA	Cost from GHI

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).

2025	\$13,935.93	2045	\$23,878.39
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On 7/13/2023 By Douglas Greene, DMA Reserves

Roofs not done in 2021. In-service date estimated.

Greenbelt Homes - Frame Homes

002.005.0009 Asphalt Roll Roofing - Rental Garage Roof GACT2

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
2000	25	20	2	2025	33	EA	100.0%	62.00%	\$3,488.59	\$71,377.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	33	EA	Cost from GHI

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).

2025	\$76,645.43	2045	\$131,327.40
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On 7/13/2023 By Douglas Greene, DMA Reserves

No record of replacement - verify last in-service date.

002.005.0010 Asphalt Roll Roofing - Rental Garage Roof NOCT2

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
2017	20	20	14	2037	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

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	\$16,584.17	2057	\$24,867.46
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

Greenbelt Homes - Frame Homes

002.005.0011		Asphalt Roll Roofing - Rental Garage Roof					RICT11			
<u>Component 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
2016	20	20	13	2036	15	EA	100.0%	62.00%	\$3,488.59	\$32,444.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2022	\$3,170.00	100.0%	15	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).										
2036			\$48,509.14	2056		\$73,360.28				
On 7/13/2023 By Douglas Greene, DMA Reserves										
Replacement date (in-service date) from previous study - verify.										

002.005.0012		Asphalt Roll Roofing - Rental Garage Roof					RICT13			
<u>Component 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
1999	25	20	1	2024	26	EA	100.0%	62.00%	\$3,488.59	\$56,236.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2022	\$3,170.00	100.0%	26	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).										
2024			\$58,367.34	2044		\$101,311.37				
On 7/13/2023 By Douglas Greene, DMA Reserves										
No record of replacement, in-service date estimated - verify.										

Greenbelt Homes - Frame Homes

002.005.0013 Asphalt Roll Roofing - Rental Garage Roof RICT17

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
2015	20	20	12	2035	37	EA	100.0%	62.00%	\$3,488.59	\$80,028.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	37	EA	Cost from GHI

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).

2035	\$116,588.81	2055	\$177,894.39
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

002.005.0014 Asphalt Roll Roofing - Rental Garage Roof RICT21

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
2016	20	20	13	2036	18	EA	100.0%	62.00%	\$3,488.59	\$38,933.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	18	EA	Cost from GHI

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).

2036	\$58,211.27	2056	\$88,032.78
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

Greenbelt Homes - Frame Homes

002.005.0015 Asphalt Roll Roofing - Rental Garage Roof RICT23

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
2017	20	20	14	2037	18	EA	100.0%	62.00%	\$3,488.59	\$38,933.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	18	EA	Cost from GHI

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	\$59,701.48	2057	\$89,520.53
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

002.005.0016 Asphalt Roll Roofing - Rental Garage Roof RICT33

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	11	EA	100.0%	62.00%	\$3,488.59	\$23,792.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	11	EA	Cost from GHI

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	\$41,040.77	2062	\$59,265.70
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On 7/13/2023 By Douglas Greene, DMA Reserves

Done in 2022.

Greenbelt Homes - Frame Homes

002.005.0017 Asphalt Roll Roofing - Rental Garage Roof RICT35

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
2011	20	20	8	2031	16	EA	100.0%	62.00%	\$3,488.59	\$34,607.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	16	EA	Cost from GHI

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).

2031	\$45,114.00	2051	\$71,629.74
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On 7/13/2023 By Douglas Greene, DMA Reserves

Done in 2011 per last study.

002.005.0018 Asphalt Roll Roofing - Rental Garage Roof RICT39

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
1999	25	20	1	2024	11	EA	100.0%	62.00%	\$3,488.59	\$23,792.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	11	EA	Cost from GHI

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	\$24,693.72	2044	\$42,862.24
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On 7/13/2023 By Douglas Greene, DMA Reserves

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

Greenbelt Homes - Frame Homes

002.005.0019 Asphalt Roll Roofing - Rental Garage Roof RICT45

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	10	EA	100.0%	62.00%	\$3,488.59	\$21,629.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	10	EA	Cost from GHI

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	\$37,309.64	2062	\$53,877.68
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On 7/13/2023 By Douglas Greene, DMA Reserves

Garages #16 - 20 done in 2021, #1 - 5 done in 2022.

002.005.0020 Asphalt Roll Roofing - Rental Garage Roof RICT6

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	11	EA	100.0%	62.00%	\$3,488.59	\$23,792.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	11	EA	Cost from GHI

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	\$23,792.00	2043	\$41,951.88
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On 7/13/2023 By Douglas Greene, DMA Reserves

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

Greenbelt Homes - Frame Homes

002.005.0021 Asphalt Roll Roofing - Rental Garage Roof RICT9

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
2015	20	20	12	2035	12	EA	100.0%	62.00%	\$3,488.59	\$25,955.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	12	EA	Cost from GHI

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).

2035	\$37,812.55	2055	\$57,695.39
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On 7/13/2023 By Douglas Greene, DMA Reserves

Done in 2015 per last study.

002.005.0022 Asphalt Roll Roofing - Rental Garage Roof WECT1

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
2015	20	20	12	2035	2	EA	100.0%	62.00%	\$3,488.59	\$4,326.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$3,170.00	100.0%	2	EA	Cost from GHI

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).

2035	\$6,302.33	2055	\$9,616.27
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On 7/13/2023 By Douglas Greene, DMA Reserves

Replacement date (in-service date) from previous study - verify.

Greenbelt Homes - Frame Homes

002.005.0023 Overhead sectional door, metal, 8 x 7 residential Rental Garages - All

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	239	EA	5.0%	62.00%	\$1,104.91	\$8,186.00

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	\$8,186.00	2024	\$8,496.25	2025	\$8,790.22
2026	\$9,104.03	2027	\$9,417.21	2028	\$9,730.80
2029	\$10,044.13	2030	\$10,357.51	2031	\$10,671.34
2032	\$10,985.08	2033	\$11,298.15	2034	\$11,612.24
2035	\$11,925.77	2036	\$12,239.42	2037	\$12,552.75
2038	\$12,866.57	2039	\$13,180.51	2040	\$13,494.21
2041	\$13,807.28	2042	\$14,120.71	2043	\$14,434.19
2044	\$14,747.41	2045	\$15,061.53	2046	\$15,374.81
2047	\$15,688.46	2048	\$16,002.23	2049	\$16,315.87
2050	\$16,629.13	2051	\$16,943.42	2052	\$17,256.87
2053	\$17,570.95	2054	\$17,883.71	2055	\$18,196.67
2056	\$18,509.65	2057	\$18,822.46	2058	\$19,136.80
2059	\$19,450.64	2060	\$19,763.80	2061	\$20,078.04
2062	\$20,391.26				

Total for 002.005 RENTAL GARAGES \$600,831.00

Greenbelt Homes - Frame Homes

002.006 RETAINING WALLS

002.006.0001 Stone retaining wall EA3D

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	100	12	2035	200	SF	100.0%	62.00%	\$123.55	\$15,320.00

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).

2035	\$22,318.95
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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

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).

2035	\$6,606.81
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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

Documented Costs were used for this component cost

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

Greenbelt Homes - Frame Homes

002.006.0004 Plateau 2 Concrete Retaining Wall and Stairs PL2A-E to 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	100	100	99	2122	1	LS	100.0%	62.00%	\$221,256.90	\$137,179.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$201,051.25	100.0%	1	LS	Lantham Construction and Becht Eng.

Detail of components within the assembly:

Item	Description	Quantity	Unit	% Replaced	Client Responsibility	Unit Cost	Replacement Cost
1	Concrete Retaining Wall, cip. gravity wall, PL2A-E	300	SF	100.0%	100.00%	\$216.20	\$64,860.00
2	Concrete Retaining Wall, cip. gravity wall, PL2G-M	370	SF	100.0%	100.00%	\$216.20	\$79,994.00
3	Concrete Stair, PL2A-E to G-M	25	Riser	100.0%	100.00%	\$874.60	\$21,865.00

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	\$39,220.50
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On 7/27/2023 By Douglas Greene, DMA Reserves

The 2022 cost is the total project cost. The 2023 cost is the portion paid in 2023.

Total for 002.006 RETAINING WALLS \$170,124.00

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

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	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	\$214,132.67	2027	\$221,498.83	2028	\$228,874.74
2029	\$236,244.51	2030	\$243,615.34	2031	\$250,996.88
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							

Greenbelt Homes - Frame Homes

002.007.0002 Storm piping PVC pipe assorted sizes and depths Site-Wide

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	250	LF	100.0%	62.00%	\$819.22	\$126,979.00

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

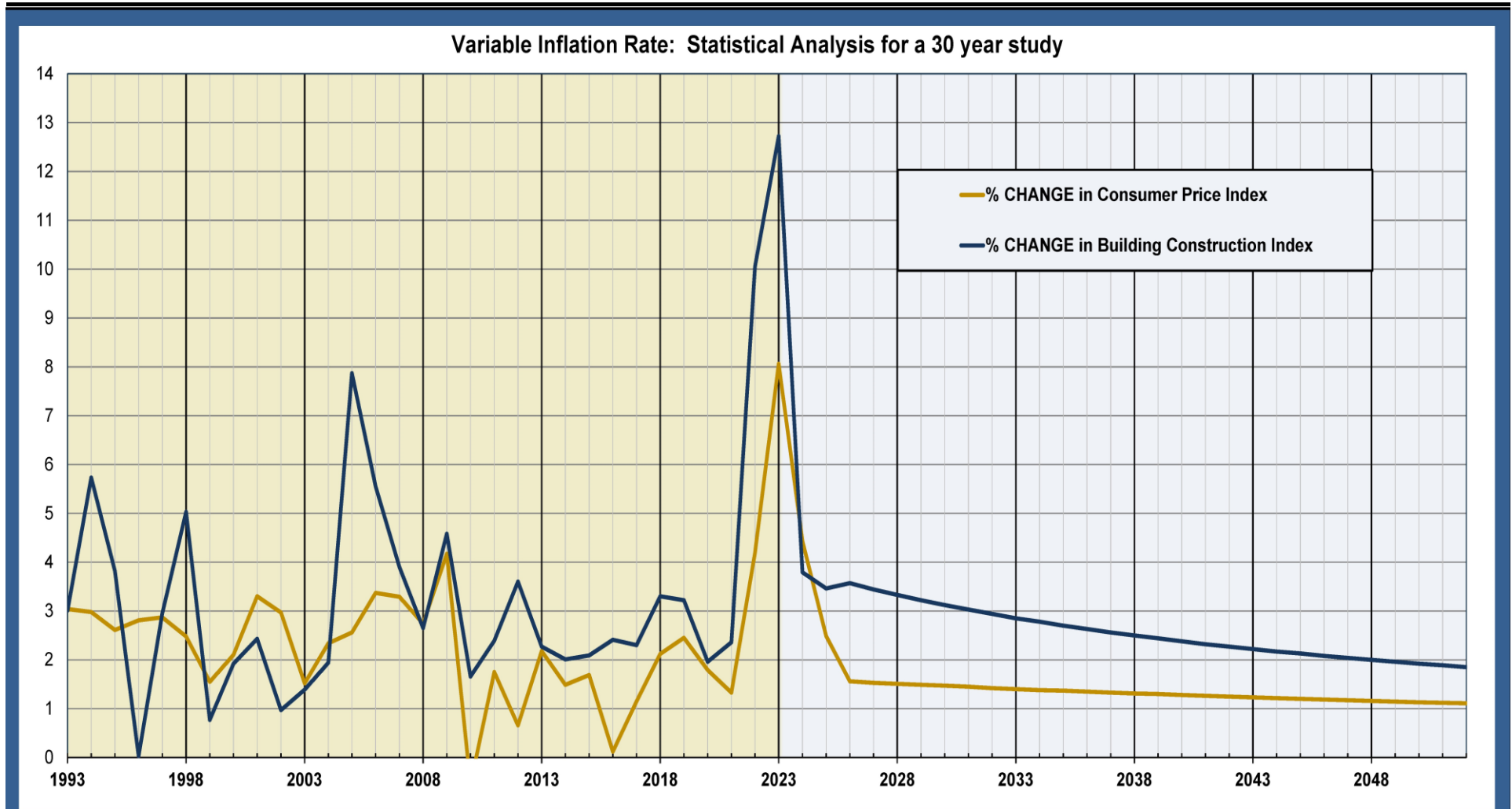
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$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				

Greenbelt Homes - Frame Homes

002.007.0003		Concrete sidewalk				Site-Wide				
<u>Component 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
2023	1	1	1	2024	10000	SF	100.0%	62.00%	\$15.09	\$93,558.00
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	\$34,100.00	2024	One-time Exp	\$34,100.00	2025		\$100,463.64		
2026		\$104,050.19	2027		\$107,629.52	2028		\$111,213.58		
2029		\$114,794.66	2030		\$118,376.25	2031		\$121,963.05		
2032		\$125,548.76	2033		\$129,126.90	2034		\$132,716.63		
Expenditures in the year(s) below have been manually removed from the yearly expenditures.										
2023	2024	2035	2036	2037	2038	2039	2040	2041		
2042	2043	2044	2045	2046	2047	2048	2049	2050		
2051	2052	2053	2054	2055	2056	2057	2058	2059		
2060	2061	2062								
On 7/13/2023 By Douglas Greene, DMA Reserves 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.										
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.										
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	

Greenbelt Homes - Frame Homes



This graph uses the ETS-AAA method with no seasonality and a lower limit of zero.

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
% CHANGE CPI	3.04	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.55	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19
% CHANGE BCI	3.01	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.66	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
% CHANGE CPI	8.06	4.43	2.49	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11
% CHANGE BCI	12.72	3.79	3.46	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.38	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85