# Greenbelt Homes - Masonry Homes Greenbelt, MD

### **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

# **Component Detail**

Masonry Reserves Report

Date: 9/20/2023

DMA Project #2304003



Prepared by: DMA Reserves, Inc.

2302 E Cary Street Richmond, Virginia 23223 804.644.6404

### Attachment #2a

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#### 001.001 HOUSE ROOFS

001.00	1.0001	S	late Shin	gle Roof,	gutters			Masonry H	omes		
Comp	onent De	tails									
Last Serv		Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
199	6	75	1	48	2071	76	EA	6.6%	100.00%	\$15,152.00	\$76,002.00
<u>Detai</u>	l of comp	onents	within the	e assembly	<u>:</u>						
1	Shingled	roof, slate	e shingles,	Site-Wide		7	SQ	100.0%	100.00%	\$1,801.16	\$12,608.00
2	Replace I	ndividual	Sheathing,	1-3 Stories,	Site-Wide	700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Copper D	ownspou	t 4 Dia. 1 -	3 Stories, Sit	te-Wide	40	LF	100.0%	100.00%	\$29.08	\$1,163.00
4	Copper G	Sutter 6 D	ia. 1 - 3 Sto	ries, Site-Wid	de	32	LF	100.0%	100.00%	\$26.73	\$855.00

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

This component includes replacement of the Vermont slate roofs, with an allowance for some sheathing replacement. It also includes replacement of copper gutters and downspouts. The cost is estimated by DMA to be an average of \$15,152.00 per house. The replacement is based on the previous replacement dates of 1996 through 2011 with a 75 year useful life. Expected replacement will be 2071 through 2086, which puts part of this component replacement outside the 50-year funding window of this study.

01.00	1.0002	EPDM FI	at Roof, ro	ofing and	gutters		Masonry H	omes		
<u>Comp</u>	onent Detai	<u>s</u>								
Last Ser\			Remain Useful Life	Next Repl Year	. Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
202	2 25	25	24	2047	62	EA	100.0%	100.00%	\$8,689.85	\$538,771.00
Docu	mented Cos	ts were used	d for this cor	nponent o	cost					
Year	Replace	ment Cost	Repl %	Quant	Unit Comment					
2022		\$7,896.27	100.0%	62	EA					
<u>Detai</u>	l of compon	ents within t	he assembly	<u>/:</u>						
1	Demo single	ply roof, Low R	Rise, Site-Wide		5.5	SQ	100.0%	100.00%	\$151.27	\$832.00
2	Single-ply roo Site-Wide	of 60-mil EPDM	1 - fully adhere	d, Low Rise	, 5.5	SQ	100.0%	100.00%	\$783.73	\$4,311.00
3	Aluminum gu	tter 6, 1-3 Stori	ies, Site-Wide		66	LF	100.0%	100.00%	\$7.78	\$513.00
4	Aluminum do	wnspout 3x4, 1	I-3 Stories, Site	e-Wide	32	LF	100.0%	100.00%	\$5.15	\$165.00

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).

2047 \$1,032,553.33

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

The majority of these roofs (56) were replaced in 2022. We are allowing a 25-year life. The replacement cost is based on GHI's actual average replacement cost for these per unit.

001.00	1.001.0003 Asphalt Shingle Roof, gutte		of, gutters	<b>3</b>		WO3					
Com	ponen	t Details									
	st In- rvice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	05	20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00
<u>Deta</u>	il of c	omponents	within the	e assembly	<u>:</u>						
1		gled roof, med gles - simple p				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Repl Hom	ace Individual es	Sheathing,	1-3 Stories,	Masonry	700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Alum Hom	ninum downsp ies	out 3x4, 1-3	Stories, Mas	sonry	40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Alum	ninum gutter 6	, 1-3 Stories	s, Masonry H	omes	32	LF	100.0%	100.00%	\$7.78	\$249.00

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 \$7,926.88 2050 \$14,995.90

#### On 7/28/2023 By Douglas Greene, DMA Reserves

01.00	01.00	04 A	sphalt S	hingle Ro	of, gutters	<b>S</b>		WO4			
Com	poner	nt Details									
	st In- rvice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	04	20	25	1	2024	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00
<u>Deta</u>	il of c	omponents	within the	e assembly	<u>:</u>						
1		ngled roof, me gles - simple p				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Rep	lace Individua	l Sheathing,	1-3 Stories,	RICT9	700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Alun	minum downsp	out 3x4, 1-3	Stories, RIC	CT9	40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Alun	minum gutter 6	S. 1-3 Stories	s. RICT9		32	LF	100.0%	100.00%	\$7.78	\$249.00

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 \$7,661.78 2049 \$14,713.40

#### On 7/28/2023 By Douglas Greene, DMA Reserves

	•	ningie Ro	of, gutters	5		WO5			
nt Details									
Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00
components	within the	e assembly	<u>:</u>						
				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
olace Individual	Sheathing,	1-3 Stories,	Site-Wide	700	SF	10.0%	100.00%	\$7.52	\$526.00
minum downsp	out 3x4, 1-3	3 Stories, Site	e-Wide	40	LF	100.0%	100.00%	\$5.15	\$206.00
minum gutter 6	, 1-3 Storie	s, Site-Wide		32	LF	100.0%	100.00%	\$7.78	\$249.00
	Life 20  components  ngled roof, med ngles - simple polace Individual minum downsp minum gutter 6	Life Interval 20 25  Components within the ngled roof, med. wt. full-directly foliate Individual Sheathing, minum downspout 3x4, 1-3 minum gutter 6, 1-3 Stories	Life Interval Useful Life  20 25 2  Components within the assembly Ingled roof, med. wt. full-dimensional as Ingles - simple profile, 1-3 Stories, Site-Volace Individual Sheathing, 1-3 Stories, Iminum downspout 3x4, 1-3 Stories, Site-Wide Individual Stories, Site-Wide	Life Interval Useful Life Year  20 25 2 2025  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt angles - simple profile, 1-3 Stories, Site-Wide place Individual Sheathing, 1-3 Stories, Site-Wide minum downspout 3x4, 1-3 Stories, Site-Wide minum gutter 6, 1-3 Stories, Site-Wide	Life Interval Useful Life Year Quantity or Count  20 25 2 2025 1  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt angles - simple profile, 1-3 Stories, Site-Wide place Individual Sheathing, 1-3 Stories, Site-Wide minum downspout 3x4, 1-3 Stories, Site-Wide 40  Individual Sheathing, 1-3 Stories, Site-Wide 40  Individual Sheathing, 1-3 Stories, Site-Wide 32	Life Interval Useful Life Year Quantity or Count Units  20 25 2 2025 1 LS  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt 15 SQ Ingles - simple profile, 1-3 Stories, Site-Wide Individual Sheathing, 1-3 Stories, Site-Wide 700 SF Influm downspout 3x4, 1-3 Stories, Site-Wide 40 LF Influm gutter 6, 1-3 Stories, Site-Wide 32 LF	Life Interval Useful Life Year Quantity or Count Units Per Interval  20 25 2 2025 1 LS 100.0%  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt 15 SQ 100.0%  Ingles - simple profile, 1-3 Stories, Site-Wide 10 SF 10.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 10.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 10.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 10.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 10.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 100.0%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 10 SF 100.0%  Indicate Indica	Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility  20 25 2 2025 1 LS 100.0% 100.00%  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt 15 SQ 100.0% 100.00%  Ingles - simple profile, 1-3 Stories, Site-Wide 150 SF 10.0% 100.00%  Indicate Individual Sheathing, 1-3 Stories, Site-Wide 100.00%  Indicate I	Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility Unit Cost  20 25 2 2025 1 LS 100.0% 100.00% \$7,382.00  Components within the assembly:  Ingled roof, med. wt. full-dimensional asphalt 15 SQ 100.0% 100.00% \$426.71 agles - simple profile, 1-3 Stories, Site-Wide 100.00% SF 100.00% 100.00% \$7.52 aminum downspout 3x4, 1-3 Stories, Site-Wide 40 LF 100.0% 100.00% \$5.15

#### On 7/28/2023 By Douglas Greene, DMA Reserves

01.00	01.00	06 A	sphalt S	hingle Roo	of, gutters	<b>S</b>		WO6			
Comp	oner	nt Details									
	st In- rvice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
201	12	20	25	9	2032	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00
<u>Deta</u>	il of c	omponents	within the	e assembly	<u>':</u>						
1		igled roof, med gles - simple p				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Rep	lace Individual	Sheathing	1-3 Stories,	SO10 A-D	700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Alun	ninum downsp	out 3x4, 1-3	3 Stories, SO	10 A-D	40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Alun	ninum gutter 6	, 1-3 Storie	s, SO10 A-D		32	LF	100.0%	100.00%	\$7.78	\$249.00
Year	ly Exp	penditures f	or this co	mponent Y		penditures are shown I	below for this	component if occur	ring within the study	* -	Ψ2 10.00
Unle	ess a O	ne-Time Exper	iditure, any	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
	2032			\$9,906.1	17 20	057	\$16	6,973.82			

### On 7/28/2023 By Douglas Greene, DMA Reserves

01.00	1.00	07 <i>A</i>	Asphalt S	hingle Roo	of, gutters	5		WO7			
Comp	onen	nt Details									
_	t In- vice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
200	05	20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00
<u>Detai</u>	il of c	omponents	within the	e assembly	<u>:</u>						
1		,		mensional asp Stories, SO10		15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Repl	lace Individua	al Sheathing	, 1-3 Stories,	SO10 J-M	700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Alun	ninum downs <sub>l</sub>	pout 3x4, 1-3	3 Stories, SO	10 J-M	40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Alun	ninum gutter (	6, 1-3 Storie	s, SO10 J-M		32	LF	100.0%	100.00%	\$7.78	\$249.00

\$14,995.90

### On 7/28/2023 By Douglas Greene, DMA Reserves

2025

In-service date per GHI records; current replacement value estimated by DMA.

\$7,926.88

2050

**Component Detail** 

### **Greenbelt Homes - Masonry Homes**

.001.	.0008 M	lineralize	d asphalt	roll roofi	ng		Attached C	Sarages		
<u>ompor</u>	nent Details									
Last In		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	F Unit Cost	Replacement Cos for Study Year
2004	20	1	1	2024	99	EA	5.0%	100.00%	\$799.00	\$3,955.0
<u>)etail c</u>	of components	within the	e assembly	<u>:</u>						
Г	Demo ashpalt roll	roofing, Site	e-Wide		2.5	SQ	100.0%	100.00%	\$37.78	\$94.0
. A	Asphalt Roll Roofir	ng, minerali:	zed, 2-ply, Si	te-Wide	2.5	SQ	100.0%	100.00%	\$282.10	\$705.0
	)27		\$4,549.8	<del></del>	2028	<u> </u>	<del></del>	2029	\$4,852 \$5,307	
	a One-Time Expen	diture, any e	expenditures a \$4,104.8		clude a compounded int 2025	·	. •	s report). 2026	\$4,398	
-				<del></del>		<u> </u>	<del></del>			
20	030		\$5,004.1	15 2	2031	\$	5,155.78	2032	\$5,307	7.36
-										<del></del>
-	033		\$5,458.6	62 2	2034	\$	5,610.37	2035	\$5,761	.85
20			\$5,458.6 \$5,913.3		2034 2037	· · · · · · · · · · · · · · · · · · ·	<del></del>	2035 2038	\$5,761 \$6,216	.85
20	)33			39 2		\$(	5,064.77			3.39
20 20 20	033		\$5,913.3	39 2	2037	\$6	5,064.77 2 5,519.63 2	2038	\$6,216	.85 3.39 0.89
20 20 20 20	033 036 039		\$5,913.3 \$6,368.0	39 2 07 2 32 2	2037 2040	\$(	5,064.77 2 5,519.63 2 5,973.78 2	2038 2041	\$6,216 \$6,670	.85 5.39 0.89 5.11
20 20 20 20 20	033 036 039 042		\$5,913.3 \$6,368.0 \$6,822.3	39 2 07 2 32 2 37 2	2037 2040 2043	\$6	5,064.77 2 5,519.63 2 5,973.78 2 7,428.23 2	2038 2041 2044	\$6,216 \$6,670 \$7,125	.85 3.39 0.89 5.11
20 20 20 20 20 20	033 036 039 042 045		\$5,913.3 \$6,368.0 \$6,822.3 \$7,276.8	39 2 07 2 32 2 37 2	2037 2040 2043 2046	\$1 \$1 \$1 \$1	3,064.77 2 3,519.63 2 6,973.78 2 7,428.23 2 7,882.90 2	2038 2041 2044 2047	\$6,216 \$6,670 \$7,125 \$7,579	.85 3.39 0.89 5.11 0.77
20 20 20 20 20 20 20	033 036 039 042 045		\$5,913.3 \$6,368.0 \$6,822.3 \$7,276.8 \$7,731.3	39 2 37 2 32 2 37 2 37 2 10 2	2037 2040 2043 2046 2049	\$6 \$6 \$5 \$5 \$5	5,064.77 2 5,519.63 2 5,973.78 2 7,428.23 2 7,882.90 2 3,337.54 2	2038 2041 2044 2047 2050	\$6,216 \$6,670 \$7,125 \$7,579 \$8,034	.85 3.39 0.89 5.11 0.77 1.25 0.28
200 200 200 200 200 200 200 200	033 036 039 042 045 048		\$5,913.3 \$6,368.0 \$6,822.3 \$7,276.8 \$7,731.3 \$8,186.1	39 2 37 2 32 2 37 2 37 2 39 2	2037 2040 2043 2046 2049	\$1 \$1 \$1 \$2 \$1 \$2 \$4	3,064.77 3,519.63 2,973.78 2,428.23 2,882.90 2,3337.54 2,3791.60	2038 2041 2044 2047 2050	\$6,216 \$6,670 \$7,125 \$7,579 \$8,034 \$8,489	3.39 3.89 5.11 3.77 4.25 3.28

By Douglas Greene, DMA Reserves

Annual allowance for roof replacement where needed. Current valuation estimated by DMA.

**Component Detail** 

### **Greenbelt Homes - Masonry Homes**

01.0	01.00	09 N	lasonry l	Jnit Porch	Roofs - 0	Sarden Side		Masonry H	omes		
Com	poner	nt Details									
	st In- ervice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	)23	1	1	1	2024	573	LS	4.0%	100.00%	\$1,852.00	\$42,448.00
<u>Deta</u>	ail of c	omponents	within the	e assembly	<u>:</u>						
1		le-ply roof 60- onry Homes	mil EPDM -	fully adhered	I, Low Rise,	1	SQ	100.0%	100.00%	\$783.73	\$784.00
2	Alun	ninum gutter, I	Masonry Ho	mes		26	LF	100.0%	100.00%	\$7.78	\$202.00
	Alun	ninum downsp	out, Mason	ry Homes		8	LF	100.0%	100.00%	\$5.15	\$41.00
3			Masonry H	omes		10	SF	100.0%	100.00%	\$37.46	\$375.00
3 4	Cop	per Flashings,	Widooili y I i	011100							

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

2023	\$42,448.00	2024	\$44,056.78	2025	\$45,581.14
2026	\$47,208.39	2027	\$48,832.36	2028	\$50,458.48
2029	\$52,083.24	2030	\$53,708.24	2031	\$55,335.60
2032	\$56,962.47	2033	\$58,585.90	2034	\$60,214.59
2035	\$61,840.38	2036	\$63,466.78	2037	\$65,091.53
2038	\$66,718.82	2039	\$68,346.76	2040	\$69,973.41
2041	\$71,596.79	2042	\$73,222.04	2043	\$74,847.57
2044	\$76,471.76	2045	\$78,100.61	2046	\$79,725.10
2047	\$81,351.49	2048	\$82,978.52	2049	\$84,604.90
2050	\$86,229.31	2051	\$87,859.04	2052	\$89,484.43
2053	\$91,113.05	2054	\$92,734.86	2055	\$94,357.72
2056	\$95,980.67	2057	\$97,602.74	2058	\$99,232.71
2059	\$100,860.13	2060	\$102,483.98	2061	\$104,113.48
2062	\$105,737.65				

On 7/28/2023 By Douglas Greene, DMA Reserves

Annual allowance for roof, gutter and downspout replacement as needed, includes allowance for minor concrete repairs.

01.00	01.00	10 N	lasonry l	Jnit Porch	Roofs - S	Service Side		Masonry H	omes		
Com	ponen	t Details									
	st In- rvice	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	23	1	1	1	2024	573	LS	4.0%	100.00%	\$781.00	\$17,901.00
Deta	il of c	omponents	within the	e assembly	<u>.</u>						
1	_	le-ply roof 60- onry Homes	mil EPDM -	fully adhered	I, Low Rise,	0.25	SQ	100.0%	100.00%	\$783.73	\$196.00
2	Alum	ninum gutter 6	, 1-3 Stories	s, Masonry Ho	omes	14	LF	100.0%	100.00%	\$7.78	\$109.00
3	Alum Hom	ninum downsp nes	out 3x4, 1-3	3 Stories, Mas	sonry	8	LF	100.0%	100.00%	\$5.15	\$41.00
4	Copp	per Flashings,	Masonry H	lomes		8	SF	100.0%	100.00%	\$37.46	\$300.00
5	Cond	crete Roof Sla	b Repairs,	Masonry Hom	nes	24	SF	5.0%	100.00%	\$112.45	\$135.00

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

2023	\$17,901.00	2024	\$18,579.45	2025	\$19,222.30
2026	\$19,908.54	2027	\$20,593.39	2028	\$21,279.15
2029	\$21,964.34	2030	\$22,649.63	2031	\$23,335.91
2032	\$24,021.99	2033	\$24,706.62	2034	\$25,393.46
2035	\$26,079.08	2036	\$26,764.96	2037	\$27,450.14
2038	\$28,136.39	2039	\$28,822.92	2040	\$29,508.91
2041	\$30,193.52	2042	\$30,878.91	2043	\$31,564.42
2044	\$32,249.37	2045	\$32,936.28	2046	\$33,621.35
2047	\$34,307.23	2048	\$34,993.37	2049	\$35,679.24
2050	\$36,364.28	2051	\$37,051.56	2052	\$37,737.01
2053	\$38,423.82	2054	\$39,107.76	2055	\$39,792.15
2056	\$40,476.57	2057	\$41,160.62	2058	\$41,848.00
2059	\$42,534.31	2060	\$43,219.11	2061	\$43,906.29
2062	\$44,591.23				

#### On 7/28/2023 By Douglas Greene, DMA Reserves

Annual allowance for roof, gutter and downspout replacement as needed, includes allowance for minor concrete repairs.

Total for 001.001 HOUSE ROOFS \$715,987.00



**Component Detail** 

#### 001.002 HOUSE EXTERIORS

**Component Detail** 

001.002.0001

Componer	nt Details							
Last In- Service			Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

**Masonry Homes** 

2016 40 33 2056 579 EΑ 20.0% 100.00% \$4,086.34 \$473,198.00

**Documented Costs were used for this component cost** 

**Replacement Cost** Comment Year Repl % Quant Unit

**Solid-vinvl windows** 

579 EΑ 2020 \$3,557.83 20.0%

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 \$1,069,964.83 2057 \$1,088,047.24 2058 \$1,106,217.63 2059 \$1,124,359.60 2060 \$1,142,461.79

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

2061 2062

On 7/28/2023 By Douglas Greene, DMA Reserves

All windows replaced by GHI (HIP) 2016 - 2020.



### **Masonry Reserves Report**

### **Greenbelt Homes - Masonry Homes**

01.002.00	)02 E	ntry Do	ors					Masonry H	omes		
Compone	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Rep Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056		579	EA	20.0%	100.00%	\$1,334.64	\$154,551.00
Documen	nted Costs w	ere used	for this co	mponent (	cost						
Year	Replacement	t Cost	Repl %	Quant	Unit	Comment					
2020	\$1,	162.02	20.0%	579	EΑ						
Unless a C	·	nditure, any	expenditures \$349,460.		n <b>clude</b> 2057	a compounded in	`	ee last page of this	report). 2058	\$361,3	01.25
2059			\$367,226.		2060			3,138.94		· · · · · ·	<u> </u>
Expend	ditures in the	year(s) be	low have bee	en manuall	y remo	oved from the ye	early expendit	ures.			
20	061	2062									
On 7/28/20	023 By	y Dougla	ıs Greene, I	OMA Rese	rves						
All enti	ry doors repla	aced by G	HI (HIP) 20	16 - 2020.							

01.002.0003	0	verhead	sectional	garage d	oor		Attached G	arages			
Component I	<u>Details</u>										
Last In- E Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacem for Stud	
2023	1	1	1	2024	99	EA	10.0%	100.00%	\$1,104.91	\$1	0,939.0
Yearly Expe	nditures f	or this co	mponent Y	ear(s) and e	xpenditures are shown	below for this o	omponent if occur	ring within the stud	ly period.		
Unless a One	-Time Expen	nditure, any	expenditures a	fter 2023 inc	clude a compounded in	nflation factor (se	ee last page of this	report).			
2023			\$10,939.0	0 2	024	\$11	,353.59	2027	\$12,	584.27	
2030			\$13,840.8	1 2	033	\$15	,097.80 2	2036	\$16,	355.62	
2039			\$17,613.2	1 2	042	\$18	,869.58	2045	\$20,	126.80	
2048			\$21,383.8	6 2	051	\$22	,641.59 2	2054	\$23,	898.11	
2057			\$25,152.5	8 2	060	\$26	,410.49				
Expenditu	res in the	year(s) belo	ow have beer	n manually	removed from the y	early expendit	ures.				
2025		2026	2028		2029 20	031	2032	2034	2035	2037	
2038		2040	2041		2043 20	044	2046	2047	2049	2050	
2052		2053	2055		2056 20	058	2059	2061	2062		
On 7/28/2023	B By	y Douglas	s Greene, D	MA Reser	ves						
Annual al	lowance fo	or replacer	nent of gara	ge doors a	s needed.						
Total for	001.002	HOUSE	EXTERIO	RS						\$638,6	88.0

001.003 HOUSE INTERIORS

**Component Detail** 



DMA Reserves, Inc. Project # 2304003

001.0	03.0001	Plumbing	Pipe Renla	acement	and Restoration		Masonry H	omes		
	ponent Details	Trambing	i ipo itopii	accinioni			mason y m			
Las	st In- Est Usefurvice Life	ıl Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
19	35 98	1	10	2033	579	Homes	20.0%	100.00%	\$18,248.00	\$2,113,119.00
Deta	ail of componen	ts within th	e assembly	<u> </u>						
1	Domestic Wate Masonry Home		per - Non Acc	essible,	14	LF	100.0%	100.00%	\$207.86	\$2,910.00
2	Interior sanitary Masonry Homes		PVC, schedule	e 40,	18	LF	100.0%	100.00%	\$83.59	\$1,505.00
3	Water shut-off b	all valve, Mas	sonry Homes		2	EA	100.0%	100.00%	\$84.42	\$169.00
4	Selective Demo Framing, Masor		aming - Wood	Floors and	8	SF	50.0%	100.00%	\$159.37	\$637.00
5	Kitchen sink, Ma	asonry Homes	3		1	EA	50.0%	100.00%	\$1,018.26	\$509.00
6	Kitchen sink fau spray, Masonry		single control l	ever, with	1	EA	50.0%	100.00%	\$546.19	\$273.00
7	Kitchen base ca Masonry Home		lam, allowan	ce,	12	LF	75.0%	100.00%	\$254.45	\$2,290.00
8	Kitchen wall cat Homes	oinets, plastic	lam, allowanc	e, Masonry	12	LF	75.0%	100.00%	\$254.45	\$2,290.00
9	Countertop, pla Homes	stic laminate,	standard, Mas	sonry	20	SF	75.0%	100.00%	\$53.44	\$802.00
10	Lavatory, vanity	top, Masonry	Homes		1	EA	50.0%	100.00%	\$805.65	\$403.00
11	Replace lavator	y faucets/fittin	igs, Masonry I	Homes	1	EA	50.0%	100.00%	\$330.63	\$165.00
12	Bathroom vanity	, base, 2 doo	r, Masonry Ho	mes	1	EA	50.0%	100.00%	\$269.06	\$135.00
13	Tub - shower, b stops, handles,			ntegral	1	EA	100.0%	100.00%	\$829.63	\$830.00
14	Floor-mounted	oilet, tank typ	e, Masonry Ho	omes	1	EA	50.0%	100.00%	\$877.37	\$439.00
15	New Drywall on	existing fram	ing, Masonry I	Homes	180	SF	100.0%	100.00%	\$1.37	\$247.00
16	Ceramic tile wa	ls allowance,	Masonry Hom	ies	60	SF	100.0%	100.00%	\$17.29	\$1,037.00
17	Ceiling Access Homes	Panel Flush ir	n Drywall, Mas	onry	1	EA	100.0%	100.00%	\$231.95	\$232.00
18	Paint walls, smo	ooth finish, Ma	asonry Homes		120	SF	100.0%	100.00%	\$2.29	\$275.00
19	General Conditi	ons - Constru	ction, Masonr	y Homes	1	LS	100.0%	100.00%	\$3,000.00	\$3,000.00
20	Design and spe Masonry Home		vance, per ho	me,	1	UNIT	100.0%	100.00%	\$100.00	\$100.00
21	Hotel Stay during	ig home repai	r, Masonry Ho	mes	30	NIGHTS	100.0%	0.00%	\$25.00	\$0.00

DMA Reserves, Inc. Project # 2304003



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).

2033	\$2,9	916,485.20	2034		\$2,997,563.49	2035	;	\$3,078,497.70	
2036	\$3,	159,462.19	2037		\$3,240,344.42				
Expenditures in	n the year(s) below h	nave been mar	nually removed fro	om the yearly ex	penditures.				
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 7/28/2023 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 579 masonry 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 tub allowance removed from assembly calculation.

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

Replacement Percent was changed from 20% to 5%.

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

Replacement Percent was changed from 5% to 10%.

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

Replacement Percent was changed from 10% to 6.6666%.



**Component Detail** 

### **Greenbelt Homes - Masonry Homes**

1.003.00	)02 E	lectric S	ystems				Masonry H	omes		
<u>ompone</u>	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
1967	57	1	1	2024	579	Homes	6.7%	100.00%	\$2,781.00	\$107,336.0
Detail of	components	within the	e assembly	<u>:</u>						
Ele	ctric service &	panel, 125	amp, Masonry	/ Homes	1	EA	100.0%	100.00%	\$2,101.55	\$2,102.0
Sw	itch, single pole	e 15 amp, M	lasonry Home	es	5	EA	100.0%	100.00%	\$17.50	\$88.0
Sw	itch, 3-pole, 15	amp, Masc	nry Homes		2	EA	100.0%	100.00%	\$21.36	\$43.0
. Du	plex Outlet, Ma	sonry Home	es		10	EA	100.0%	100.00%	\$19.56	\$196.0
Du	plex outlet, GFI	, Masonry H	Homes		3	EA	100.0%	100.00%	\$31.92	\$96.0
Ou	tlet, 240v, 30an	np, for Drye	r, Masonry Ho	omes	1	EA	100.0%	100.00%	\$92.66	\$93.0
	tlet, 240v, 50an mes	np, for elect	tric range, Ma	sonry	1	EA	100.0%	100.00%	\$162.67	\$163.0
	One-Time Exper			after 2023 inc	openditures are show clude a compounded 025	inflation factor (s	ee last page of this		ly period. \$119,3	73 34
2027			\$123,479.7		028	•	<del></del>	029	\$131,7	
2021					028	-	<del></del>			<del></del>
			\$135,809.1			· · · · · · · · · · · · · · · · · · ·	<u> </u>	032	\$144,0	<del></del>
2033			\$148,143.0		034		<u> </u>	035	\$156,3	
2036	o		\$160,485.0	06 2	037	\$164	,593.48 2	038	\$168,7	08.32
Expen	ditures in the	year(s) bel	ow have bee	n manually	removed from the	yearly expendi	ures.			
20	039	2040	2041		2042	2043	2044	2045	2046	2047

#### On 7/28/2023 By Douglas Greene, DMA Reserves

2050

2059

2051

2060

2049

2058

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 (groundfault interrupter) outlets. In the 2017 study, this work was envisioned to occur from 2030 through 2039. 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.

2052

2061

2053

2062

2054

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

Replacement Percent was changed from 20% to 5%.



2056

2048

2057

2055

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

Replacement Percent was changed from 5% to 10%.

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

Replacement Percent was changed from 10% to 6.666%.

01.003.00	03	Crawl Sp	ace Improv	ements	s Masonry Homes								
Componer	nt Details												
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year			
2018	75	75	70	2093	579	LS	50.0%	100.00%	\$5,336.94	\$1,545,044.00			
Documen	ted Costs v	were used	for this con	nponent co	ost .								
Year	Replaceme	nt Cost	Repl %	Quant I	Jnit Comment								
2021	\$	4,737.75	50.0%	579	LS								

#### On 7/28/2023 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.

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

#### **Component Details**

Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	579	EA	10.0%	100.00%	\$2,231.34	\$129,195.00

### $\underline{\underline{Yearly\ Expenditures\ for\ this\ component}}\ \ \underline{Year(s)\ and\ expenditures\ are\ shown\ below\ for\ this\ component\ if\ occurring\ within\ the\ study\ period.}$

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

2023	\$129,195.00	2024	\$134,091.49	2025	\$138,731.06
2026	\$143,683.76	2027	\$148,626.48	2028	\$153,575.74
2029	\$158,520.88	2030	\$163,466.73	2031	\$168,419.77
2032	\$173,371.31	2033	\$178,312.39	2034	\$183,269.47
2035	\$188,217.75	2036	\$193,167.88	2037	\$198,112.98
2038	\$203,065.80	2039	\$208,020.61	2040	\$212,971.50
2041	\$217,912.44	2042	\$222,859.05	2043	\$227,806.52
2044	\$232,749.92	2045	\$237,707.49	2046	\$242,651.81
2047	\$247,601.91	2048	\$252,553.95	2049	\$257,504.01
2050	\$262,448.09	2051	\$267,408.36	2052	\$272,355.41
2053	\$277,312.28	2054	\$282,248.44	2055	\$287,187.79
2056	\$292,127.42	2057	\$297,064.37	2058	\$302,025.34
2059	\$306,978.56	2060	\$311,920.91	2061	\$316,880.45
2062	\$321,823.79				

### On 7/28/2023 By Douglas Greene, DMA Reserves

Annual allowance for water heater replacement as needed. GHI experience with water heater life is 10 years.

DMA Reserves, Inc. Project # 2304003

Attachment #2a

1.003.0	005	Electric r	adiant he	ating, ce	iling p	anel, 1250 wa	att	Masonry H	omes		
ompone	ent Details										
Last In- Service		Repl Interval	Remain Useful Lit			Field Meas. Antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2023	1	1	1	2024		1158	EA	4.0%	100.00%	\$292.00	\$13,525.0
Docume	nted Costs	were used	for this co	mponent	cost						
Year	Replaceme	nt Cost	Repl %	Quant	Unit	Comment					
2023		\$292.00	4.0%	1158	EA						
							below for this com		ring within the study	y period.	
202	•	enditure, any	\$13,525		2024	a compounded ini	\$14,03		025	\$14,5	23.30
202			\$15,041		2027		\$15,55	<del></del>	028	\$16,0	<del></del>
202	29		\$16,595	5.03	2030		\$17,11	2.79 2	031	\$17,6	31.31
203	32		\$18,149	0.67	2033		\$18,66	6.94 2	034	\$19,1	85.88
203	35		\$19,703	3.90	2036		\$20,22	2.11 2	037	\$20,7	39.80
203	38		\$21,258	3.30	2039		\$21,77	7.00 2	040	\$22,2	95.29
204	11		\$22,812	2.54	2042		\$23,33	0.38 2	043	\$23,8	48.31
204	14		\$24,365	5.82	2045		\$24,88	4.81 2	046	\$25,4	02.41
204	17		\$25,920	).62	2048		\$26,43	9.03 2	049	\$26,9	57.23
205	50		\$27,474	.81	2051		\$27,99	4.08 2	052	\$28,5	11.97
	53		\$29,030	).89	2054		\$29,54	7.64 2	055	\$30,0	64.72
205			\$30,581	.83	2057		\$31,09	8.66 2	058	\$31,6	18.01
205	06		·		2060		\$32,65	3 95 2	061	\$33,1	73 15
			\$32,136	5.55	2060		Ψ02,00	0.00		φου, :	70.10

Annual allowance for ceiling heater replacement as needed.

001.003.00	06 E	lectric b	aseboard	heater				Masonry H	lomes		
Componer	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year		Field Meas. antity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056		579	LS	20.0%	100.00%	\$1,540.00	\$178,332.00
Documen	ted Costs w	ere used	for this cor	nponent c	<u>ost</u>						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2023	\$1,	540.00	20.0%	579	LS						
	ne-Time Expen			after 2023 in			flation factor (s	ee last page of this	rring within the stud s report). 2058	\$416,8	95.25
2059			\$423,732.3	33 2	2060		\$430	),554.42			
Expend	ditures in the y	year(s) be	low have bee	n manually	remo	oved from the ye	arly expendi	tures.			
20	61	2062									
On 7/14/20 Typical	•	•	s Greene, De @ current o			per heater = \$1	,540 per hou	ıse. All baseboa	ard heaters were	replaced as part o	of HIP 2016 - 2020.

**Total for 001.003 HOUSE INTERIORS** 

\$4,086,551.00



#### 002.001 ADMINISTRATION BUILDING

02.001.0001 Membrane Roof - Warehouse										
onent Det	ails									
		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
17 2	)	20	14	2037	44	SQ	100.0%	36.19%	\$1,870.00	\$29,777.00
il of compo	nents	within the	assembly	:						
Demo sing	le-ply ro	of, Mid Rise	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
Single-ply Site-Wide	roof 60-	mil EPDM -	fully adhered	I, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00
	t In- Est Uvice L  7 20  Demo sing Single-ply	t In- Est Useful Life  7 20  il of components  Demo single-ply ros 60-	t In- Est Useful Repl vice Life Interval 17 20 20 il of components within the Demo single-ply roof, Mid Rise Single-ply roof 60-mil EPDM -	t In- Est Useful Repl Remain vice Life Interval Useful Life  7 20 20 14  Il of components within the assembly  Demo single-ply roof, Mid Rise, Site-Wide Single-ply roof 60-mil EPDM - fully adhered	t In- Est Useful Repl Remain Next Repl. Vice Life Interval Useful Life Year  7 20 20 14 2037  Il of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide Single-ply roof 60-mil EPDM - fully adhered, Mid Rise,	t In- Est Useful Repl Remain Next Repl. Field Meas. Quantity or Count  7 20 20 14 2037 44  Il of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide 1 Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, 1	t In- Est Useful Repl Remain Next Repl. Field Meas. vice Life Interval Useful Life Year Quantity or Count Units  17 20 20 14 2037 44 SQ  Il of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide 1 SQ  Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, 1 SQ	t In- Est Useful Repl Remain Next Repl. Field Meas. White Per Interval 17 20 20 14 2037 44 SQ 100.0%  Il of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, 1 SQ 100.0%	t In- Est Useful Repl Remain Next Repl. Field Meas. Water Interval Useful Life Year Quantity or Count Units Per Interval Responsibility  17 20 20 14 2037 44 SQ 100.0% 36.19%  18 of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide 1 SQ 100.0% 100.00%  Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, 1 SQ 100.0% 100.00%	t In- Est Useful Repl Remain Next Repl. Field Meas. Vice Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility Unit Cost  17 20 20 14 2037 44 SQ 100.0% 36.19% \$1,870.00  18 of components within the assembly:  Demo single-ply roof, Mid Rise, Site-Wide 1 SQ 100.0% 100.00% \$302.57  Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, 1 SQ 100.0% 100.00% \$1,567.44

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

\$45,661.27

2057

\$68,467.68

\$156,933.00

02.00	1.0002	Membran	e Roof - Ad	dministra	tion Building		Administra	Administration			
Comp	onent Detail	<u>s</u>									
Last Ser\			Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
201	2 20	20	9	2032	110	SQ	100.0%	36.19%	\$1,870.00	\$74,443.00	
<u>Detai</u>	of compone	ents within th	e assembly	<u>:</u>							
1	Demo single-	ply roof, Mid Ris	se, Masonry H	omes	1	SQ	100.0%	100.00%	\$302.57	\$303.00	
2	Single-ply roo Masonry Hom	of 60-mil EPDM	- fully adhered	I, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00	

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

2032 \$99,897.69 2052

2.001	.0003	Membran	e Roof - Te	am Leade	er Ottice		Administra	tion		
Compo	nent Details									
Last Servi		ul Repl Interval	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%	36.19%	\$1,870.00	\$12,182.00
<u>Detail</u>	of compone	nts within th	e assembly	<u>:</u>						
1	Demo single-p	ly roof, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
	Single-ply roof Site-Wide	60-mil EPDM	- fully adhered	, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00
Unles	s a One-Time Ex		expenditures a	fter 2023 inc	penditures are shown blude a compounded inf	lation factor (s	see last page of this		y period.	
2	2032		\$16,347.4	5 20	052	\$2	5,680.82			

002.001.0004 Membrane Roof - Paint Room	
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Compo	nent Details									
Last I Servi		Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	20	9	2032	8	SQ	100.0%	36.19%	\$1,870.00	\$5,414.00
<u>Detail</u>	of components	within the	e assembly	<u>:</u>						
1	Demo single-ply re	oof, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
	Single-ply roof 60- Site-Wide	mil EPDM -	fully adhered	, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

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

2032	\$7,265.24	2052	\$11,413.23

				Git	eemben nome	S - IVIASC	nily nomes	•		
002.00	1.0005	Membran	e Roof - Ca	arpentry S	Shop & Storage R	oom	Administra	tion		
Comp	onent Details									
Last Serv		ul Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
202	1 20	20	18	2041	16	16	100.0%	36.19%	\$1,870.00	\$10,828.00
<u>Detai</u>	l of compone	nts within th	<u>e assembly</u>	<u>':</u>						
1	Demo single-p	ly roof, Mid Ris	e, Site-Wide		1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof Site-Wide	60-mil EPDM ·	fully adhered	d, Mid Rise,	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00
Unles				after 2023 inc	spenditures are shown lilude a compounded inf	lation factor (s			ly period.	
002.00	1.0006	Solid-viny	ıl double-h	nung wind	low		Administra	tion		
Comp	onent Details									
Last Serv		ul Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year

EΑ

100.0%

36.19%

<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).

46

2023 \$13,431.00

0

2023

1983

40



\$13,431.00

\$806.81

002.001.00	007 R	ooftop P	ackage Ur	nits - HVA	C					
Compone										
Last In- Service	Est Useful Life	Repl Interval	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%	36.19%	\$219,424.00	\$79,410.00
Detail of	components	within the	e assembly							
1 Roo	oftop Package I	Unit, 5 ton o	cooling, Admir	nistration	1	EA	100.0%	100.00%	\$27,421.54	\$27,422.0
2 Roo	oftop Package I	Unit, 6 ton o	cooling, Admir	nistration	4	EA	100.0%	100.00%	\$48,000.39	\$192,002.0
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	period.	
Unless a C	One-Time Expen	diture, any	expenditures a	fter 2023 inc	lude a compounded inf	flation factor (s	ee last page of this	report).		
2038	3		\$124,814.8	7 20	056	\$179	,556.78			
002.001.00	008 E	lectric ba	aseboard I	neater, 10	00 watt, 4' long		Administra	tion		
Compone	nt Details				-					
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2017	25	25	19	2042	31	EA	100.0%	36.19%	\$256.22	\$2,875.00
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	v period.	
					lude a compounded inf				, , ,	
2042	2		\$4,959.3	2						
002.001.00	009 C	Commerc	ial carpet.	direct ce	ment, nylon, 26 o	)Z.	Administra	tion		
Compone					, <b>,</b> ,	_				
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2017	15	15	9	2032	820	SY	100.0%	36.19%	\$41.04	\$12,179.0
Yearly Ex	penditures f	or this co	mponent v	ear(s) and ev	penditures are shown	helow for this o	component if occur	ring within the study	v period	
					lude a compounded inf				, poriou.	
2032	2		\$16,343.4	1 20	047	\$23	3,341.01 2	062	\$30.3	337.78
			+ , •		-	Ψ=0	, <u>-</u>		400,0	

10 S	ecurity S	System				Administra	tion		
t Details									
Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
20	20	17	2040	1	LS	100.0%	36.20%	\$20,000.00	\$7,240.00
ed Costs we	ere used	for this con	nponent co	<u>ost</u>					
Replacement	Cost	Repl %	Quant I	Unit Comment					
\$20,0	00.00	100.0%	1	LS					
enditures fo	or this co	mponent y	ear(s) and ex	openditures are shown	below for this o	component if occur	ring within the study	v period.	
								, 1	
		\$11 934 7	78 2	060	\$17	479.83			
	Est Useful Life 20 ed Costs we Replacement \$20,0	Est Useful Repl Life Interval  20 20  ed Costs were used Replacement Cost \$20,000.00	Est Useful Repl Remain Life Interval Useful Life 20 20 17  ed Costs were used for this con Replacement Cost Repl % \$20,000.00 100.0%  penditures for this component of the compo	Est Useful Repl Remain Next Repl. Life Interval Useful Life Year  20 20 17 2040  ed Costs were used for this component concept Replacement Cost Repl % Quant \$20,000.00 100.0% 1  enditures for this component Year(s) and experiment Expenditure, any expenditures after 2023 incomponent.	Est Useful Repl Remain Next Repl. Field Meas. Life Interval Useful Life Year Quantity or Count  20 20 17 2040 1  ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$20,000.00 100.0% 1 LS  renditures for this component re-Time Expenditure, any expenditures after 2023 include a compounded information.	Est Useful Repl Remain Next Repl. Field Meas.  Life Interval Useful Life Year Quantity or Count Units  20 20 17 2040 1 LS  ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment  \$20,000.00 100.0% 1 LS  renditures for this component Year(s) and expenditures are shown below for this component Expenditure, any expenditures after 2023 include a compounded inflation factor (see Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see Time Expenditure)	Est Useful Repl Remain Next Repl. Field Meas. % Replaced Life Interval Useful Life Year Quantity or Count Units Per Interval  20 20 17 2040 1 LS 100.0%  Component Cost Repl % Quant Unit Comment  \$20,000.00 100.0% 1 LS  Component Cost Repl % Quant Unit Comment  \$20,000.00 100.0% 1 LS	Est Useful Repl Remain Next Repl. Field Meas. % Replaced Client Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility  20 20 17 2040 1 LS 100.0% 36.20%  ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment \$20,000.00 100.0% 1 LS  enditures for this component  Year(s) and expenditures are shown below for this component if occurring within the study ne-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).	Est Useful Repl Remain Next Repl. Field Meas.  Life Interval Useful Life Year Quantity or Count Units Per Interval Responsibility Unit Cost  20 20 17 2040 1 LS 100.0% 36.20% \$20,000.00  Ed Costs were used for this component cost Replacement Cost Repl % Quant Unit Comment  \$20,000.00 100.0% 1 LS  Penditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.  The component in the study period.  The component in the study period.

)02.001.00 <sup>-</sup>	11 S	olar pho	tovoltaic p	anel, roo	f - remove and re	eset	Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	11	20	9	2032	338	EA	100.0%	36.19%	\$58.68	\$7,178.00
					penditures are shown lude a compounded in				y period.	
2032			\$9,632.4	1 20	052	\$15	5,131.91			

2.00	1.0012	Solar pho	tovoltaic p	oanel syst	em - roofs		Administra	tion		
omp	onent Details	<u>s</u>								
Last Ser		ful Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
202	1 25	25	23	2046	338	EA	100.0%	36.19%	\$472.00	\$57,736.00
<u>Detai</u>	l of compone	nts within th	e assembly	<u>':</u>						
1	Solar photovo	taic panel - repl	lace, Adminis	tration	1	EA	100.0%	100.00%	\$386.08	\$386.00
2	Solar photovo Administration	Itaic panel, roof	framing syste	em,	1	EA	100.0%	100.00%	\$85.51	\$86.00

002.001.0013		Solar pho	tovoltaic p	oanel syst	em - ground		Administra			
Compc	nent Details									
Last I Servi		ıl Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	25	25	23	2046	76	EA	100.0%	36.19%	\$846.00	\$23,269.00
<u>Detail</u>	of componen	ts within the	e assembly	<u>:</u>						
1	Solar photovota	ic panel - repl	ace, Administ	tration	1	EA	100.0%	100.00%	\$386.08	\$386.00
	Solar photovolta Administration	aic panel, GRO	DUND framin	g system,	1	EA	100.0%	100.00%	\$459.95	\$460.00

**Total for 002.001 ADMINISTRATION BUILDING** 

\$43,703.45

\$335,962.00

2046

**Component Detail** 

### Greenhelt Homes - Masonry Homes

				Gre	eenbeit Home	es - Masc	onry Homes	5		
002.002 PL	AYGROU	NDS								
002.002.000	1 P	laygrour	nd				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	100.0%	36.19%	\$1.07	\$0.00
				after 2023 inc	penditures are shown slude a compounded inf				y perioa.	
02.002.000	2 P	laygrour	nd				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	100.0%	36.19%	\$1.07	\$0.00
				after 2023 inc	openditures are shown slude a compounded inf				y period.	
002.002.000	3 P	laygrour	nd				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

)2.002.00	)3	Playgroun	d				PL4-6			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	25	25	4	2027	1	LS	100.0%	36.19%	\$1.07	\$0.00

2027 \$0.00 2052 \$0.00

<b>^^^ ^^</b>										
002.002.000	04 P	laygroun	ıd				RI44			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1992	32	25	1	2024	1	LS	100.0%	36.19%	\$1.07	\$0.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown b	elow for this o	omponent if occur	ring within the stud	y period.	
					lude a compounded inf				· ·	
2024			\$0.0	00 20	049		\$0.00			
002.002.000	05 P	laygroun	nd				RI38			
Componen		, ,								
Last In- Service	Est Useful Life	Repl Interval	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	100.0%	36.19%	\$1.07	\$0.00
					'				·	\$0.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	1 openditures are shown b clude a compounded inf	pelow for this o	omponent if occur	ring within the stud	·	\$0.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex after 2023 inc	rpenditures are shown b	pelow for this o	omponent if occur	ring within the stud	·	\$0.00
Yearly Exp Unless a Or 2027	oenditures fo	or this co	mponent yexpenditures a	ear(s) and ex after 2023 inc	penditures are shown blude a compounded inf	pelow for this o	component if occur ee last page of this	ring within the stud	·	\$0.00
Yearly Exp Unless a Oi 2027	penditures for the Expenditures for the Expenditure for	or this co	mponent yexpenditures a	ear(s) and ex after 2023 inc	penditures are shown blude a compounded inf	pelow for this o	component if occur see last page of this	ring within the stud	·	\$0.00
Yearly Exp Unless a Or 2027	penditures for the Expenditures for the Expenditure for	or this co	mponent yexpenditures a	Year(s) and example 2023 income 200 20 20 Next Repl.	penditures are shown blude a compounded inf	pelow for this o	component if occur ee last page of this	ring within the stud	·	\$0.00  Replacement Cost for Study Year
Yearly Exp Unless a Or 2027 002.002.000 Componen Last In-	penditures for the Expension of the Details  Est Useful	or this conditure, any of the layground Repl	mponent y expenditures a \$0.0	Year(s) and example 2023 income 200 20 20 Next Repl.	spenditures are shown to clude a compounded influes 252 Field Meas.	pelow for this o	somponent if occur ee last page of this \$0.00 SO7	ring within the study report).  Client	y period.	Replacement Cost
Yearly Exp Unless a Or 2027 002.002.000 Componen Last In- Service 2011	Denditures for the Expension of the Details  Est Useful Life 25	er this conditure, any expenses and the conditure of the condition of the	so.component yexpenditures a \$0.00 and Remain Useful Life	Next Repl. Year 2036	Field Meas. Quantity or Count	Delow for this of lation factor (so	somponent if occur ee last page of this \$0.00 SO7  % Replaced Per Interval	client Responsibility 36.19%	Unit Cost	Replacement Cost for Study Year
Yearly Exp Unless a On 2027 002.002.000 Componen Last In- Service 2011 Yearly Exp	penditures for the Expension of the Expe	or this conditure, any of the layground Replement 195 or this conditions of the layground 195 or this conditions and layers are layers and layers and layers are layers are layers and layers are layers are layers and layers are layers are layers and layers are layers and layers are layers and layers are layers are layers and layers are layers and layers are layers are layers and layers are layers and layers are laye	so.component yexpenditures a \$0.component yexpenditure yexpenditures a \$0.component yexpenditure yexp	Next Repl. Year 2036 Year(s) and ex	Field Meas. Quantity or Count	Units LS  Delow for this of	somponent if occur ee last page of this \$0.00 SO7  % Replaced Per Interval 100.0%	Client Responsibility 36.19%	Unit Cost	Replacement Cost for Study Year

Component Detail 9/20/2023 Attachment #2a Masonry Reserves Report

### **Greenbelt Homes - Masonry Homes**

02.002.00	07 F	Playgrour	nd				SO8			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1992	32	25	1	2024	1	LS	100.0%	36.19%	\$1.07	\$0.00
					openditures are shown belowed inf				y period.	
2024			\$0.0	0 2	049		\$0.00			
Total fo	or 002.002	PLAYG	ROUNDS							\$0.00



\$20,242.98

### **Greenbelt Homes - Masonry Homes**

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UUZ	.บบจ	VEN	IIGL	_EO

002.003.0001	1995 Ford E150 4.9L	Administration
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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
1995	29	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

\$16,985.18

2054

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).

2039

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

\$13,605.14

Estimated Useful Life was changed from 15 to 29.

#### Administration 002.003.0002 1993 Ford F150 4.9L

#### **Component Details**

2024

Last In- Service	Est Useful Life	Repl Interval	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%	36.19%	\$38,000.00	\$13,752.00

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 \$13,752.00 2038 \$17,698.98 2053 \$21,139.59

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

Estimated Useful Life was changed from 15 to 30.

DMA Reserves, Inc. Project # 2304003

002.003.000	03 19	993 Ford	F150 4.9L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	15	0	2023	1	EA	100.0%	36.19%	\$38,000.00	\$13,752.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	xpenditures are shown I	pelow for this c	omponent if occur	ring within the study	period.	
					clude a compounded inf				•	
2023 On 8/27/20	23 By	v Douglas	\$13,752.0 s Greene, D		038 ves	\$17	,698.98 2	053	\$21,1	39.59
On 8/27/20 Estimat	ed Useful Lif	e was cha	<b>Greene, D</b> anged from 1	MA Reser 5 to 30.		\$17			\$21,1	39.59_
On 8/27/20	ed Useful Lif	e was cha	s Greene, D	MA Reser 5 to 30.		\$17	,698.98 2 Administra		\$21,1	39.59
On 8/27/20 Estimat	ed Useful Lif	e was cha	<b>Greene, D</b> anged from 1	MA Reser 5 to 30.		\$17			\$21,1 Unit Cost	Replacement Cost for Study Year
On 8/27/20 Estimat 002.003.000 Componen Last In-	ed Useful Lif 04 19 t Details Est Useful	e was cha  993 Ford  Repl	s Greene, D inged from 1 F150XL 4.	MA Reser 5 to 30.  9L  Next Repl.	ves Field Meas.		Administra % Replaced	<b>ition</b> Client		Replacement Cost
On 8/27/20 Estimat  002.003.000  Componen  Last In- Service  1993	ed Useful Life  19 19 19 19 19 19 19 19 19 19 19 19 19	Repl Interval	Remain Useful Life	MA Reser 5 to 30.  9L  Next Repl. Year 2023	Field Meas. Quantity or Count	Units EA	Administra  % Replaced Per Interval  100.0%	Client Responsibility 36.19%	Unit Cost \$48,000.00	Replacement Cost for Study Year
On 8/27/20 Estimat  002.003.000  Componen  Last In- Service  1993  Yearly Exp	ed Useful Life  19 15 15 16 17 17 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Repl Interval	Remain Useful Life	MA Reser 5 to 30.  9L  Next Repl.  Year  2023  ear(s) and ex	ves  Field Meas.  Quantity or Count	Units EA pelow for this c	Administra  % Replaced Per Interval  100.0%  component if occur	Client Responsibility 36.19%	Unit Cost \$48,000.00	Replacement Cost for Study Year

Estimated Useful Life was changed from 15 to 30.

002.003.00	05 1	996 Ford	F250XL 5	.8L			Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$55,000.00	\$19,905.00
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and ex	xpenditures are shown I	elow for this o	omponent if occur	ring within the study	y period.	
					clude a compounded inf				•	
2024			\$20,786.7	9 2	039	\$25	,951.02 2	054	\$30,9	928.51
0 0 0/27/20	122 D.	. Damalac								
On 8/27/20 Estima 002.003.00	ted Useful Lit		-	15 to 28.	ves		Administra	tion		
Estima	ted Useful Lit	fe was cha	inged from 1	15 to 28.	ves		Administra	tion		
Estima: 002.003.00	ted Useful Lit	fe was cha	inged from 1	15 to 28.	Field Meas. Quantity or Count	Units	Administra % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Estima: 002.003.00 Componer Last In-	ted Useful Lit  06 1  nt Details  Est Useful	fe was cha 995 Ford Repl	E150 4.9L Remain	15 to 28.  Next Repl.	Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	•
Estima: 002.003.00 Componer Last In- Service 1995	ted Useful Life  06 19  ot Details  Est Useful Life  29	fe was cha 995 Ford  Repl Interval	Remain Useful Life	Next Repl. Year 2024	Field Meas. Quantity or Count	EA	% Replaced Per Interval	Client Responsibility 36.19%	\$36,000.00	for Study Year
Componer Last In- Service 1995 Yearly Ex	ted Useful Life  19 11 Details  Est Useful Life  29  penditures for	Repl Interval	Remain Useful Life	Next Repl. Year 2024	Field Meas.	EA pelow for this c	% Replaced Per Interval 100.0% component if occur	Client Responsibility 36.19% ring within the study	\$36,000.00	for Study Year

Estimated Useful Life was changed from 15 to 29.

002.003.00	07 1	996 Ford	E150 4.9L				Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	penditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	y period.	
					lude a compounded inf				•	
2024			\$13,605.1	4 20	039	\$16	5,985.18 2	054	\$20,2	242.98
On 8/27/20	)23 By	y Douglas	Greene, D	MA Reser	ves					
Estimat	ted Useful Li	fe was cha	inged from 1	5 to 28.						
002.003.00	08 1	996 Ford	E150 4.9L				Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	oenditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	y period.	
					lude a compounded inf				•	
2024			\$13,605.1	4 20	039	\$16	5,985.18 2	054	\$20,2	242.98_
	123 R		: Greene D							

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

Estimated Useful Life was changed from 15 to 28.



002.003.000		991 I OIU	F350XL 7	.5L			Administra	tion		
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1997	27	15	1	2024	1	EA	100.0%	36.19%	\$90,000.00	\$32,571.00
					penditures are shown				period.	
	ie-Time Expen	diture, any e	•		lude a compounded inf	•	. 0	. ,		
2024			\$34,013.9	0 2	039	\$42,	464.27 2	054	\$50,6	609.04
On 8/27/202	<b>23 By</b> ed Useful Lit	•	Greene, D		ves					
On 8/27/202 Estimate On 8/27/202	ed Useful Lif	e was cha Douglas	nged from 1 Greene, D	5 to 26. MA Reser						
On 8/27/202 Estimate On 8/27/202	ed Useful Lit 23 By ed Useful Lit	e was cha  Douglas  was cha	nged from 1 Greene, D	5 to 26.  MA Reser 26 to 27.			Administra	tion		
On 8/27/202 Estimate On 8/27/202 Estimate	ed Useful Lit  23 By ed Useful Lit  0 2	e was cha  Douglas  was cha	inged from 1 inged from 2	5 to 26.  MA Reser 26 to 27.		Units	Administra  % Replaced Per Interval	tion  Client Responsibility	Unit Cost	Replacement Cost for Study Year
On 8/27/202 Estimate On 8/27/202 Estimate 002.003.001 Component Last In-	ed Useful Lit  23 By ed Useful Lit  0 2  t Details  Est Useful	Te was changed by Douglas fe was changed by	inged from 1 is Greene, D inged from 2 E150 4.2L	5 to 26.  MA Reser 26 to 27.  Next Repl.	ves Field Meas.	Units EA	% Replaced	Client	Unit Cost \$36,000.00	
On 8/27/202 Estimate On 8/27/202 Estimate O02.003.001 Component Last In- Service 2001	ed Useful Lit  23 By ed Useful Lit  0 2  t Details  Est Useful Life  24	re was cha r Douglas re was cha 001 Ford Repl Interval	ringed from 1 Greene, D ringed from 2 E150 4.2L Remain Useful Life	5 to 26.  MA Reser 26 to 27.  Next Repl. Year 2025	Field Meas. Quantity or Count	EA	% Replaced Per Interval 100.0%	Client Responsibility 36.19%	\$36,000.00	for Study Year
On 8/27/202 Estimate On 8/27/202 Estimate O02.003.001 Component Last In- Service 2001 Yearly Exp	ed Useful Lit  23 By ed Useful Lit  0 2  t Details  Est Useful Life 24  enditures for	re was cha r Douglas re was cha	ringed from 1  Greene, D  Inged from 2  E150 4.2L  Remain Useful Life 2  Imponent Y	5 to 26.  MA Reser 26 to 27.  Next Repl. Year 2025  ear(s) and ex	ves Field Meas.	EA below for this co	% Replaced Per Interval 100.0%  pomponent if occur	Client Responsibility 36.19% ring within the study	\$36,000.00	for Study Year

By Douglas Greene, DMA Reserves

Estimated Useful Life was changed from 25 to 24.

On 8/27/2023

002.003.00	11 20	02 Toyo	ta Tacoma	a 2.7L			Administra	tion		
Componer	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	23	15	2	2025	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
					penditures are shown lilude a compounded inf				/ period.	
2025			\$13,943.9	1 20	040	\$17	7,202.59 2	055	\$20,4	59.58
On 8/27/20 Estimat	ted Useful Life  23 By  ted Useful Life	was cha Douglas was cha	Greene, D	5 to 25.  MA Reserved  5 to 23.	ves					
002.003.00		02 Chev	y Express	1500 4.3	L		Administra	tion		
Componer  Last In- Service	Est Useful Life	Repl Interval	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%	36.19%	\$36,000.00	\$13,028.00
	nenditures fo	r this co	mponent Y		penditures are shown		component if occur		period.	

02.003.00	13 20	004 Chev	y 2500HD	6.0L			Administra	tion		
Componen			•							
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2004	21	15	2	2025	1	EA	100.0%	36.19%	\$48,000.00	\$17,371.0
Yearly Exp	enditures fo	or this co	mponent y	ear(s) and ex	cpenditures are shown I	below for this o	component if occur	ring within the study	v period.	
					lude a compounded inf				, poou.	
							007.04	OFF	¢27.2	79.99
2025			\$18,592.2		040	\$22	2,937.24 2	055	Ψ21,2	
On 8/27/20	ed Useful Lif	e was cha	Greene, D	MA Reser	ves	\$22	Administra		Ψ21,2	
On 8/27/20 Estimat	ed Useful Lif	e was cha	Greene, D	MA Reser	ves	\$22	,		Ψ21,2	
On 8/27/20 Estimat	ed Useful Lif	e was cha	Greene, D	MA Reser	ves	\$22 Units	,		Unit Cost	Replacement Cos
On 8/27/20 Estimat 02.003.00 Componen Last In-	ed Useful Lif 14 20 tt Details Est Useful	e was cha  OO2 Chev  Repl	s Greene, D inged from 1 ry Express	MA Resert 5 to 21. 5 1500 4.3 Next Repl.	ves L Field Meas.		Administra % Replaced	<b>tion</b> Client		Replacement Cos
On 8/27/20 Estimat  02.003.00  Componen  Last In- Service  2002	ed Useful Life  14 20  It Details  Est Useful Life  23	Repl Interval	Remain Useful Life	MA Resert 5 to 21.  15 to 21.  15 1500 4.3  Next Repl. Year  2025	Field Meas. Quantity or Count	Units EA	Administra  % Replaced Per Interval  100.0%	Client Responsibility 36.19%	Unit Cost \$36,000.00	Replacement Cos
On 8/27/20 Estimat  02.003.00  Componen  Last In- Service  2002  Yearly Exp	ed Useful Life  14 20  14 20  15 Details  Est Useful Life 23  23  26 Denditures for	Repl Interval	Remain Useful Life	MA Reser 5 to 21. 5 1500 4.3 Next Repl. Year 2025 ear(s) and ex	ves L Field Meas.	Units EA below for this o	Administra  % Replaced Per Interval  100.0%	Client Responsibility 36.19% ring within the study	Unit Cost \$36,000.00	Replacement Cos

Estimated Useful Life was changed from 15 to 23.

02.003.00	15 2	006 Chev	/y 2500HD	6.0L			Administra	ition		
Componer	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$55,000.00	\$19,905.0
Yearly Exp	oenditures f	or this co	mponent Y	ear(s) and ex	cpenditures are shown b	pelow for this cor	mponent if occur	ring within the study	period.	
					lude a compounded inf				, ,	
						<b>#</b> 00.0	1126 2	2050	004	00.90
2026 On 8/27/20	_	_	\$21,636.7 S Greene, D	MA Reser	041 ves	\$26,6	114.30	2056	\$31,5	90.60
On 8/27/20 Estimat	ted Useful Lif	fe was cha	<b>Greene, D</b> anged from 1	MA Reser 5 to 20.		\$26,6			\$31,5	90.60
On 8/27/20 Estimat 02.003.00	ted Useful Lif	fe was cha	s Greene, D	MA Reser 5 to 20.		\$26,6	Administra		\$31,5	90.60
On 8/27/20 Estimat	ted Useful Lif	fe was cha	s Greene, D inged from 1 E150 4.6L	MA Reser 5 to 20.		\$26,6			\$31,5 Unit Cost	Replacement Cos
On 8/27/20 Estimate  02.003.00  Componer  Last In-	ted Useful Lift  16 2  at Details  Est Useful	fe was cha 007 Ford Repl	s Greene, D inged from 1 E150 4.6L Remain	MA Reser 5 to 20.	ves Field Meas.		Administra % Replaced	<b>ition</b> Client		Replacement Cos
Estimate 02.003.00 Componer Last In- Service 2007	ted Useful Life  16 2  at Details  Est Useful Life  19	Repl Interval	Remain Useful Life	MA Reser 5 to 20.  Next Repl. Year 2026	Field Meas. Quantity or Count	Units EA	% Replaced Per Interval 100.0%	Client Responsibility 36.19%	Unit Cost \$36,000.00	Replacement Cos
Estimate  02.003.00  Componer  Last In- Service  2007  Yearly Exp	ted Useful Life  16 2  at Details  Est Useful Life  19  penditures for	Repl Interval	Remain Useful Life	MA Reser 5 to 20.  Next Repl. Year 2026  ear(s) and ex	ves  Field Meas.  Quantity or Count	Units EA pelow for this cor	Administra  % Replaced Per Interval  100.0%	Client Responsibility 36.19%	Unit Cost \$36,000.00	Replacement Cos

002.003.00	17 2	007 Ford	E150 4.6L				Administra	tion		
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	19	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
	ne-Time Expen	diture, any e		after <b>2023</b> inc	cpenditures are shown clude a compounded inf	flation factor (s	ee last page of this			376.45
Estima: 002.003.00	ted Useful Lit		nged from 1  /y Colorad				Administra	tion		
Componer  Last In- Service	nt Details Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
	ne-Time Expen			after 2023 inc	openditures are shown Clude a compounded inf	flation factor (s	ee last page of this			376.45

Estimated Useful Life was changed from 15 to 20.

002.003.001	19 20	006 Toyo	ta Tacoma	2.7L			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	y period.	
					lude a compounded int					
2026			\$14,161.4	3 20	)41	\$17	,419.34 2	056	\$20,6	376.45
On 8/27/20	23 Bv	Douglas	s Greene, D	MA Reser	ves .					
Estimat	ed Useful Lif	_	•							
002.003.002	20 20	008 GMC	Savana 4.	3L			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
					penditures are shown lude a compounded int				y period.	
2023			\$13,028.0	0 20	)38	\$16	,767.21 2	053	\$20,0	26.69
002.003.002	21 20	008 Ford	E150 4.6L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this c	omponent if occur	ring within the study	y period.	
					lude a compounded int					
2023			\$13,028.0	0 20	)38	\$16	,767.21 2	053	\$20,0	26.69

	22 2	007 Ford	E150 4.6L				Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	15	4	2027	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
					openditures are shown be				period.	
2027			\$14,378.1	0 2	042	\$17	,637.08 2	057	\$20,8	93.55
	ed Useful Lit	e was cha		5 to 20.	ves		Administra	dia n		
Estimat <b>002.003.002</b>	ed Useful Lit	e was cha	•	5 to 20.	ves		Administra	tion		
Estimat	ed Useful Lit	e was cha	nged from 1	5 to 20.	Field Meas. Quantity or Count	Units	Administra  % Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
Estimat  002.003.002  Componen  Last In-	ed Useful Lit  23 2  t Details  Est Useful	e was cha  O11 Chev  Repl	ry HHR 2.2 Remain	5 to 20.	Field Meas.	Units EA	% Replaced	Client	Unit Cost \$25,738.63	
Estimat  002.003.002  Componen  Last In- Service  2011  Yearly Exp	ed Useful Life  23 2  t Details  Est Useful Life  13  penditures for	Repl Interval	Remain Useful Life	Next Repl. Year 2024	Field Meas.	EA pelow for this c	% Replaced Per Interval 100.0% omponent if occur	Client Responsibility 36.19% ring within the study	\$25,738.63	for Study Year
Estimat  002.003.002  Componen  Last In- Service  2011  Yearly Exp	ed Useful Life  23 2  t Details  Est Useful Life  13  penditures for	Repl Interval	Remain Useful Life	Next Repl. Year 2024 ear(s) and exister 2023 income	Field Meas. Quantity or Count 1 cpenditures are shown b	EA pelow for this clation factor (se	% Replaced Per Interval 100.0%  component if occur he last page of this	Client Responsibility 36.19% ring within the study	\$25,738.63 period.	for Study Year

02.003.002	24 20	011 Chev	y HHR 2.2	L			Administra	tion		
<u>Componen</u>	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2011	13	10	1	2024	1	EA	100.0%	36.19%	\$25,738.63	\$9,315.0
Yearly Exp	enditures fo	or this co	mponent Yo	ear(s) and ex	penditures are shown l	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf				•	
2024			\$9,668.0	4 20	)34	\$13	,213.79 2	044	\$16,7	781.33
2054			\$20,350.1	8						
On 8/27/20	23 By	Douglas	Greene, D	MA Reser	/es					
Estimate	ed Useful Lif	e was cha	inged from 1	0 to 13.						
02.003.002	25 20	012 Toyo	ta Tacoma	2.7L			Administra	tion		
<u>Componen</u>	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2012	15	15	4	2027	1	EA	100.0%	36.19%	\$38,000.00	\$13,752.0
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown l	below for this c	omponent if occur	ring within the study	/ period.	
					lude a compounded inf				•	
2027			\$15,177.1	2 20	)42	\$18	,617.20 2	057	\$22,0	054.63
02.003.002	26 20	012 Chev	y Express	1500 4.3	L		Administra	tion		
<u>Componen</u>	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
2012	15	15	4	2027	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.0
Yearly Exp	enditures fo	or this co	mponent v	aar(e) and ov	penditures are shown l	helow for this o	omponent if occur	ring within the study	, period	
					lude a compounded inf				, portou.	
2027			\$14,378.1	0 20	)42	\$17	,637.08 2	057	\$20.8	393.55
			Ţ. 1,0. O. I			Ψ'''	,		<del>+-0,0</del>	

002.003.002	27 20	014 Vanta	age Electri	С			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2014	15	15	6	2029	1	EA	100.0%	36.19%	\$38,000.00	\$13,752.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	cpenditures are shown b	pelow for this c	omponent if occur	ring within the study	y period.	
					lude a compounded inf					
2029			\$15,635.8	4 20	044	\$19	,076.11 2	059	\$22,5	13.53
002.003.002	28 20	)15 Ford	Transit 25	0 3.7L			Administra	tion		
Componen	t Details									
			<b>.</b>	Next Repl.	Field Meas.		% Replaced	Client	Unit On at	Replacement Cost for Study Year
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Year	Quantity or Count	Units	Per Interval	Responsibility	Unit Cost	ioi Otaay i oai
Service 2015 Yearly Exp	Life 15 penditures fo	Interval 15 or this cor	Useful Life 7 mponent ye	Year 2030 ear(s) and ex	Quantity or Count  1  xpenditures are shown be	EA pelow for this c	100.0%	36.19%	\$36,000.00	<u> </u>
Service 2015 Yearly Exp	Life 15 penditures fo	Interval 15 or this cor	Useful Life 7 mponent ye	Year 2030 ear(s) and exiter 2023 inc	Quantity or Count  1	EA pelow for this clation factor (se	100.0% omponent if occur se last page of this	36.19%	\$36,000.00 y period.	\$13,028.00 45.83
Service 2015  Yearly Exp Unless a Or	Life 15 penditures for ne-Time Expend	Interval 15 or this col	Useful Life 7 mponent year	Year 2030 ear(s) and exiter 2023 inc	Quantity or Count  1  spenditures are shown to clude a compounded info	EA pelow for this clation factor (se	100.0% omponent if occur se last page of this	36.19% ring within the study report).	\$36,000.00 y period.	\$13,028.00
Service 2015 Yearly Exp Unless a On 2030	Life 15 penditures for the Expenditure Exp	Interval 15 or this col	Useful Life 7 mponent very penditures a \$15,030.4	Year 2030 ear(s) and exiter 2023 inc	Quantity or Count  1  spenditures are shown to clude a compounded info	EA pelow for this clation factor (se	100.0%  component if occur ee last page of this ,288.70 2	36.19% ring within the study report).	\$36,000.00 y period.	\$13,028.00
Service 2015  Yearly Exp Unless a Or 2030  002.003.002	Life 15 penditures for the Expenditure Exp	Interval 15 or this col	Useful Life 7 mponent yexpenditures a \$15,030.4	Year 2030 ear(s) and exiter 2023 inc	Quantity or Count  1  spenditures are shown to clude a compounded info	EA pelow for this clation factor (se	100.0%  component if occur ee last page of this ,288.70 2	36.19% ring within the study report).	\$36,000.00 y period.	\$13,028.00
Service 2015  Yearly Exp Unless a Or 2030  002.003.002  Componen Last In-	Life 15 Denditures for the Expension 15 29 20 t Details Est Useful	Interval 15 Or this conditure, any e	Useful Life 7 mponent yexpenditures a \$15,030.4 ota Scion 2 Remain	Year 2030 ear(s) and exfter 2023 inc 3 20 .4L  Next Repl.	Quantity or Count  1  spenditures are shown to clude a compounded info 045  Field Meas.	EA  pelow for this clation factor (se	100.0%  component if occur te last page of this  ,288.70 2  Administra  % Replaced	36.19% ring within the study report). 060 tion	\$36,000.00 y period. \$21,5	\$13,028.00 45.83 Replacement Cost
Service 2015  Yearly Exp Unless a Or 2030  Componen Last In- Service 2009	Life 15  penditures for the Expenditure 29 20 20 20 20 20 20 20 20 20 20 20 20 20	Interval  15  or this conditure, any expenses  Repl Interval  10	Useful Life 7 mponent year expenditures a \$15,030.4 eta Scion 2  Remain Useful Life 0	Year 2030  ear(s) and exiter 2023 inc 3 20  .4L  Next Repl. Year 2023	Quantity or Count  1  Appenditures are shown to clude a compounded info  045  Field Meas.  Quantity or Count	EA  pelow for this clation factor (se  \$18  Units	100.0%  component if occur ee last page of this 288.70 2  Administra  % Replaced Per Interval  100.0%	36.19% ring within the study report). 060 tion Client Responsibility 36.19%	\$36,000.00 y period. \$21,5 Unit Cost \$25,738.63	\$13,028.00  45.83  Replacement Cost for Study Year
Service 2015  Yearly Exp Unless a Or 2030  Componen Last In- Service 2009  Yearly Exp	Life 15  penditures for the Expenditures 29 20 t Details Est Useful Life 14 penditures for the Expenditures for the Expenditure for the Expendi	Interval  15  or this conditure, any expenses  Repl Interval  10  or this conditure conditure.	Useful Life 7 mponent yestematic	Year 2030  ear(s) and exiter 2023 inc 3 20  .4L  Next Repl. Year 2023  ear(s) and exiter 2023	Quantity or Count  1  Appenditures are shown to clude a compounded info  045  Field Meas.  Quantity or Count	EA  pelow for this clation factor (se \$18  Units  EA  pelow for this c	100.0%  component if occur ee last page of this .288.70 2  Administra  % Replaced Per Interval 100.0%  component if occur	36.19% ring within the study report). 2060 tion Client Responsibility 36.19% ring within the study	\$36,000.00 y period. \$21,5 Unit Cost \$25,738.63	\$13,028.00  45.83  Replacement Cost for Study Year
Service 2015  Yearly Exp Unless a Or 2030  Componen Last In- Service 2009  Yearly Exp	Life 15  penditures for the Expenditures 29 20 t Details Est Useful Life 14 penditures for the Expenditures for the Expenditure for the Expendi	Interval  15  or this conditure, any expenses  Repl Interval  10  or this conditure conditure.	Useful Life 7 mponent yestematic	Year 2030  ear(s) and exiter 2023 inc  3 20  .4L  Next Repl. Year 2023  ear(s) and exiter 2023 inc	Quantity or Count  1  Appenditures are shown to clude a compounded info  045  Field Meas.  Quantity or Count  1  Appenditures are shown to count to	EA  pelow for this clation factor (se  ### Units  EA  pelow for this clation factor (se	100.0%  component if occur ee last page of this .288.70 2  Administra  % Replaced Per Interval 100.0%  component if occur ee last page of this	36.19% ring within the study report). 2060 tion Client Responsibility 36.19% ring within the study	\$36,000.00 y period. \$21,5 Unit Cost \$25,738.63	\$13,028.00  45.83  Replacement Cost for Study Year \$9,315.00

002.003.003	30 2	008 Dodo	ge Dakota :	3.7L			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	36.19%	\$38,000.00	\$13,752.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown I	pelow for this	component if occur	ring within the stud	y period.	
					lude a compounded inf					
2023			\$13,752.0	0 2	038	\$1 <sup>-</sup>	7,698.98 2	053	\$21,1	39.59
002.003.003	31 2	019 Ford	Transit 2.0	)L			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	11	2034	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown I	pelow for this	component if occur	ring within the stud	y period.	
					lude a compounded inf				•	
2034			\$15,897.8	1 2	049	\$19	9,157.86			
002.003.003	32 2	019 Ford	Transit 2.0	)L			Administra	tion		
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	11	2034	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Exp	enditures f	or this co	mponent Y	ear(s) and ex	penditures are shown l	pelow for this	component if occur	ring within the stud	y period.	
					lude a compounded inf				•	
2034			\$15,897.8	1 2	049	\$19	9,157.86			

002.003.003	33	2022 Ford	Transit 2.0	)L			Administration			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	15	15	14	2037	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

<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).

2037

\$16.550.40

2052

\$19,808.79

#### 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%	36.19%	\$55,000.00	\$19,905.00

<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).

2037

\$25,286.73

2052

\$30,265.13

**Total for 002.003 VEHICLES** 

\$484,293.00



002.004 PARKING LOTS

**Component Detail** 



**Component Detail** 

#### **Greenbelt Homes - Masonry Homes**

02.004.00		Mill and O Replacem		ement	s with F	Partial Total		Site-Wide			
Compone		коріцооні									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Re Year		eld Meas. ntity or Count	Units	% Replace Per Interva		Unit Cost	Replacement Cos for Study Year
2023	1	1	1	2024		71200	SY	10.0%	36.19%	\$21.00	\$54,111.0
Detail of o	components	s within the	e assembly	<u>.</u>							
1 Mill	and Overlay	Asphalt, Site	-Wide			1	SY	100.0%	100.00%	\$17.22	\$17.0
	ıd base repair					1	SY	25.0%	100.00%	\$16.52	\$4.0
Unless a C	ne-Time Expe	enditure, any	expenditures a	fter 2023	include a	compounded infla	tion factor (s	see last page of t			
2023	One-tim	е Ехр	\$27,150.0	0	2024	One-time Exp	\$2	7,150.00	2025	\$58,	105.01
2026			\$60,179.3	6	2027		\$6	2,249.53	2028	\$64,3	322.44
2029			\$66,393.6	2	2030		\$6	3,465.10	2031	\$70,5	539.59
2032			\$72,613.4	5	2033		\$7	4,682.93	2034	\$76,7	759.12
2035			\$78,831.6	2	2060		\$13	0,642.43	2061	\$132,7	719.64
2062			\$134,790.0	7							
Expend	litures in the	year(s) belo	ow have bee	n manua	lly remov	ved from the yea	rly expendi	tures.			
20	23	2024	2036		2037	2038	3	2039	2040	2041	2042
	43	2044	2045		2046	2047		2048	2049		2051
20	52	2053	2054		2055	2056	5	2057	2058	2059	
On 8/27/20			s Greene, D anged from								
•											
On 8/27/20 Last In		•	s Greene, D nged from 2								
On 8/27/20 Estima			s Greene, D anged from 3		serves						
On 8/27/20	)23 E	By Douglas	s Greene, D	MA Res	erves						

Replacement Interval was changed from 3 to 1.

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

One-Time Expense of \$75000 at 36.2% for 1 LS for Year 2023 was added.

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

One-Time Expense of \$75000 at 36.2% for 1 LS for Year 2024 was added.

**Total for 002.004 PARKING LOTS** 

\$54,111.00

		RAGES								
02.005.000	1 A	sphalt R	oll Roofing	g - Rental	Garage Roof		HICT6			
<u>Componen</u>	: 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	LS	100.0%	36.19%	\$1.07	\$2.0
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown I	elow for this	component if occur	ring within the study	period.	
					lude a compounded inf					
2042			\$3.5	1 20	062		\$5.11			
02.005.000	2 A	sphalt R	oll Roofinç	g - Rental	Garage Roof		НІСТ6			
Componen	<u>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 Cos for Study Year
1998	25	20	0	2023	5	LS	100.0%	36.19%	\$1.07	\$2.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown I	elow for this	component if occur	ring within the study	period.	
					lude a compounded inf					
2023			\$2.0	0 20	)43		\$3.59			
02.005.000	3 A	sphalt R	oll Roofing	g - Rental	Garage Roof		CRCT7			
Component	<u>Details</u>									
	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cos for Study Year
Last In- Service		20	13	2036	6	LS	100.0%	36.19%	\$1.07	\$2.0
	20	20		_000	•					
Service 2016					penditures are shown I	elow for this	component if occur	ring within the study	period.	
Service 2016 Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex					period.	

	14 1	enhalt D	all Roofing	ı - Rental	Garage Roof		EACT2			
02.005.000		ομιιαίι Κ	טוו ולטטוווונ	j - Kelilai	Garage Roof		EAGIZ			
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	11	LS	100.0%	36.19%	\$1.07	\$4.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown b	elow for this	component if occur	ring within the study	period.	
					lude a compounded inf					
2042			\$6.8	4 20	062		\$9.84			
02.005.000	)5 A	sphalt R	oll Roofing	g - Rental	Garage Roof		EACT3			
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	6	LS	100.0%	36.19%	\$1.07	\$2.00
					6 penditures are shown b				·	\$2.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex		elow for this	component if occur	ring within the study	·	\$2.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex fter 2023 inc	penditures are shown b	elow for this	component if occur	ring within the study	·	\$2.00
Yearly Exp Unless a Or	enditures for ne-Time Expen	or this co	mponent yexpenditures a	ear(s) and ex fter 2023 inc	penditures are shown blude a compounded infl	elow for this	component if occur	ring within the study	·	\$2.00
Yearly Exp Unless a Or 2037	enditures for ne-Time Expen	or this co	mponent yexpenditures a	ear(s) and ex fter 2023 inc	penditures are shown k lude a compounded infl 057	elow for this	component if occur see last page of this \$4.71	ring within the study	·	\$2.00
Yearly Exp Unless a Or 2037 002.005.000	enditures for ne-Time Expen	or this co	mponent y expenditures a \$3.1 oll Roofing	ear(s) and ex fter 2023 inc	penditures are shown k lude a compounded infl 057	elow for this	component if occur see last page of this \$4.71	ring within the study	·	\$2.00  Replacement Cost for Study Year
Yearly Exp Unless a Or 2037 02.005.000 Component Last In-	ne-Time Expended  06 A  t Details  Est Useful	or this conditure, any of sphalt R	mponent y expenditures a \$3.1  oll Roofing  Remain	ear(s) and exifter 2023 income 2023 income 2023 income 2025 income	spenditures are shown be lude a compounded influes are shown be lude a compounded influes are shown be lude a compounded influes are shown be lude as a compounded influes are shown be lude as a compounded influes are shown be larger than a compounded influence are shown be larger than a comp	pelow for this of ation factor (s	component if occur see last page of this \$4.71 EACT5	ring within the study report).  Client	/ period.	Replacement Cost for Study Year
Yearly Exp Unless a Or 2037 002.005.000 Component Last In- Service 2022	penditures for the Expension of the Expe	sphalt Repl	mponent yexpenditures a \$3.1  oll Roofing  Remain Useful Life	ear(s) and exifter 2023 income 1 2000 2000 2000 2000 2000 2000 2000 2	penditures are shown kelude a compounded influes  Garage Roof  Field Meas. Quantity or Count	Delow for this of ation factor (s	EACT5  Replaced Per Interval	ring within the study report).  Client Responsibility 36.19%	Unit Cost	Replacement Cost for Study Year
Yearly Exp Unless a Or  2037  02.005.000  Component Last In- Service 2022  Yearly Exp	ne-Time Expension  O6 A  t Details  Est Useful Life 20  enditures for	sphalt R Repl Interval 20 or this co	mponent y expenditures a \$3.1  oll Roofing  Remain Useful Life  19  mponent y	pear(s) and exifter 2023 income 2023 income 2042 pear(s) and exifted e	spenditures are shown be lude a compounded influence of the lude and compounded influence of the lude and compounded influence of the lude	Units LS  pelow for this of the second secon	EACT5  % Replaced Per Interval 100.0%	Client Responsibility 36.19%	Unit Cost	Replacement Cost

002.005.00	07 A	sphalt R	oll Roofing	g - Rental	Garage Roof		GACT1			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	18	2041	4	LS	100.0%	36.19%	\$1.07	\$2.00
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and ex	penditures are shown l	pelow for this	component if occur	ring within the study	y period.	
					lude a compounded inf				•	
2041			\$3.4	3 2	061		\$5.03			
002.005.00	08 A	sphalt R	oll Roofing	g - Rental	Garage Roof		GACT1			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	20	2	2025	6	LS	100.0%	36.19%	\$1.07	\$2.00
Yearly Ex	penditures f	or this co	mponent Y	ear(s) and e	penditures are shown l	pelow for this	component if occur	ring within the study	y period.	
Unless a O	ne-Time Expen	diture, any e	expenditures a	fter 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2025			\$2.1	5 2	045		\$3.75			
002.005.00	09 A	sphalt R	oll Roofing	g - Rental	Garage Roof		GACT2			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	20	2	2025	33	LS	100.0%	36.19%	\$1.07	\$13.00
Yearly Ex	penditures f	or this co	mponent y	ear(s) and ex	penditures are shown l	pelow for this	component if occur	ring within the stud	v period.	
					lude a compounded inf				, poou.	
2025			\$13.9	6 2	045		\$23.96			
				<del></del>						

002.005.00	10 A	sphalt R	oll Roofin	g - Rental	Garage Roof		NOCT2			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	5	LS	100.0%	36.19%	\$1.07	\$2.00
Yearly Exp	oenditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	y period.	
					lude a compounded in					
2037			\$3.1	1 2	057		\$4.71			
002.005.00	11 A	sphalt R	oll Roofing	g - Rental	Garage Roof		RICT11			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20	20	13	2036	15	LS	100.0%	36.19%	\$1.07	\$6.00
					penditures are shown				y period.	
Unless a O	ne-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	flation factor (s	ee last page of this	report).		
2036			\$8.9	08 2	056		\$13.58			
002.005.00	12 A	sphalt R	oll Roofin	g - Rental	Garage Roof		RICT13			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1999	25	20	1	2024	26	LS	100.0%	36.19%	\$1.07	\$10.00
Yearly Exp	oenditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	period.	
					lude a compounded in				•	
2024			\$10.3	88 2	044		\$17.96			

002.005.001	3 A	sphalt R	oll Roofin	g - 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	LS	100.0%	36.19%	\$1.07	\$14.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown l	pelow for this o	omponent if occur	ring within the study	y period.	
Unless a On	e-Time Expen	diture, any e	expenditures a	after 2023 inc	lude a compounded inf	lation factor (s	ee last page of this	report).		
2035			\$20.4	3 2	055		\$31.23			
002.005.001	4 A	sphalt R	oll Roofing	g - Rental	Garage Roof		RICT21			
Component	<u>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 Cos for Study Year
2016	20	20	13	2036	18	LS	100.0%	36.19%	\$1.07	\$7.00
					penditures are shown l				y period.	
	e-Time Expen	diture, any e	-		lude a compounded inf	lation factor (s		report).		
2036			\$10.4	9 2	056		\$15.89			
002.005.001	5 A	sphalt R	oll Roofin	g - 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	LS	100.0%	36.19%	\$1.07	\$7.00
Yearly Exp	enditures fo	or this co	mponent Y	ear(s) and ex	penditures are shown l	pelow for this o	omponent if occur	ring within the study	y period.	
									-	
	e-Time Expen	diture, any e	expenditures a	arter 2023 inc	lude a compounded inf	iation factor (S	ee last page of this	report).		

	_						510=00			
002.005.001	6 A	sphalt R	oll Roofing	ı - Rental	Garage Roof		RICT33			
Component	<u>t 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	20	20	19	2042	11	LS	100.0%	36.19%	\$1.07	\$4.00
Yearly Exp	enditures fo	or this co	mponent Ye	ear(s) and ex	penditures are shown b	pelow for this o	component if occur	ring within the study	period.	
					lude a compounded inf				<b>,</b>	
2042			\$6.8	4 2	062		\$9.84			
002.005.001	7 A	sphalt R	oll Roofing	ı - Rental	Garage Roof		RICT35			
Component	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	20	20	8	2031	16	LS	100.0%	36.19%	\$1.07	\$6.00
				fter 2023 inc	penditures are shown blude a compounded infl				period.	
002.005.001	8 A	sphalt R	oll Roofing	ı - Rental	Garage Roof		RICT39			
Component	t Details	_	_		_					
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1999	25	20	1	2024	11	LS	100.0%	36.19%	\$1.07	\$4.00
					penditures are shown blude a compounded inf				period.	

002.005.00°	19 A	sphalt R	oll Roofin	g - Rental	Garage Roof		RICT45			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	10	LS	100.0%	36.19%	\$1.07	\$4.00
Yearly Exp	oenditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	y period.	
					lude a compounded in				•	
2042			\$6.8	34 2	062		\$9.84			
002.005.00	20 A	sphalt R	oll Roofin	g - Rental	Garage Roof		RICT6			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	25	20	0	2023	11	LS	100.0%	36.19%	\$1.07	\$4.00
Yearly Exp	oenditures f	or this co	mponent Y	ear(s) and e	penditures are shown	below for this o	component if occur	ring within the study	y period.	
Unless a O	ne-Time Expen	diture, any e	expenditures	after 2023 inc	lude a compounded in	flation factor (s	ee last page of this	report).		
2023			\$4.0	00 2	043		\$6.99			
002.005.00	21 A	sphalt R	oll Roofin	g - Rental	Garage Roof		RICT9			
Componen	t Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035	12	LS	100.0%	36.19%	\$1.07	\$5.00
Yearly Exp	oenditures f	or this co	mponent Y	ear(s) and ex	penditures are shown	below for this o	component if occur	ring within the study	y period.	
					lude a compounded in				•	
2035			\$7.2	27 2	055		\$11.07			
							<u> </u>			

**Component Detail** 

#### **Greenbelt Homes - Masonry Homes**

002.005.0022	Asphalt R	oll Roofin	ing - Rental Garage Roof			WECT1			
Component Detail	<u>ls</u>								
Last In- Est Us Service Life		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	LS	100.0%	36.19%	\$1.07	\$1.00
2015 20 Yearly Expenditu				2 openditures are shown l				* -	

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

2055 2035 \$1.48 \$2.28

002.005.00	.005.0023 Overhead sectional door, metal, 8 x 7 residential Rental Garages - All									
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	239	EA	5.0%	36.19%	\$1,104.91	\$4,778.00

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	\$4,778.00	2024	\$4,959.09	2025	\$5,130.67
2026	\$5,313.83	2027	\$5,496.63	2028	\$5,679.67
2029	\$5,862.56	2030	\$6,045.47	2031	\$6,228.65
2032	\$6,411.77	2033	\$6,594.51	2034	\$6,777.84
2035	\$6,960.84	2036	\$7,143.91	2037	\$7,326.79
2038	\$7,509.96	2039	\$7,693.20	2040	\$7,876.30
2041	\$8,059.03	2042	\$8,241.97	2043	\$8,424.94
2044	\$8,607.76	2045	\$8,791.11	2046	\$8,973.97
2047	\$9,157.04	2048	\$9,340.18	2049	\$9,523.25
2050	\$9,706.10	2051	\$9,889.55	2052	\$10,072.51
2053	\$10,255.83	2054	\$10,438.38	2055	\$10,621.05
2056	\$10,803.73	2057	\$10,986.31	2058	\$11,169.78
2059	\$11,352.96	2060	\$11,535.74	2061	\$11,719.16
2062	\$11,901.98				

DMA Reserves, Inc. Project # 2304003

Total for 002.005 RENTAL GARAGES \$4,883.00

**Component Detail** 

#### 002.006 RETAINING WALLS

002.006.0001 Stone retaining wall	EA3D
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#### **Component Details**

**Component Detail** 

Last In- Service	Est Useful Life	Repl Interval	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%	36.19%	\$123.55	\$8,943.00

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 \$13,028.61

#### CMU retaining wall, parged CR60D-E 002.006.0002

#### **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%	36.19%	\$32.51	\$2,647.00

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 \$3,856.27

002.006.0003	Concrete Peteining Well oin growity well	HI13P
002.000.0003	Concrete Retaining Wall, cip. gravity wall	ппэг

#### **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	SF	100.0%	36.19%	\$72.07	\$26.00

02.006.00	004 P	lateau 2	Concrete	Retaining	g Wa	II and Stairs		PL2A-E to	G-M		
<u>Compone</u>	nt Details										
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year		ield Meas. Intity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	100	100	99	2122		1	LS	100.0%	36.20%	\$221,256.90	\$80,095.00
Documer	nted Costs we	ere used	for this con	nponent c	ost						
Year	Replacement	Cost	Repl %	Quant	Unit	Comment					
2022	\$201,	051.25	100.0%	1	LS	Lantham Const	ruction and Be	echt Eng.			
Detail of	components	within th	<u>ie assembly</u>	<u>:</u>							
1 Cor	ncrete Retaining	g Wall, cip.	gravity wall,	Site-Wide		300	SF	100.0%	100.00%	\$216.20	\$64,860.00
2 Cor	ncrete Retaining	g Wall, cip.	gravity wall,	Site-Wide		370	SF	100.0%	100.00%	\$216.20	\$79,994.00
3 Cor	ncrete Stair, Site	e-Wide				25	Riser	100.0%	100.00%	\$874.60	\$21,865.00
On 7/27/2	023 By	Dougla	s Greene, D	MA Rese	rves						
The 20	022 cost is the	total pro	ject cost. Th	ne 2023 co	st is t	he portion paid	in 2023.				
Total f	or 002.006	DETAIN	IING WAI	1 9							\$91,711.00
i Otal I	01 002.000	KLIAII	AIIAO WAL	.LJ							φσ1,111.0

#### 002.007 GENERAL INFRASTRUCTURE

**Component Detail** 

002.007.00	01	Sanitary p	iping PVC	pipe, 12	diameter, SDR 3	5, 7'd	Site-Wide			
Componer	nt Details									
Last In- Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	7000	LF	10.0%	36.19%	\$443.64	\$112,387.00

#### 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	\$112,387.00	2024	\$116,646.47	2025	\$120,682.44
2026	\$124,990.80	2027	\$129,290.48	2028	\$133,595.85
2029	\$137,897.64	2030	\$142,200.05	2031	\$146,508.71
2032	\$150,816.07	2033	\$155,114.33	2034	\$159,426.51
2035	\$163,731.03	2036	\$168,037.16	2037	\$172,338.91
2038	\$176,647.38	2039	\$180,957.58	2040	\$185,264.37
2041	\$189,562.50	2042	\$193,865.57	2043	\$198,169.39
2044	\$202,469.67	2045	\$206,782.27	2046	\$211,083.34
2047	\$215,389.44	2048	\$219,697.23	2049	\$224,003.30
2050	\$228,304.16	2051	\$232,619.11	2052	\$236,922.56
2053	\$241,234.55	2054	\$245,528.52	2055	\$249,825.27
2056	\$254,122.26	2057	\$258,416.93	2058	\$262,732.49
2059	\$267,041.30	2060	\$271,340.66	2061	\$275,654.98
2062	\$279,955.20	<del></del>			

**Component Detail** 

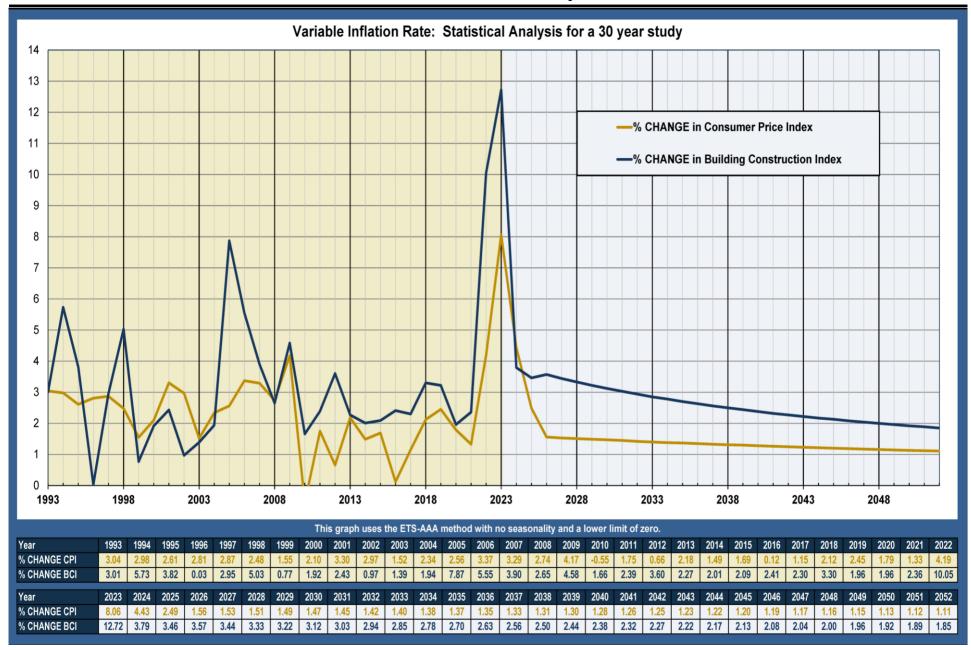
002.007.0002 Storm piping PVC pipe assorted sizes and depths							Site-Wide				
Component Details											
Last In- Service	Est Usefu Life	l Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	1	1	1	2024	250	LF	100.0%	36.19%	\$819.22	\$74,119.00	

2023	\$74,119.00	2024	\$76,928.11	2025	\$79,589.82
2026	\$82,431.18	2027	\$85,266.81	2028	\$88,106.19
2029	\$90,943.21	2030	\$93,780.64	2031	\$96,622.19
2032	\$99,462.88	2033	\$102,297.57	2034	\$105,141.44
2035	\$107,980.26	2036	\$110,820.14	2037	\$113,657.14
2038	\$116,498.57	2039	\$119,341.14	2040	\$122,181.46
2041	\$125,016.07	2042	\$127,853.93	2043	\$130,692.29
2044	\$133,528.31	2045	\$136,372.46	2046	\$139,209.01
2047	\$142,048.87	2048	\$144,889.85	2049	\$147,729.69
2050	\$150,566.10	2051	\$153,411.80	2052	\$156,249.92
2053	\$159,093.67	2054	\$161,925.54	2055	\$164,759.24
2056	\$167,593.10	2057	\$170,425.42	2058	\$173,271.52
2059	\$176,113.17	2060	\$178,948.59	2061	\$181,793.87
2062	\$184,629.85				

002.007.000	3 C	oncrete	sidewalk					Site-Wide				
Component	<u>Details</u>											
Last In- Service	Est Useful Life	Repl Interval	Remain N Useful Life	lext Repl Year		eld Meas. tity or Count	Units	% Replaced Per Interval		Unit Cost	•	scement Cost Study Year
2023	1	1	1	2024		10000	SF	100.0%	36.19%	\$1	5.09	\$54,611.00
Yearly Expe	enditures f	or this co	mponent Yea	ar(s) and e	expenditu	ıres are shown be	low for this co	mponent if occ	urring within the stu	dy period.		
						compounded inflat						
2023	One-time	Exp	\$19,910.00	2	2024	One-time Exp	\$19,	910.00	2025		\$58,641.91	
2026			\$60,735.43		2027		\$62,	824.73	2028		\$64,916.79	
2029			\$67,007.11		2030		\$69,	097.73	2031		\$71,191.39	
2032			\$73,284.42		2033		\$75,	373.03	2034		\$77,468.40	
Expendit	ures in the	year(s) belo	w have been	manually	/ remov	ed from the year	ly expenditu	ires.				
2023	3	2024	2035		2036	2037		2038	2039	2040	2041	
2042	2	2043	2044		2045	2046		2047	2048	2049	2050	
2051		2052	2053		2054	2055		2056	2057	2058	2059	
2060	0	2061	2062									
On 8/28/202 Compon			<b>Greene, DN</b> nged from 48									
On 8/28/202 Turnkey		,	Greene, DN nged from 1 t		rves							
On 8/28/202 One-Tim		•	at 36.2% for			023 was added						
On 8/28/202 One-Tim		•	at 36.2% for			024 was added						

**Total for 002.007 GENERAL INFRASTRUCTURE** 

\$241,117.00



DMA Reserves, Inc. Project # 2304003