

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
Table of Contents

Section		Page
001.001	HOUSE ROOFS	1
001.002	HOUSE EXTERIORS	12
001.003	HOUSE INTERIORS	15
002.001	ADMINISTRATION BUILDING	23
002.002	PLAYGROUNDS	29
002.003	VEHICLES	32
002.004	PARKING LOTS	47
002.005	RENTAL GARAGES	50
002.006	RETAINING WALLS	59
002.007	GENERAL INFRASTRUCTURE	61

Greenbelt Homes - Masonry Homes

001.001 HOUSE ROOFS

001.001.0001 Slate Shingle Roof, gutters Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	75	1	48	2071	76	EA	6.6%	100.00%	\$15,152.00	\$76,002.00

Detail of components within the assembly:

1	Shingled roof, slate shingles, Site-Wide				7	SQ	100.0%	100.00%	\$1,801.16	\$12,608.00
2	Replace Individual Sheathing, 1-3 Stories, Site-Wide				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Copper Downspout 4 Dia. 1 - 3 Stories, Site-Wide				40	LF	100.0%	100.00%	\$29.08	\$1,163.00
4	Copper Gutter 6 Dia. 1 - 3 Stories, Site-Wide				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.

Greenbelt Homes - Masonry Homes

001.001.0002	EPDM Flat Roof, roofing and gutters	Masonry Homes
--------------	-------------------------------------	---------------

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	62	EA	100.0%	100.00%	\$8,689.85	\$538,771.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$7,896.27	100.0%	62	EA	

Detail of components within the assembly:

Item	Description	Quantity	Unit	% Replaced	Client Responsibility	Unit Cost	Replacement Cost
1	Demo single-ply roof, Low Rise, Site-Wide	5.5	SQ	100.0%	100.00%	\$151.27	\$832.00
2	Single-ply roof 60-mil EPDM - fully adhered, Low Rise, Site-Wide	5.5	SQ	100.0%	100.00%	\$783.73	\$4,311.00
3	Aluminum gutter 6, 1-3 Stories, Site-Wide	66	LF	100.0%	100.00%	\$7.78	\$513.00
4	Aluminum downspout 3x4, 1-3 Stories, Site-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.

Greenbelt Homes - Masonry Homes

001.001.0003 Asphalt Shingle Roof, gutters WO3

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
2005	20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00

Detail of components within the assembly:

1	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories, Site-Wide				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Replace Individual Sheathing, 1-3 Stories, Masonry Homes				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Aluminum downspout 3x4, 1-3 Stories, Masonry Homes				40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Aluminum gutter 6, 1-3 Stories, Masonry Homes				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

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

Greenbelt Homes - Masonry Homes

001.001.0004 Asphalt Shingle Roof, gutters WO4

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
2004	20	25	1	2024	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00

Detail of components within the assembly:

1	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories, RICT9				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Replace Individual Sheathing, 1-3 Stories, RICT9				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Aluminum downspout 3x4, 1-3 Stories, RICT9				40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Aluminum gutter 6, 1-3 Stories, 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

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

Greenbelt Homes - Masonry Homes

001.001.0005 Asphalt Shingle Roof, gutters WO5

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
2005	20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00

Detail of components within the assembly:

1	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories, Site-Wide				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Replace Individual Sheathing, 1-3 Stories, Site-Wide				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Aluminum downspout 3x4, 1-3 Stories, Site-Wide				40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Aluminum gutter 6, 1-3 Stories, Site-Wide				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

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

Greenbelt Homes - Masonry Homes

001.001.0006 Asphalt Shingle Roof, gutters WO6

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	25	9	2032	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00

Detail of components within the assembly:

1	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories, SO10 A-D				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Replace Individual Sheathing, 1-3 Stories, SO10 A-D				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Aluminum downspout 3x4, 1-3 Stories, SO10 A-D				40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Aluminum gutter 6, 1-3 Stories, SO10 A-D				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).

2032	\$9,906.17	2057	\$16,973.82
------	------------	------	-------------

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

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

Greenbelt Homes - Masonry Homes

001.001.0007 Asphalt Shingle Roof, gutters WO7

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
2005	20	25	2	2025	1	LS	100.0%	100.00%	\$7,382.00	\$7,382.00

Detail of components within the assembly:

1	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories, SO10 J-M				15	SQ	100.0%	100.00%	\$426.71	\$6,401.00
2	Replace Individual Sheathing, 1-3 Stories, SO10 J-M				700	SF	10.0%	100.00%	\$7.52	\$526.00
3	Aluminum downspout 3x4, 1-3 Stories, SO10 J-M				40	LF	100.0%	100.00%	\$5.15	\$206.00
4	Aluminum gutter 6, 1-3 Stories, SO10 J-M				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

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

Greenbelt Homes - Masonry Homes

001.001.0008 Mineralized asphalt roll roofing Attached Garages

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
2004	20	1	1	2024	99	EA	5.0%	100.00%	\$799.00	\$3,955.00

Detail of components within the assembly:

1	Demo asphalt roll roofing, Site-Wide				2.5	SQ	100.0%	100.00%	\$37.78	\$94.00
2	Asphalt Roll Roofing, mineralized, 2-ply, Site-Wide				2.5	SQ	100.0%	100.00%	\$282.10	\$705.00

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	\$4,104.89	2025	\$4,246.92	2026	\$4,398.54
2027	\$4,549.85	2028	\$4,701.36	2029	\$4,852.74
2030	\$5,004.15	2031	\$5,155.78	2032	\$5,307.36
2033	\$5,458.62	2034	\$5,610.37	2035	\$5,761.85
2036	\$5,913.39	2037	\$6,064.77	2038	\$6,216.39
2039	\$6,368.07	2040	\$6,519.63	2041	\$6,670.89
2042	\$6,822.32	2043	\$6,973.78	2044	\$7,125.11
2045	\$7,276.87	2046	\$7,428.23	2047	\$7,579.77
2048	\$7,731.37	2049	\$7,882.90	2050	\$8,034.25
2051	\$8,186.10	2052	\$8,337.54	2053	\$8,489.28
2054	\$8,640.39	2055	\$8,791.60	2056	\$8,942.82
2057	\$9,093.95	2058	\$9,245.82	2059	\$9,397.45
2060	\$9,548.75	2061	\$9,700.58	2062	\$9,851.91

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

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

Greenbelt Homes - Masonry Homes

001.001.0009 Masonry Unit Porch Roofs - Garden Side Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	573	LS	4.0%	100.00%	\$1,852.00	\$42,448.00

Detail of components within the assembly:

1	Single-ply roof 60-mil EPDM - fully adhered, Low Rise, Masonry Homes	1	SQ	100.0%	100.00%	\$783.73	\$784.00
2	Aluminum gutter, Masonry Homes	26	LF	100.0%	100.00%	\$7.78	\$202.00
3	Aluminum downspout, Masonry Homes	8	LF	100.0%	100.00%	\$5.15	\$41.00
4	Copper Flashings, Masonry Homes	10	SF	100.0%	100.00%	\$37.46	\$375.00
5	Concrete Roof Slab Repairs, Masonry Homes	80	SF	5.0%	100.00%	\$112.45	\$450.00

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	\$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.

Greenbelt Homes - Masonry Homes

001.001.0010 Masonry Unit Porch Roofs - Service Side Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	573	LS	4.0%	100.00%	\$781.00	\$17,901.00

Detail of components within the assembly:

1	Single-ply roof 60-mil EPDM - fully adhered, Low Rise, Masonry Homes	0.25	SQ	100.0%	100.00%	\$783.73	\$196.00
2	Aluminum gutter 6, 1-3 Stories, Masonry Homes	14	LF	100.0%	100.00%	\$7.78	\$109.00
3	Aluminum downspout 3x4, 1-3 Stories, Masonry Homes	8	LF	100.0%	100.00%	\$5.15	\$41.00
4	Copper Flashings, Masonry Homes	8	SF	100.0%	100.00%	\$37.46	\$300.00
5	Concrete Roof Slab Repairs, Masonry Homes	24	SF	5.0%	100.00%	\$112.45	\$135.00

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	\$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.

Greenbelt Homes - Masonry Homes

Total for 001.001 HOUSE ROOFS

\$715,987.00

Greenbelt Homes - Masonry Homes

001.002 HOUSE EXTERIORS

001.002.0001 Solid-vinyl windows Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	579	EA	20.0%	100.00%	\$4,086.34	\$473,198.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$3,557.83	20.0%	579	EA	

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

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

2056	\$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.

Greenbelt Homes - Masonry Homes

001.002.0002		Entry Doors				Masonry Homes				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	579	EA	20.0%	100.00%	\$1,334.64	\$154,551.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2020	\$1,162.02	20.0%	579	EA						
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2056	\$349,460.74	2057	\$355,366.63	2058	\$361,301.25					
2059	\$367,226.59	2060	\$373,138.94							
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 entry doors replaced by GHI (HIP) 2016 - 2020.										

Greenbelt Homes - Masonry Homes

001.002.0003 Overhead sectional garage door Attached Garages

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	99	EA	10.0%	100.00%	\$1,104.91	\$10,939.00

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	\$10,939.00	2024	\$11,353.59	2027	\$12,584.27
2030	\$13,840.81	2033	\$15,097.80	2036	\$16,355.62
2039	\$17,613.21	2042	\$18,869.58	2045	\$20,126.80
2048	\$21,383.86	2051	\$22,641.59	2054	\$23,898.11
2057	\$25,152.58	2060	\$26,410.49		

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

2025	2026	2028	2029	2031	2032	2034	2035	2037
2038	2040	2041	2043	2044	2046	2047	2049	2050
2052	2053	2055	2056	2058	2059	2061	2062	

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

Annual allowance for replacement of garage doors as needed.

Total for 001.002 HOUSE EXTERIORS

\$638,688.00

Greenbelt Homes - Masonry Homes

001.003 HOUSE INTERIORS

Greenbelt Homes - Masonry Homes

001.003.0001 Plumbing Pipe Replacement and Restoration Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1935	98	1	10	2033	579	Homes	20.0%	100.00%	\$18,248.00	\$2,113,119.00
Detail of components within the assembly:										
1	Domestic Water Risers - Copper - Non Accessible, Masonry Homes				14	LF	100.0%	100.00%	\$207.86	\$2,910.00
2	Interior sanitary piping DWV PVC, schedule 40, Masonry Homes				18	LF	100.0%	100.00%	\$83.59	\$1,505.00
3	Water shut-off ball valve, Masonry Homes				2	EA	100.0%	100.00%	\$84.42	\$169.00
4	Selective Demolition and reframing - Wood Floors and Framing, Masonry Homes				8	SF	50.0%	100.00%	\$159.37	\$637.00
5	Kitchen sink, Masonry Homes				1	EA	50.0%	100.00%	\$1,018.26	\$509.00
6	Kitchen sink faucets/fittings, single control lever, with spray, Masonry Homes				1	EA	50.0%	100.00%	\$546.19	\$273.00
7	Kitchen base cabinets, plastic lam, allowance, Masonry Homes				12	LF	75.0%	100.00%	\$254.45	\$2,290.00
8	Kitchen wall cabinets, plastic lam, allowance, Masonry Homes				12	LF	75.0%	100.00%	\$254.45	\$2,290.00
9	Countertop, plastic laminate, standard, Masonry Homes				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 lavatory faucets/fittings, Masonry Homes				1	EA	50.0%	100.00%	\$330.63	\$165.00
12	Bathroom vanity, base, 2 door, Masonry Homes				1	EA	50.0%	100.00%	\$269.06	\$135.00
13	Tub - shower, built-in head, arm, by-pass, integral stops, handles, Masonry Homes				1	EA	100.0%	100.00%	\$829.63	\$830.00
14	Floor-mounted toilet, tank type, Masonry Homes				1	EA	50.0%	100.00%	\$877.37	\$439.00
15	New Drywall on existing framing, Masonry Homes				180	SF	100.0%	100.00%	\$1.37	\$247.00
16	Ceramic tile walls allowance, Masonry Homes				60	SF	100.0%	100.00%	\$17.29	\$1,037.00
17	Ceiling Access Panel Flush in Drywall, Masonry Homes				1	EA	100.0%	100.00%	\$231.95	\$232.00
18	Paint walls, smooth finish, Masonry Homes				120	SF	100.0%	100.00%	\$2.29	\$275.00
19	General Conditions - Construction, Masonry Homes				1	LS	100.0%	100.00%	\$3,000.00	\$3,000.00
20	Design and specification allowance, per home, Masonry Homes				1	UNIT	100.0%	100.00%	\$100.00	\$100.00
21	Hotel Stay during home repair, Masonry Homes				30	NIGHTS	100.0%	0.00%	\$25.00	\$0.00

Greenbelt Homes - Masonry Homes

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	\$2,916,485.20	2034	\$2,997,563.49	2035	\$3,078,497.70
2036	\$3,159,462.19	2037	\$3,240,344.42		

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

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%.

Greenbelt Homes - Masonry Homes

001.003.0002 Electric Systems Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1967	57	1	1	2024	579	Homes	6.7%	100.00%	\$2,781.00	\$107,336.00

Detail of components within the assembly:

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

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

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

2024	\$111,404.03	2025	\$115,258.61	2026	\$119,373.34
2027	\$123,479.78	2028	\$127,591.66	2029	\$131,700.11
2030	\$135,809.15	2031	\$139,924.17	2032	\$144,037.94
2033	\$148,143.02	2034	\$152,261.40	2035	\$156,372.46
2036	\$160,485.06	2037	\$164,593.48	2038	\$168,708.32

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

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

125 amp panels, as well as replacing all switches and outlets. In wet areas as determined by code, standard outlets would be replaced with GFI (ground-fault interrupter) outlets. In the 2017 study, this work was envisioned to occur from 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.

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

Replacement Percent was changed from 20% to 5%.

Greenbelt Homes - Masonry Homes

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%.

001.003.0003 Crawl Space Improvements Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	75	75	70	2093	579	LS	50.0%	100.00%	\$5,336.94	\$1,545,044.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	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.

Greenbelt Homes - Masonry Homes

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

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	\$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.

Greenbelt Homes - Masonry Homes

001.003.0005 Electric radiant heating, ceiling panel, 1250 watt Masonry Homes

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	1158	EA	4.0%	100.00%	\$292.00	\$13,525.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2023	\$292.00	4.0%	1158	EA	

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

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

2023	\$13,525.00	2024	\$14,037.60	2025	\$14,523.30
2026	\$15,041.78	2027	\$15,559.22	2028	\$16,077.34
2029	\$16,595.03	2030	\$17,112.79	2031	\$17,631.31
2032	\$18,149.67	2033	\$18,666.94	2034	\$19,185.88
2035	\$19,703.90	2036	\$20,222.11	2037	\$20,739.80
2038	\$21,258.30	2039	\$21,777.00	2040	\$22,295.29
2041	\$22,812.54	2042	\$23,330.38	2043	\$23,848.31
2044	\$24,365.82	2045	\$24,884.81	2046	\$25,402.41
2047	\$25,920.62	2048	\$26,439.03	2049	\$26,957.23
2050	\$27,474.81	2051	\$27,994.08	2052	\$28,511.97
2053	\$29,030.89	2054	\$29,547.64	2055	\$30,064.72
2056	\$30,581.83	2057	\$31,098.66	2058	\$31,618.01
2059	\$32,136.55	2060	\$32,653.95	2061	\$33,173.15
2062	\$33,690.65				

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

Annual allowance for ceiling heater replacement as needed.

Greenbelt Homes - Masonry Homes

001.003.0006		Electric baseboard heater				Masonry Homes				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	40	1	33	2056	579	LS	20.0%	100.00%	\$1,540.00	\$178,332.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2023	\$1,540.00	20.0%	579	LS						
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2056		\$403,232.83		2057		\$410,047.46		2058		\$416,895.25
2059		\$423,732.33		2060		\$430,554.42				
Expenditures in the year(s) below have been manually removed from the yearly expenditures.										
2061	2062									
On 7/14/2023 By Douglas Greene, DMA Reserves										
Typically 7 heaters per house @ current cost of \$220.00 per heater = \$1,540 per house. All baseboard heaters were replaced as part of HIP 2016 - 2020.										
Total for 001.003 HOUSE INTERIORS									\$4,086,551.00	

Greenbelt Homes - Masonry Homes

002.001 ADMINISTRATION BUILDING

002.001.0001 Membrane Roof - Warehouse Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	44	SQ	100.0%	36.19%	\$1,870.00	\$29,777.00

Detail of components within the assembly:

1	Demo single-ply roof, Mid Rise, Site-Wide					1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide					1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

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

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

2037	\$45,661.27	2057	\$68,467.68
------	-------------	------	-------------

002.001.0002 Membrane Roof - Administration Building Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	20	20	9	2032	110	SQ	100.0%	36.19%	\$1,870.00	\$74,443.00

Detail of components within the assembly:

1	Demo single-ply roof, Mid Rise, Masonry Homes					1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Masonry Homes					1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

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

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

2032	\$99,897.69	2052	\$156,933.00
------	-------------	------	--------------

Greenbelt Homes - Masonry Homes

002.001.0003		Membrane Roof - Team Leader Office					Administration				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2012	20	20	9	2032	18	SQ	100.0%	36.19%	\$1,870.00	\$12,182.00	
<u>Detail of components within the assembly:</u>											
1	Demo single-ply roof, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$302.57	\$303.00	
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2032			\$16,347.45			2052			\$25,680.82		

002.001.0004		Membrane Roof - Paint Room					Administration				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2012	20	20	9	2032	8	SQ	100.0%	36.19%	\$1,870.00	\$5,414.00	
<u>Detail of components within the assembly:</u>											
1	Demo single-ply roof, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$302.57	\$303.00	
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide				1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2032			\$7,265.24			2052			\$11,413.23		

Greenbelt Homes - Masonry Homes

002.001.0005 Membrane Roof - Carpentry Shop & Storage Room Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	18	2041	16	16	100.0%	36.19%	\$1,870.00	\$10,828.00

Detail of components within the assembly:

	Description	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1	Demo single-ply roof, Mid Rise, Site-Wide	1	SQ	100.0%	100.00%	\$302.57	\$303.00
2	Single-ply roof 60-mil EPDM - fully adhered, Mid Rise, Site-Wide	1	SQ	100.0%	100.00%	\$1,567.44	\$1,567.00

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

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

2041	\$18,263.54	2061	\$26,558.19
------	-------------	------	-------------

002.001.0006 Solid-vinyl double-hung window Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1983	40	40	0	2023	46	EA	100.0%	36.19%	\$806.81	\$13,431.00

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	\$13,431.00
------	-------------

Greenbelt Homes - Masonry Homes

002.001.0007 Rooftop Package Units - HVAC Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	18	18	15	2038	1	LS	100.0%	36.19%	\$219,424.00	\$79,410.00

Detail of components within the assembly:

		Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1	Rooftop Package Unit, 5 ton cooling, Administration	1	EA	100.0%	100.00%	\$27,421.54	\$27,422.00
2	Rooftop Package Unit, 6 ton cooling, Administration	4	EA	100.0%	100.00%	\$48,000.39	\$192,002.00

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

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

2038	\$124,814.87	2056	\$179,556.78
------	--------------	------	--------------

002.001.0008 Electric baseboard heater, 1000 watt, 4' long Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	25	25	19	2042	31	EA	100.0%	36.19%	\$256.22	\$2,875.00

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

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

2042	\$4,959.32
------	------------

002.001.0009 Commercial carpet, direct cement, nylon, 26 oz. Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	9	2032	820	SY	100.0%	36.19%	\$41.04	\$12,179.00

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

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

2032	\$16,343.41	2047	\$23,341.01	2062	\$30,337.78
------	-------------	------	-------------	------	-------------

Greenbelt Homes - Masonry Homes

002.001.0010 Security System Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	20	20	17	2040	1	LS	100.0%	36.20%	\$20,000.00	\$7,240.00

Documented Costs were used for this component cost

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

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

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

2040	\$11,934.78	2060	\$17,479.83
------	-------------	------	-------------

002.001.0011 Solar photovoltaic panel, roof - remove and reset Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	11	20	9	2032	338	EA	100.0%	36.19%	\$58.68	\$7,178.00

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	\$9,632.41	2052	\$15,131.91
------	------------	------	-------------

Greenbelt Homes - Masonry Homes

002.001.0012		Solar photovoltaic panel system - roofs					Administration				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2021	25	25	23	2046	338	EA	100.0%	36.19%	\$472.00	\$57,736.00	
Detail of components within the assembly:											
1	Solar photovoltaic panel - replace, Administration				1	EA	100.0%	100.00%	\$386.08	\$386.00	
2	Solar photovoltaic panel, roof framing system, Administration				1	EA	100.0%	100.00%	\$85.51	\$86.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2046		\$108,438.74									
002.001.0013		Solar photovoltaic panel system - ground					Administration				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2021	25	25	23	2046	76	EA	100.0%	36.19%	\$846.00	\$23,269.00	
Detail of components within the assembly:											
1	Solar photovoltaic panel - replace, Administration				1	EA	100.0%	100.00%	\$386.08	\$386.00	
2	Solar photovoltaic panel, GROUND framing system, Administration				1	EA	100.0%	100.00%	\$459.95	\$460.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2046		\$43,703.45									
Total for 002.001 ADMINISTRATION BUILDING										\$335,962.00	

Greenbelt Homes - Masonry Homes

002.002 PLAYGROUNDS

002.002.0001 Playground RE2

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	25	25	24	2047	1	LS	100.0%	36.19%	\$1.07	\$0.00

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	\$0.00
------	--------

002.002.0002 Playground LA2

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	25	15	2038	1	LS	100.0%	36.19%	\$1.07	\$0.00

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

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

2038	\$0.00
------	--------

002.002.0003 Playground PL4-6

Component Details

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

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

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

2027	\$0.00	2052	\$0.00
------	--------	------	--------

Greenbelt Homes - Masonry Homes

002.002.0004 Playground RI44

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1992	32	25	1	2024	1	LS	100.0%	36.19%	\$1.07	\$0.00

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	\$0.00	2049	\$0.00
------	--------	------	--------

002.002.0005 Playground RI38

Component Details

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

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

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

2027	\$0.00	2052	\$0.00
------	--------	------	--------

002.002.0006 Playground SO7

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	25	25	13	2036	1	LS	100.0%	36.19%	\$1.07	\$0.00

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).

2036	\$0.00	2061	\$0.00
------	--------	------	--------

Greenbelt Homes - Masonry Homes

002.002.0007		Playground				SO8				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1992	32	25	1	2024	1	LS	100.0%	36.19%	\$1.07	\$0.00
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			\$0.00		2049			\$0.00		
Total for 002.002 PLAYGROUNDS										\$0.00

Greenbelt Homes - Masonry Homes

002.003 VEHICLES

002.003.0001 1995 Ford E150 4.9L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1995	29	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,605.14	2039	\$16,985.18	2054	\$20,242.98
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 29.

002.003.0002 1993 Ford F150 4.9L Administration

Component Details

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

Greenbelt Homes - Masonry Homes

002.003.0003 1993 Ford F150 4.9L Administration

Component Details

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

002.003.0004 1993 Ford F150XL 4.9L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1993	30	15	0	2023	1	EA	100.0%	36.19%	\$48,000.00	\$17,371.00

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	\$17,371.00	2038	\$22,356.71	2053	\$26,702.79
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 30.

Greenbelt Homes - Masonry Homes

002.003.0005 1996 Ford F250XL 5.8L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$55,000.00	\$19,905.00

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	\$20,786.79	2039	\$25,951.02	2054	\$30,928.51
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 28.

002.003.0006 1995 Ford E150 4.9L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1995	29	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,605.14	2039	\$16,985.18	2054	\$20,242.98
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 29.

Greenbelt Homes - Masonry Homes

002.003.0007 1996 Ford E150 4.9L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,605.14	2039	\$16,985.18	2054	\$20,242.98
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 28.

002.003.0008 1996 Ford E150 4.9L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1996	28	15	1	2024	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,605.14	2039	\$16,985.18	2054	\$20,242.98
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 28.

Greenbelt Homes - Masonry Homes

002.003.0009 1997 Ford F350XL 7.5L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1997	27	15	1	2024	1	EA	100.0%	36.19%	\$90,000.00	\$32,571.00

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	\$34,013.90	2039	\$42,464.27	2054	\$50,609.04
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 26.

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

Estimated Useful Life was changed from 26 to 27.

002.003.0010 2001 Ford E150 4.2L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2001	24	15	2	2025	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,943.91	2040	\$17,202.59	2055	\$20,459.58
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 25.

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

Estimated Useful Life was changed from 25 to 24.

Greenbelt Homes - Masonry Homes

002.003.0011 2002 Toyota Tacoma 2.7L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	23	15	2	2025	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,943.91	2040	\$17,202.59	2055	\$20,459.58
------	-------------	------	-------------	------	-------------

On 8/27/2023 By Douglas Greene, DMA Reserves
 Estimated Useful Life was changed from 15 to 25.

On 8/27/2023 By Douglas Greene, DMA Reserves
 Estimated Useful Life was changed from 25 to 23.

002.003.0012 2002 Chevy Express 1500 4.3L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	23	15	2	2025	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,943.91	2040	\$17,202.59	2055	\$20,459.58
------	-------------	------	-------------	------	-------------

On 8/27/2023 By Douglas Greene, DMA Reserves
 Estimated Useful Life was changed from 15 to 23.

Greenbelt Homes - Masonry Homes

002.003.0013 2004 Chevy 2500HD 6.0L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	21	15	2	2025	1	EA	100.0%	36.19%	\$48,000.00	\$17,371.00

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	\$18,592.24	2040	\$22,937.24	2055	\$27,279.99
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 21.

002.003.0014 2002 Chevy Express 1500 4.3L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2002	23	15	2	2025	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,943.91	2040	\$17,202.59	2055	\$20,459.58
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 23.

Greenbelt Homes - Masonry Homes

002.003.0015 2006 Chevy 2500HD 6.0L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$55,000.00	\$19,905.00

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

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

2026	\$21,636.73	2041	\$26,614.36	2056	\$31,590.80
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 20.

002.003.0016 2007 Ford E150 4.6L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	19	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2026	\$14,161.43	2041	\$17,419.34	2056	\$20,676.45
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 19.

Greenbelt Homes - Masonry Homes

002.003.0017 2007 Ford E150 4.6L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	19	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2026	\$14,161.43	2041	\$17,419.34	2056	\$20,676.45
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 19.

002.003.0018 2006 Chevy Colorado 2.8L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2026	\$14,161.43	2041	\$17,419.34	2056	\$20,676.45
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 20.

Greenbelt Homes - Masonry Homes

002.003.0019 2006 Toyota Tacoma 2.7L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	20	15	3	2026	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2026	\$14,161.43	2041	\$17,419.34	2056	\$20,676.45
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 20.

002.003.0020 2008 GMC Savana 4.3L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,028.00	2038	\$16,767.21	2053	\$20,026.69
------	-------------	------	-------------	------	-------------

002.003.0021 2008 Ford E150 4.6L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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	\$13,028.00	2038	\$16,767.21	2053	\$20,026.69
------	-------------	------	-------------	------	-------------

Greenbelt Homes - Masonry Homes

002.003.0022 2007 Ford E150 4.6L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	15	4	2027	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2027	\$14,378.10	2042	\$17,637.08	2057	\$20,893.55
------	-------------	------	-------------	------	-------------

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

Estimated Useful Life was changed from 15 to 20.

002.003.0023 2011 Chevy HHR 2.2L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	13	10	1	2024	1	EA	100.0%	36.19%	\$25,738.63	\$9,315.00

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	\$9,668.04	2034	\$13,213.79	2044	\$16,781.33
2054	\$20,350.18				

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

Estimated Useful Life was changed from 10 to 13.

Greenbelt Homes - Masonry Homes

002.003.0024 2011 Chevy HHR 2.2L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	13	10	1	2024	1	EA	100.0%	36.19%	\$25,738.63	\$9,315.00

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	\$9,668.04	2034	\$13,213.79	2044	\$16,781.33
2054	\$20,350.18				

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

Estimated Useful Life was changed from 10 to 13.

002.003.0025 2012 Toyota Tacoma 2.7L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	15	15	4	2027	1	EA	100.0%	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).

2027	\$15,177.12	2042	\$18,617.20	2057	\$22,054.63
------	-------------	------	-------------	------	-------------

002.003.0026 2012 Chevy Express 1500 4.3L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2012	15	15	4	2027	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2027	\$14,378.10	2042	\$17,637.08	2057	\$20,893.55
------	-------------	------	-------------	------	-------------

Greenbelt Homes - Masonry Homes

002.003.0027 2014 Vantage Electric Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2014	15	15	6	2029	1	EA	100.0%	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).

2029	\$15,635.84	2044	\$19,076.11	2059	\$22,513.53
------	-------------	------	-------------	------	-------------

002.003.0028 2015 Ford Transit 250 3.7L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	15	15	7	2030	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2030	\$15,030.43	2045	\$18,288.70	2060	\$21,545.83
------	-------------	------	-------------	------	-------------

002.003.0029 2009 Toyota Scion 2.4L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	14	10	0	2023	1	EA	100.0%	36.19%	\$25,738.63	\$9,315.00

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	\$9,315.00	2033	\$12,856.38	2043	\$16,424.91
2053	\$19,994.28				

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

Estimated Useful Life was changed from 10 to 14.

Greenbelt Homes - Masonry Homes

002.003.0030 2008 Dodge Dakota 3.7L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	15	15	0	2023	1	EA	100.0%	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
------	-------------	------	-------------	------	-------------

002.003.0031 2019 Ford Transit 2.0L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	11	2034	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2034	\$15,897.81	2049	\$19,157.86
------	-------------	------	-------------

002.003.0032 2019 Ford Transit 2.0L Administration

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	15	15	11	2034	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00

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

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

2034	\$15,897.81	2049	\$19,157.86
------	-------------	------	-------------

Greenbelt Homes - Masonry Homes

002.003.0033		2022 Ford Transit 2.0L					Administration			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	15	15	14	2037	1	EA	100.0%	36.19%	\$36,000.00	\$13,028.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2037			\$16,550.40		2052			\$19,808.79		
002.003.0034		2022 Ford F250STX 6.2L					Administration			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	15	15	14	2037	1	EA	100.0%	36.19%	\$55,000.00	\$19,905.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2037			\$25,286.73		2052			\$30,265.13		
Total for 002.003 VEHICLES									\$484,293.00	

Greenbelt Homes - Masonry Homes

002.004 PARKING LOTS

Greenbelt Homes - Masonry Homes

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

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	71200	SY	10.0%	36.19%	\$21.00	\$54,111.00

Detail of components within the assembly:

1	Mill and Overlay Asphalt, Site-Wide	1	SY	100.0%	100.00%	\$17.22	\$17.00
2	Road base repair, Site-Wide	1	SY	25.0%	100.00%	\$16.52	\$4.00

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

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

2023	One-time Exp	\$27,150.00	2024	One-time Exp	\$27,150.00	2025	\$58,105.01
2026		\$60,179.36	2027		\$62,249.53	2028	\$64,322.44
2029		\$66,393.62	2030		\$68,465.10	2031	\$70,539.59
2032		\$72,613.45	2033		\$74,682.93	2034	\$76,759.12
2035		\$78,831.62	2060		\$130,642.43	2061	\$132,719.64
2062		\$134,790.07					

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

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

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

Replacement Percent was changed from 0% to 10%.

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

Last In-Service Year was changed from 2021 to 2023.

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

Estimated Useful Life was changed from 3 to 1.

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

Replacement Interval was changed from 3 to 1.

Greenbelt Homes - Masonry Homes

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

Greenbelt Homes - Masonry Homes

002.005 RENTAL GARAGES

002.005.0001 Asphalt Roll Roofing - Rental Garage Roof HICT6

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	5	LS	100.0%	36.19%	\$1.07	\$2.00

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

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

2042	\$3.51	2062	\$5.11
------	--------	------	--------

002.005.0002 Asphalt Roll Roofing - Rental Garage Roof HICT6

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	25	20	0	2023	5	LS	100.0%	36.19%	\$1.07	\$2.00

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	\$2.00	2043	\$3.59
------	--------	------	--------

002.005.0003 Asphalt Roll Roofing - Rental Garage Roof CRCT7

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20	20	13	2036	6	LS	100.0%	36.19%	\$1.07	\$2.00

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).

2036	\$3.03	2056	\$4.63
------	--------	------	--------

Greenbelt Homes - Masonry Homes

002.005.0004 Asphalt Roll Roofing - Rental Garage Roof EACT2

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	11	LS	100.0%	36.19%	\$1.07	\$4.00

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

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

2042	\$6.84	2062	\$9.84
------	--------	------	--------

002.005.0005 Asphalt Roll Roofing - Rental Garage Roof EACT3

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	6	LS	100.0%	36.19%	\$1.07	\$2.00

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

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

2037	\$3.11	2057	\$4.71
------	--------	------	--------

002.005.0006 Asphalt Roll Roofing - Rental Garage Roof EACT5

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	6	LS	100.0%	36.19%	\$1.07	\$2.00

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

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

2042	\$3.51	2062	\$5.11
------	--------	------	--------

Greenbelt Homes - Masonry Homes

002.005.0007 Asphalt Roll Roofing - Rental Garage Roof GACT1

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	18	2041	4	LS	100.0%	36.19%	\$1.07	\$2.00

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

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

2041	\$3.43	2061	\$5.03
------	--------	------	--------

002.005.0008 Asphalt Roll Roofing - Rental Garage Roof GACT1

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	20	2	2025	6	LS	100.0%	36.19%	\$1.07	\$2.00

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	\$2.15	2045	\$3.75
------	--------	------	--------

002.005.0009 Asphalt Roll Roofing - Rental Garage Roof GACT2

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	20	2	2025	33	LS	100.0%	36.19%	\$1.07	\$13.00

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	\$13.96	2045	\$23.96
------	---------	------	---------

Greenbelt Homes - Masonry Homes

002.005.0010 Asphalt Roll Roofing - Rental Garage Roof NOCT2

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	5	LS	100.0%	36.19%	\$1.07	\$2.00

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

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

2037	\$3.11	2057	\$4.71
------	--------	------	--------

002.005.0011 Asphalt Roll Roofing - Rental Garage Roof RICT11

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20	20	13	2036	15	LS	100.0%	36.19%	\$1.07	\$6.00

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).

2036	\$8.98	2056	\$13.58
------	--------	------	---------

002.005.0012 Asphalt Roll Roofing - Rental Garage Roof RICT13

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1999	25	20	1	2024	26	LS	100.0%	36.19%	\$1.07	\$10.00

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	\$10.38	2044	\$17.96
------	---------	------	---------

Greenbelt Homes - Masonry Homes

002.005.0013 Asphalt Roll Roofing - Rental Garage Roof RICT17

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035	37	LS	100.0%	36.19%	\$1.07	\$14.00

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	\$20.43	2055	\$31.23
------	---------	------	---------

002.005.0014 Asphalt Roll Roofing - Rental Garage Roof RICT21

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2016	20	20	13	2036	18	LS	100.0%	36.19%	\$1.07	\$7.00

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).

2036	\$10.49	2056	\$15.89
------	---------	------	---------

002.005.0015 Asphalt Roll Roofing - Rental Garage Roof RICT23

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	20	20	14	2037	18	LS	100.0%	36.19%	\$1.07	\$7.00

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

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

2037	\$10.76	2057	\$16.16
------	---------	------	---------

Greenbelt Homes - Masonry Homes

002.005.0016 Asphalt Roll Roofing - Rental Garage Roof RICT33

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	11	LS	100.0%	36.19%	\$1.07	\$4.00

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

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

2042	\$6.84	2062	\$9.84
------	--------	------	--------

002.005.0017 Asphalt Roll Roofing - Rental Garage Roof RICT35

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2011	20	20	8	2031	16	LS	100.0%	36.19%	\$1.07	\$6.00

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).

2031	\$7.83	2051	\$12.43
------	--------	------	---------

002.005.0018 Asphalt Roll Roofing - Rental Garage Roof RICT39

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1999	25	20	1	2024	11	LS	100.0%	36.19%	\$1.07	\$4.00

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

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

2024	\$4.15	2044	\$7.14
------	--------	------	--------

Greenbelt Homes - Masonry Homes

002.005.0019 Asphalt Roll Roofing - Rental Garage Roof RICT45

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	20	20	19	2042	10	LS	100.0%	36.19%	\$1.07	\$4.00

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

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

2042	\$6.84	2062	\$9.84
------	--------	------	--------

002.005.0020 Asphalt Roll Roofing - Rental Garage Roof RICT6

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1998	25	20	0	2023	11	LS	100.0%	36.19%	\$1.07	\$4.00

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

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

2023	\$4.00	2043	\$6.99
------	--------	------	--------

002.005.0021 Asphalt Roll Roofing - Rental Garage Roof RICT9

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035	12	LS	100.0%	36.19%	\$1.07	\$5.00

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	\$7.27	2055	\$11.07
------	--------	------	---------

Greenbelt Homes - Masonry Homes

002.005.0022 Asphalt Roll Roofing - Rental Garage Roof WECT1

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	20	20	12	2035	2	LS	100.0%	36.19%	\$1.07	\$1.00

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	\$1.48	2055	\$2.28
------	--------	------	--------

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

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	239	EA	5.0%	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				

Greenbelt Homes - Masonry Homes

Total for 002.005 RENTAL GARAGES

\$4,883.00

Greenbelt Homes - Masonry Homes

002.006 RETAINING WALLS

002.006.0001 Stone retaining wall EA3D

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1935	100	100	12	2035	200	SF	100.0%	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
------	-------------

002.006.0002 CMU retaining wall, parged CR60D-E

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1935	100	75	12	2035	225	SF	100.0%	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 Retaining Wall, cip. gravity wall HI13P

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	75	75	60	2083	1	SF	100.0%	36.19%	\$72.07	\$26.00

Greenbelt Homes - Masonry Homes

002.006.0004		Plateau 2 Concrete Retaining Wall and Stairs				PL2A-E to G-M				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	100	100	99	2122	1	LS	100.0%	36.20%	\$221,256.90	\$80,095.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2022	\$201,051.25	100.0%	1	LS	Lantham Construction and Becht Eng.					
<u>Detail of components within the assembly:</u>										
1	Concrete Retaining Wall, cip. gravity wall, Site-Wide				300	SF	100.0%	100.00%	\$216.20	\$64,860.00
2	Concrete Retaining Wall, cip. gravity wall, Site-Wide				370	SF	100.0%	100.00%	\$216.20	\$79,994.00
3	Concrete Stair, Site-Wide				25	Riser	100.0%	100.00%	\$874.60	\$21,865.00
On 7/27/2023 By Douglas Greene, DMA Reserves										
The 2022 cost is the total project cost. The 2023 cost is the portion paid in 2023.										
Total for 002.006 RETAINING WALLS									\$91,711.00	

Greenbelt Homes - Masonry Homes

002.007 GENERAL INFRASTRUCTURE

002.007.0001 Sanitary piping PVC pipe, 12 diameter, SDR 35, 7'd Site-Wide

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	7000	LF	10.0%	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				

Greenbelt Homes - Masonry Homes

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

Component Details

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	250	LF	100.0%	36.19%	\$819.22	\$74,119.00

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	\$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				

Greenbelt Homes - Masonry Homes

002.007.0003		Concrete sidewalk				Site-Wide				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	1	1	1	2024	10000	SF	100.0%	36.19%	\$15.09	\$54,611.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).										
2023	One-time Exp	\$19,910.00	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		
Expenditures in the year(s) below have been manually removed from the yearly expenditures.										
2023	2024	2035	2036	2037	2038	2039	2040	2041		
2042	2043	2044	2045	2046	2047	2048	2049	2050		
2051	2052	2053	2054	2055	2056	2057	2058	2059		
2060	2061	2062								
On 8/28/2023 By Douglas Greene, DMA Reserves Component Quantity was changed from 4800 to 10000.										
On 8/28/2023 By Douglas Greene, DMA Reserves Turnkey Adjustment was changed from 1 to 1.2.										
On 8/28/2023 By Douglas Greene, DMA Reserves One-Time Expense of \$55000 at 36.2% for 1 LS for Year 2023 was added.										
On 8/28/2023 By Douglas Greene, DMA Reserves One-Time Expense of \$55000 at 36.2% for 1 LS for Year 2024 was added.										
Total for 002.007 GENERAL INFRASTRUCTURE									\$241,117.00	

Greenbelt Homes - Masonry Homes

