

RESERVE EXPENDITURES

The Meadows at Dahlgren
Homeowners' Association, Inc.
Dahlgren, Virginia

Explanatory Notes:

- 1) **2.8%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2020** is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
4.020	87,700	17,540	Square Yards	Asphalt Pavement, Tar and Chip, Phased	2021	3 to 5	1 to 5	3.00	52,620	263,100	45.5%	54,093	55,608	57,165	58,766	60,411	62,103	63,841	65,629	67,467	69,356	71,298	73,294	75,346	77,456	79,625	
4.040	87,700	10,963	Square Yards	Asphalt Pavement, Overlay, Phased (Incl. 15% Total Replacement)	2021	to 25	1 to 22	14.00	153,475	1,227,800	43.1%	157,772			171,400			186,204			202,287			219,760			
4.092	1	1	Each	Bridge, Wood	2043	to 25	23	4,300.00	4,300	4,300	0.1%																
4.094	1,233	247	Linear Feet	Culverts, Corrugated Metal, Medium to High Priority, Phased	2021	35 to 55	1 to 22	150.00	36,990	184,950	3.7%	38,026	39,090	40,185	41,310	42,467											
4.095	214	43	Linear Feet	Culverts, Corrugated Metal, Low Priority, Phased	2028	35 to 55	8 to 28	150.00	6,420	32,100	1.0%								8,007					9,193			
4.096	145	145	Linear Feet	Culverts, High Density Polyethylene, Medium and High Priority	2022	35 to 55	2	150.00	21,750	21,750	0.4%		22,985														
4.097	642	128	Linear Feet	Culverts, High Density Polyethylene, Low Priority, Phased	2028	35 to 55	8 to 28	150.00	19,260	96,300	2.9%								24,022					27,578			
4.098	184	92	Linear Feet	Culverts, Reinforced Concrete, Low Priority, Phased	2043	to 55	23 to 28	200.00	18,400	36,800	1.4%																
4.355	180	180	Square Feet	Dock and Pilings, Wood (2020 Planned Repairs)	2025	to 25	5	70.00	12,600	12,600	0.8%						14,466										
4.360	1	1	Each	Pavilion	2023	to 25	3	6,500.00	6,500	6,500	0.4%			7,061													
4.760	1	1	Allowance	Retaining Wall and Steps, Timber	2023	to 25	3	4,566.00	4,566	4,566	0.3%			4,960													
4.800	1	1	Allowance	Signage, Entrance Monuments, Renovation	2025	15 to 20	5	4,000.00	4,000	4,000	0.2%						4,592										
4.820	2	1	Allowance	Site Furniture, Phased	2036	15 to 25	16 to 19	2,900.00	2,900	5,800	0.2%																
Anticipated Expenditures, By Year (\$5,470,856 over 30 years)												0	249,891	117,683	109,371	271,476	121,936	62,103	250,045	97,658	67,467	271,643	71,298	73,294	331,877	77,456	79,625

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Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																
4.020	87,700	17,540	Square Yards	Asphalt Pavement, Tar and Chip, Phased	2021	3 to 5	1 to 5	3.00	52,620	263,100	45.5%	81,854	84,146	86,502	88,924	91,414	93,974	96,605	99,310	102,091	104,949	107,888	110,909	114,014	117,206	120,488
4.040	87,700	10,963	Square Yards	Asphalt Pavement, Overlay, Phased (Incl. 15% Total Replacement)	2021	to 25	1 to 22	14.00	153,475	1,227,800	43.1%	238,741			259,362			281,764			306,102				332,541	
4.092	1	1	Each	Bridge, Wood	2043	to 25	23	4,300.00	4,300	4,300	0.1%								8,115							
4.094	1,233	247	Linear Feet	Culverts, Corrugated Metal, Medium to High Priority, Phased	2021	35 to 55	1 to 22	150.00	36,990	184,950	3.7%															
4.095	214	43	Linear Feet	Culverts, Corrugated Metal, Low Priority, Phased	2028	35 to 55	8 to 28	150.00	6,420	32,100	1.0%			10,554					12,116						13,910	
4.096	145	145	Linear Feet	Culverts, High Density Polyethylene, Medium and High Priority	2022	35 to 55	2	150.00	21,750	21,750	0.4%															
4.097	642	128	Linear Feet	Culverts, High Density Polyethylene, Low Priority, Phased	2028	35 to 55	8 to 28	150.00	19,260	96,300	2.9%			31,662					36,349						41,731	
4.098	184	92	Linear Feet	Culverts, Reinforced Concrete, Low Priority, Phased	2043	to 55	23 to 28	200.00	18,400	36,800	1.4%								34,726						39,868	
4.355	180	180	Square Feet	Dock and Pilings, Wood (2020 Planned Repairs)	2025	to 25	5	70.00	12,600	12,600	0.8%															28,851
4.360	1	1	Each	Pavilion	2023	to 25	3	6,500.00	6,500	6,500	0.4%														14,084	
4.760	1	1	Allowance	Retaining Wall and Steps, Timber	2023	to 25	3	4,566.00	4,566	4,566	0.3%														9,893	
4.800	1	1	Allowance	Signage, Entrance Monuments, Renovation	2025	15 to 20	5	4,000.00	4,000	4,000	0.2%										7,978					
4.820	2	1	Allowance	Site Furniture, Phased	2036	15 to 25	16 to 19	2,900.00	2,900	5,800	0.2%	4,511			4,901											
Anticipated Expenditures, By Year (\$5,470,856 over 30 years)												325,106	84,146	128,718	353,187	91,414	93,974	378,369	190,616	102,091	419,029	107,888	110,909	566,041	117,206	149,339