

## RESERVE COMPONENTS

## HAMPTON COURT HOA

Reserve Components	Inflation Rate %	Fiscal Year End Dec 31	Current		Forecast		Unit	Description	
			Repair %	Replace %	Repair	Total			
			Cost	Life	Life	Quantity	Unit	Cost	
<b>BUILDING EXTERIORS</b>									
1- Exterior Paint, Stucco			13596	10	8	14320	sq ft	0.95	Full exterior painting every 10 years
2- Exterior Paint, Trim, Stair & Balcony Rail			7622	5	3	1	budget	7622.00	Full painting of wooden trims & balcony railings every 5 years
3- Exterior, Stucco & Trim Repair			2060	10	8	1	budget	2060.00	Stucco & Trim repair every 10 years
4- Carport, Trim Paint & Repair			1391	10	8	900	ft	1.55	Repair & paint of corrugated metal roof & wood trim every 10 years
<b>FENCING &amp; WALLS</b>									
5- Iron Gate, Painting & Repair			660	10	8	1	each	660.00	Minor welding repair & paint every 10 years
<b>Townhouses</b>									
6- Wood Patio Fencing & Retaining Wall			7781	20	18	237	ft	32.83	Wooden patio fencing & arbor repair/replacement every 20 years
<b>Condominiums</b>									
7- Patio-Fence, Fences, Trellis & Arbor			17324	20	18	624	ft	27.76	Wooden fencing, trellis & arbor replacement every 20 years
<b>LANDSCAPING</b>									
8- Backflow Device			515	20	18	1	each	515.00	Backflow replacement every 20 years
9- Irrigation Timer			824	15	13	1	each	824.00	Irrigation timer replacement every 15 years
10- Irrigation Valves			1545	5	3	5	each	309.00	Irrigation valves replacement every 5 years
<b>LIGHTING</b>									
11- Porch Lights, Exterior			8806	25	23	38	each	231.74	Wall mounted fixtures at each unit, replacement every 25 years
12- Pole Lights, Replacement			6695	30	5	13	each	515.00	Common area lighting replacement every 30 years
13- Lighting Repair		7	1085	5	3	1	budget	1085.00	Common area lighting repair every 5 years
<b>PAVED SURFACES</b>									
14- Asphalt Sealcoat, Stripping & Repair			3764	5	3	9136	sq ft	0.41	Sealcoat, minor repairs & stripping every 5 years
15- Concrete Stairs, Curbs & Walkway			1030	20	18	200	sq ft	5.15	Concrete sidewalk grinding & concrete repair every 20 years
<b>ROOFING</b>									
16- Composition Shingles			22323	17	12	11590	sq ft	1.93	Roof replacement & repair every 17 years
17- Gutters & Downspouts			4635	25	23	710	ft	6.53	Gutter & Downspout replacement & repair every 25 years
<b>OTHERS</b>									
18- Mailbox Clusters			454	20	18	1	each	454.00	Mailbox cluster replacement every 20 years
19- Unplanned Project Fund		5	403	1	1	1	budget	402.90	5% of Annual liability for unplanned or emergency projects