



ENGINEERING & CONSULTING

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Full Reserve Study

The Holcomb Estate Owners Association Inc.



Indianapolis, Indiana

October 11, 2022

Reference Number: 190023



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Reserve Component List	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	\$ Included	Number of Phases	Cost per Phase	Flexibility
2022-23 Reserve Expenses (landscape)	-	2022	N/A	N/A	N/A	\$8,000	100%	\$8,000	1	\$8,000	firm
Exterior Building Components											
Chimney Chase Covers	2.221	2045	N/A	25	23	\$33,500	100%	\$33,500	2	\$16,750	deferrable
Decks - Wood (!)	2.271	2025	original	30	3	\$600,000	100%	\$600,000	2	\$300,000	deferrable
Gutters and Downspouts (!)	2.361	2036	2006	30	14	\$128,700	100%	\$128,700	1	\$128,700	deferrable
Lighting - Building Exterior (!)	2.381	2034	N/A	25	12	\$27,500	100%	\$27,500	1	\$27,500	deferrable
Painting - EIFS and Trim (!)	2.431	2030	2020	10	8	\$340,000	100%	\$340,000	2	\$170,000	firm
Roofs - Asphalt Shingles (insurance deductible)	-	2023	2006	N/A	1	\$460,000	100%	\$460,000	1	\$460,000	firm
Roofs - Asphalt Shingles (subsequent)	2.441	2048	2023	25	26	\$923,000	100%	\$923,000	2	\$461,500	firm
Roofs - Metal Panels	2.451	2034	original	50	12	\$228,000	100%	\$228,000	1	\$228,000	firm
Windows and Doors - Guard House	2.981	2027	original	40	5	\$5,400	100%	\$5,400	1	\$5,400	deferrable
Site Components											
Bridges - Wood	6.007	2023	original	30	1	\$70,200	100%	\$70,200	1	\$70,200	discretionary
Concrete Gutters (20% with repaving streets)	6.121	2024	original	25	2	\$207,000	20%	\$41,400	1	\$41,400	deferrable
Concrete Driveways (2% every 5 years)	6.141	2026	2021	5	4	\$360,000	2%	\$7,200	1	\$7,200	deferrable
Concrete Sidewalks and Steps (5% every 5 years)	6.181	2026	2021	5	4	\$104,000	5%	\$5,200	1	\$5,200	deferrable
Concrete Stoops (3 of 50 every 5 years)	6.221	2026	original	5	4	\$165,000	6%	\$9,900	1	\$9,900	deferrable
Fences - Cold Spring Road (painting)	6.281	2031	2021	10	9	\$40,000	100%	\$40,000	1	\$40,000	firm
Fences - Cold Spring Road (replacement)	6.281	2044	original	60	22	\$117,000	100%	\$117,000	1	\$117,000	deferrable
Fence - South Property Line	6.282	2026	N/A	30	4	\$30,900	100%	\$30,900	1	\$30,900	deferrable
Irrigation System	6.521	2040	N/A	40	18	\$353,000	100%	\$353,000	1	\$353,000	discretionary
Landscape, Stream and Waterfall (10% every 5 years)	6.541	2025	varies	5	3	\$380,000	10%	\$38,000	1	\$38,000	discretionary
Mail Cluster Box Stations	6.621	2046	2021	25	24	\$15,500	100%	\$15,500	1	\$15,500	deferrable
Pavement - Crack Repair and Patch (!)	6.641	2028	N/A	4	6	\$9,500	100%	\$9,500	1	\$9,500	firm
Pavement - Seal Coat (!)	6.641	2028	N/A	4	6	\$11,800	100%	\$11,800	1	\$11,800	discretionary
Pavement Mill and Overlay - Streets (!)	6.661	2024	N/A	25	2	\$102,000	100%	\$102,000	1	\$102,000	firm
Pavement Replacement - Streets	-	2049	2024	25	27	\$234,000	100%	\$234,000	1	\$234,000	deferrable
Pavement - Walking Paths (!)	6.701	2026	varies	25	4	\$61,000	100%	\$61,000	1	\$61,000	deferrable
Pipes Serving Subsurface Utilities - Allowance (!)	-	2032	original	10	10	\$10,000	100%	\$10,000	1	\$10,000	deferrable
Signs (!)	6.961	2026	N/A	25	4	\$14,500	100%	\$14,500	1	\$14,500	deferrable
Tennis Court - Color Coat	6.981	2024	N/A	6	2	\$6,900	100%	\$6,900	1	\$6,900	discretionary
Tennis Court - Fence	6.981	2024	original	30	2	\$7,200	100%	\$7,200	1	\$7,200	discretionary
Tennis Court - Surface Replacement (1)	6.981	2024	original	30	2	\$39,100	100%	\$39,100	1	\$39,100	discretionary

The Holcomb Estate Owners Association Inc.

Property and Service Summary

Location:	Indianapolis, Indiana
Property type:	townhome condominium
Number of residential buildings:	23
Number of homes:	53 (50 townhome units and 3 mansion units)
Number of stories:	2 (plus basements/crawl spaces)
Year of construction:	1984
Date of inspection:	October 11, 2022
Date of previous inspection:	March 26, 2019
Type of service:	reserve study update
Level of service:	Update Study with Site Visit
Length of analysis:	30 years
Beginning reserve balance (June 30, 2022):	\$78,985 (equivalent to an amount per home of \$1,490)
2022-23 budgeted reserve contribution:	\$93,600
2023-24 recommended reserve contribution:	\$473,600 = increase of \$380,000 (\$597.48 per home per month)
Exterior features:	wood decks, EIFS facade, brick and wood siding (5 units), asphalt shingle roofs (townhomes)
Site features:	concrete driveways, asphalt streets, common area with path, stream, waterfall and tennis court
Completed projects:	painting of EIFS and trim, replacement of mailbox stations
Upcoming projects:	replacement of roofs (insurance claim), repaving, replacement of tennis court



front elevation



building overview



building overview



detached garage serving mansion



Property Engineering Review

During our inspection of your property, we identify the following repairs and improvements that the property should consider:

Actionable recommendations - near term actions on these items will minimize future costs and maintain the comfort and security (See “Pages with Engineering Data” for more information where applicable):

We observed trees overgrowing the roofs. The property should trim back the trees to prevent damage from branches rubbing on the roofs and damaging the shingles. This will also minimize debris in the gutters.

Soggy conditions exist behind 4422 Edinburgh. The property should investigate this condition to determine if breached subsurface utilities exist.

Erosion exists along the walking path at the hill. The property could install large stones, a concrete gutter or additional drains to minimize erosion.


There are locations where storm water is unable to drain off the walking path pavement due to the elevation of the sod. This results in standing water that eventually penetrates the pavement where it compacts and erodes the base. Ultimately this results in pavement failure. The property should regrade landscape areas to ensure storm water flows off the pavement.

We observed wear at the base of the signs from lawn care equipment. The property could consider the installation of mulch, landscaping stone or rubber mulch circles at the base of the signs to minimize wear.

The property is not maintaining the tennis court resulting in an unsafe condition. The property could consider the following alternative uses for the court:

- individual raised bed gardens for residential use
- shaded lounge area
- fire pit and grilling area
- basketball court
- traffic garden (safe place to teach children the basics of riding a bicycle)
- walking track
- dog park

The reserve study assumes continued maintenance of the tennis court as a tennis court.

 **Green ideas - Opportunities for energy efficiency and best practices for sustainability. Acting on these recommendations will provide significant cost savings (See “Pages with Engineering Data” for more information where applicable):**

We observed exterior lights operating during daylight. Rather than replacing the sensors, the property could install light bulbs with daylight sensors for energy savings:

<https://www.homedepot.com/b/Lighting-Light-Bulbs-LED-Bulbs/Automatic-On-Off-Sensor/N-5yc1vZbm79Z1z0slph>.

Replacement shingles should be a light color shingle to minimize solar heat gain.

The property maintains multiple deciduous trees and bushes. Rather than raking leaves in the fall and hauling them to the landfill, the property should mulch the leaves and allow them to decompose into the ground. The majority of the leaves will decompose during the fall and winter. Once the leaf particles settle in, microbes and worms begin to recycle the debris (the application of nitrogen-rich fertilizer can help speed up the decomposition process). Whatever remains in the spring can be cleaned up and either used in planting beds or removed from the site. Mulching leaves will eliminate costs associated with hauling the leaves off the property and ease the burden placed on landfills. Mulching leaves will minimize weed control and nutrient application costs. Mulching leaves recycles a natural resource and provides a richer soil at no cost. The following website provides additional information: https://www.canr.msu.edu/news/smart_gardeners_mulch_fallen_leaves_into_lawn_to_save_money.

The property has seal coated the asphalt pavement in the past. It is our professional opinion that seal coating asphalt pavement does not extend the useful life of the pavement. Seal coats do not add structural strength to the pavement. Seal coating is also a source of environmental contamination. Many properties opt to save money by *not* seal coating their pavement. If the property decides to seal coat for aesthetic reasons, avoid the use of coal tar based pavement seal coats as they pollute waterways. Instead, consider a slurry coat of asphaltic emulsion to provide a sacrificial wearing surface to the pavement. Also, if the property chooses to seal coat, we recommend applying the seal coat in the spring rather than the fall. Snow removal equipment wears the seal coat. Application in the spring will provide the maximum visual enjoyment from a fresh seal coat.

The property could determine if cold-in-place recycling (CIR) is an option for the long lengths of streets at the property. This process of repaving includes milling off the top of the existing asphalt pavement, mixing the milled asphalt with an asphalt recycling agent and placing it back down with a paver.

The property could consider the installation of solar lights to illuminate the signs. The following website provides solar lights for signs: <http://www.lightinguup.com/EmberLED>.

Engineering solutions - reference this information for proper scope of work and best outcome on upcoming projects (See “Pages with Engineering Data” for more information where applicable):

The decks are near the end of their useful life. Deck replacement should consider the following:

- Use screws for connections as nail fasteners have a tendency to pull out as the wood warps.
- Avoid toe-nailed connections (nails driven at an angle into the weakest part of the wood result in an increased potential for failed connections).
- Ensure landscape is not in contact with the bases of the columns.
- Install wood blocking to minimize the effects of joists warping.
- Covering the topside of the joists with a strip of waterproofing material. This will minimize the amount of moisture that comes in contact with the joists and ensure they reach a full useful life. The following is an example of waterproofing material:
https://buy.advantagelumber.com/products/deckwise-joist-tape?currency=USD&utm_medium=cpc&utm_source=google&utm_campaign=Google%20Shopping&gclid=Cj0KCQiA95aRBhCsARIsAC2xvfzwaE8mbTJILXQ_KGe40qWyzsRMejhiCqi5LpsXQfBrktnsaf9KOrgaAoddEALw_wcB.

A portion of the downspouts discharge at the foundations which increases the potential for water infiltration into the unit basements. We recommend the installation of subterranean downspout extensions that discharge 10 feet away from the buildings through pop-up drainage emitters in the landscape areas. We recommend subterranean PVC pipes with glued connections to elbows (similar to interior plumbing) to minimize the potential for root and dirt penetration at joints.

The fascia at the roof level is in direct contact with the shingles. This condition impedes drainage, makes replacement of the shingles more difficult, and results in accelerated deterioration of the trim and trim paint. We recommend a 1/2" gap at these locations whenever trim is replaced.

Flashing is missing above the trim at locations throughout the property. Flashing would collect any water that gets behind the EIFS, trim, doors or windows and direct it back to the exterior. The lack of flashing results in accelerated deterioration, and increases the potential for water infiltration. Painting events should include installation of flashing wherever EIFS and trim is replaced.

The EIFS and roofs throughout the property inappropriately utilize ridge and gable vents. These vents used next to each other result in attic ventilation short circuiting. Ideally, air is blown in through the soffit vents and exhaust hot attic air through the ridge vents. When gable vents are used next to ridge vents, air is pulled from the gable vents rather than the soffits. The ridge vents are adequate to provide the necessary attic ventilation. The gable vents can be blocked from the attic inside so they are only aesthetic. The following article provides additional information:
<http://www.roofingcontractor.com/articles/90692-ventilation-short-circuiting-how-short-circuiting-happens-and-how-to-correct-it>.

Replacement of the roofs is scheduled due to an insurance claim. The following details should be considered when replacing the roofs:

- Use self-adhering underlayment at roof gutter edges and valleys.

- Install metal W valley flashing (rather than weaved shingles) to maximize the useful life of shingles in valleys.
- Waste pipes should utilize lead flashing to minimize future maintenance costs.
- Install metal drip edge around the entire perimeter of roofs. The drip edge discharges storm water away from the buildings and helps secure the fascia.
- Ridge vents should include external wind baffles. External wind baffles would direct airflow up and over the vent, creating an area of low pressure over the vent openings, pulling air out of the attic. Ridge vents that lack external wind baffles allow air to blow into the ridge rather than exhaust out of the attic.

Landscape replacement timing is discretionary. Annual operating budgets should include funds for mowing, trimming, flowers and replacement of a limited amount of dead landscape. We include an allowance for periodic partial replacements of landscape to include replacement of overgrown bushes or trees as the property sees necessary. Overgrown bushes and trees can cause damage to exterior building components or site elements such as roots causing damage to sidewalks or driveways and branches causing damage to roofs or siding. Although unpredictable, this allowance could also be used for any landscape that has died from drought, disease, etc.

Maintenance to the pavement, including crack repairing all joints and patching potholes, will prevent water infiltration. This will minimize deterioration of the pavement and underlying base, and maximize the life of the pavement. The property should plan for these expenses subsequent to near term repaving.

The property should mill and overlay the pavement with the onset of deterioration and prior to widespread deterioration to preserve the base and defer the need for the more costly total replacement method of repaving.

Inspection of subsurface utility pipes requires specialized equipment and significant cost expense. Some properties that experience abnormal issues with pipe breaching opt to hire a contractor to perform an inspection. If the property opts to have this inspection, you may provide us the results and we will incorporate appropriate exact costs into the study. Alternatively, we include a budgetary allowance based on our vast experience with similar age/type properties in anticipation of periodic replacement of subterranean pipe sections.

Implementation of these repairs and improvements could increase the useful life of the components, minimize operating costs and provide guidance at the time of component replacement.

Reserve Study Overview

This reserve study is a *physical and financial analysis* of your property that determines what components of your property will eventually require either major repairs or restoration, or complete replacement. Large, one-time contributions (special assessments) for these projects can be eliminated with development of a *reserve* through relatively smaller annual contributions. The physical analysis determines the existing quantities, conditions, useful lives and costs of the components. The financial analysis determines the existing financial situation of your property and the reserves necessary to offset the future expenses.

Reserve Component

Components in this reserve study meet the following requirements:

- responsibility of the property
- limited useful life expectancy
- predictable *remaining* useful life expectancy
- above a minimum threshold cost

Components that do not fulfill the above requirements are not included in this study.

30 Year Analysis

The analysis for this reserve study encompasses the next 30 years. The components of the property age each year. Those who enjoy the use of each component are financially responsible for what they enjoyed. This length of an analysis is necessary to analyze the aging of nearly all the major components of the property. The expectation is not that the current Owners, Board of Directors and/or Management will be present at the property in 30 years. Rather, the future analysis aids in determining the most accurate *current* contribution for the aging components.

Funding Method

The funding method of this reserve study utilizes the *cash flow method*. With the cash flow method, contributions to the reserve fund are designed to offset variable annual expenditures. We experiment with different contribution scenarios until an ideal scenario is discovered to offset reserve expenditures. All expenses and contributions are *pooled* together. Our experience indicates that the cash flow method typically results in lower overall contributions than the *component method*, which typically segregates funds.

Funding Goal

The funding goal of this reserve study is to maintain a reserve balance above a minimum *threshold* during the years of major expenditures. We assume a contingency reserve balance of not less than

approximately ten percent (10%) of the expenditures in the **threshold funding year** (The year the reserve balance is at its lowest point. See Funding Plan Page 1.401 for the identification of this year). The property can determine if they prefer a higher or lower contingency.

The ideal situation is when the threshold funding year is in the last year of the analysis. This provides the maximum amount of time that the property can save up for major expenses. A critical situation is when the threshold funding year is in the first few years of the analysis. This situation requires major initial reserve contributions to offset near term expenditures.

Funding

This reserve study assumes an ideal situation where all future costs are offset by annual contributions to the reserve fund. *We understand that this is not always possible.* Our experience suggests that major projects are funded through multiple means such as partially through the reserve fund and partial through either additional assessments or bank loans. The specific funding of the projects is determined by the property at the time of the event (this is not something we can forecast). The goal of the property should be to follow the recommended funding plan outlined in this reserve study. If the recommended reserve contributions are not feasible as determined by the Board of Director's judgment, this reserve study should then be used, at a minimum, to justify the need for an *increase* over the *current* reserve fund contribution.

Flexibility

The time of replacement for each component involves a varying degree of deduction. To help understand the criticality of each replacement time, we provide the following replacement flexibility guide:

firm - Replacement time has little, if any, flexibility. Deferring the replacement time would have an adverse effect on the property.

deferrable - Replacement time has limited flexibility. Continually deferring the replacement time would eventually have an adverse effect on the property and raise aesthetic concerns.

discretionary - Replacement time has flexibility. Continually deferring the replacement time would either raise aesthetic concerns or the component does not affect the functionality of the property. The replacement costs for certain discretionary expenses can vary greatly as they are subject to improvements and expansions as desired by the property.

Reserve Study Requirements

Property Declarations occasionally define reserve study requirements. The state legislature may also define reserve study requirements. The following is a link to state reserve study requirements (the property should be aware more recent or pending legislation may exist since the date of this report):

<https://www.caionline.org/Advocacy/Priorities/ReserveStudy/Pages/default.aspx>

It is our intention that this reserve study complies with these requirements. The property should consult with their attorney on discrepancies between reserve study requirements. Contact us for any revision necessary to the reserve study to fulfill these requirements.

Cost estimates

We obtain the cost estimates for replacements from the following sources:

- published sources (*RS Means* based on standard union labor rate)
- historical costs
- proprietary information

Our estimates are not guarantees of actual replacement costs. We base our estimates on our calculation of expected market rate for your specific location and specific situation. Multiple contractor bids will result in multiple cost estimates. *Multiple* contractor estimates will inevitably vary from our *single* estimate. The property should verify the scope of work in the contractor's estimate is similar to what is noted on the Engineering Data page (Engineering Data pages are all the data pages subsequent to "Limiting Conditions", Page 1.701). Common reasons for cost discrepancies include varying scopes of work and improvements over the existing components. Technological improvements also cause cost discrepancies - what may have been current technology at the time of the study could be obsolete at the time of replacement. If the property receives an estimate that is higher than the estimate in this reserve study for the same scope of work, the property should use this study as a tool to negotiate a lower cost. If the property receives an estimate that is lower than the estimate in this reserve study for the same scope of work - the estimate is below the expected market rate.

Long Lived Components

There exists components at the property that will not require replacement during the 30 year analysis. Although these long lived components will eventually require replacement, they do not fall within the scope of the analysis. Periodic updates of the study will eventually include their replacement. Frequent updates of the study will ensure the property has up to 30 years to plan for their eventual replacement. The following is a list of **common** long lived components for the property:

- electrical systems
- foundations

- pipes within the building walls and subsurface
- siding, soffit, fascia and frieze boards (We assume rotten wood will be replaced in conjunction with painting events negating the need for total replacement of these wood components at one time.)
- structural frames

Operating Budget

The operating budget provides funds necessary for the daily operation of the property. In general, the operating budget includes expenses that repeat from year to year, such as administrative expenses and cleaning. All the property components require maintenance. *This reserve study does not include maintenance costs that would traditionally fall under an operating budget.* We assume the property will fund normal annual maintenance through the operating budget. We also assume that the property will fund replacement of components below an estimated minimum threshold cost of

\$3,000

through the operating budget. The following is a list of components that we assume the property will fund through the operating budget:

- landscape annual maintenance
- masonry at monuments and fences along Cold Spring Road
- pump serving waterfall
- storage building
- valves

The items in the list above have a minimal (if any) impact on our recommended reserve fund contribution. If the property chooses to fund these expenses through reserves, updates of this reserve study would account for these expenses.

Owner Responsibility

The property's Declaration assigns the responsibility of certain components to the owners. These are typically components where the use is solely enjoyed by the owner. The following is a list of components that are the responsibility of the owners as described to us during our meeting at the property:

- deck staining/painting
- electrical systems within the individual units
- garage doors
- heating, ventilating and air conditioning (HVAC) units serving the individual units
- interiors of the individual units

- mansion (Although the mansion and the three units within the mansion are part of the property, the declaration was written such that the association is not responsible for the mansion itself. The association is only responsible for the detached garage that serves the mansion.)
- pipes that branch off the common pipes to the individual unit plumbing fixtures
- skylights
- windows and doors

We do not provide an opinion on the accuracy of this list. Historical practices for repairs and replacements occasionally conflict with what is stated in the Declaration. The property should consult with their attorney to verify the accuracy of the information in this list provided to us.

Although these components are maintained by the owners, Declarations typically allow the Board of Directors to have *architectural control* over replacement. This aids in keeping a uniform appearance throughout the property. Owner replacement projects with a high dollar value can be managed by the property but the expenses charged back to the owners. This simplifies complex projects by having one contractor and further ensures a uniform appearance.

Responsibility of Others

We were informed that there are components within the property that are the responsibility of others. The following components are neither the responsibility of the property nor the homeowners:

- fire hydrants
- light poles and fixtures

Additional Assessments

The objective of properly planned operating budgets and reserve contributions is to avoid additional assessments. However, additional assessments are necessary for unplanned costs such as code change requirements, unobservable conditions, property improvements, etc. We *do not* recommend the property fund these expenses through reserves. The property should consult with an attorney to determine if the property Bylaws have a provision for these types of expenses.

Definitions and Supporting Information

Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) are national organizations that provide requirements for reserve studies. The property should refer to these organizations for reserve study definitions and supporting information. The following are links to these organizations:

<http://www.caionline.org>

<http://www.apra-usa.com/>

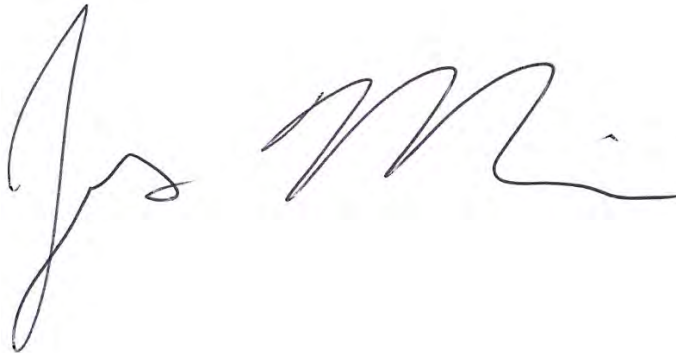
Reserve Fund Status

If the property were to fund all expenditures identified in this study through reserves, an increase in the reserve contributions is necessary. See Funding Plan Page 1.401 for our recommended reserve funding plan.

Updates

The reserve study is a static snap shot in time based on the date of the inspection. However, costs, inflation rates, interest rates and weather conditions are dynamic in that they are always changing. This necessitates periodic *updates* of the reserve study. An update is less costly than the original reserve study since there is less labor involved in gathering information on your property. We suggest updating the reserve study every three to six years. Factors that can determine when an update should occur are an upcoming major project, completion of a major project, major change to the property, known change in the interest and/or inflation rates compared to the last reserve study, etc. Please contact us for a reserve study update proposal when necessary.

Sincerely,



Justin J. Maier, RS
Partner
Superior Reserve Engineering & Consulting
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888-688-4560
Report submitted on: October 24, 2022



Recommended Reserve Funding Plan

The Holcomb Estate Owners Association Inc.

Year	Inflated expenditures (2.9% annual)	Recommended reserve contributions	Ending reserve balance	Average \$ per home per month (53 homes)**	\$ increase per month from previous year	% increase from previous year
2022-23*	(\$8,000)	\$93,600	\$141,546	\$147	-	-
***2023-24	(\$545,576)	\$473,600	<u>\$71,681</u>	\$745	\$597	406.0%
2024-25	(\$208,168)	\$350,000	\$216,365	\$550	-\$194	-26.1%
2025-26	(\$368,267)	\$350,000	\$202,243	\$550	\$0	0.0%
2026-27	(\$480,635)	\$350,000	\$74,348	\$550	\$0	0.0%
2027-28	(\$6,230)	\$252,000	\$324,063	\$396	-\$154	-28.0%
2028-29	(\$25,286)	\$252,000	\$559,526	\$396	\$0	0.0%
2029-30	\$0	\$252,000	\$825,237	\$396	\$0	0.0%
2030-31	(\$270,122)	\$252,000	\$823,439	\$396	\$0	0.0%
2031-32	(\$300,461)	\$252,000	\$790,962	\$396	\$0	0.0%
2032-33	(\$41,658)	\$252,000	\$1,019,227	\$396	\$0	0.0%
2033-34	\$0	\$252,000	\$1,294,132	\$396	\$0	0.0%
2034-35	(\$360,060)	\$252,000	\$1,210,874	\$396	\$0	0.0%
2035-36	(\$55,104)	\$252,000	\$1,433,956	\$396	\$0	0.0%
2036-37	(\$267,395)	\$252,000	\$1,447,086	\$396	\$0	0.0%
2037-38	\$0	\$252,000	\$1,730,548	\$396	\$0	0.0%
2038-39	\$0	\$252,000	\$2,019,679	\$396	\$0	0.0%
2039-40	\$0	\$252,000	\$2,314,593	\$396	\$0	0.0%
2040-41	(\$974,145)	\$252,000	\$1,631,518	\$396	\$0	0.0%
2041-42	(\$399,891)	\$252,000	\$1,514,778	\$396	\$0	0.0%
2042-43	(\$29,936)	\$252,000	\$1,769,358	\$396	\$0	0.0%
2043-44	\$0	\$252,000	\$2,059,265	\$396	\$0	0.0%
2044-45	(\$259,394)	\$252,000	\$2,092,982	\$396	\$0	0.0%
2045-46	(\$137,994)	\$252,000	\$2,249,988	\$396	\$0	0.0%
2046-47	(\$75,069)	\$252,000	\$2,473,688	\$396	\$0	0.0%
2047-48	\$0	\$252,000	\$2,777,682	\$396	\$0	0.0%
2048-49	(\$984,956)	\$252,000	\$2,092,950	\$396	\$0	0.0%
2049-50	(\$1,594,497)	\$252,000	\$778,888	\$396	\$0	0.0%
2050-51	(\$463,120)	\$252,000	\$581,234	\$396	\$0	0.0%
2051-52	(\$705,204)	\$252,000	\$135,124	\$396	\$0	0.0%
2052-53	(\$73,791)	\$252,000	\$317,817	\$396	\$0	0.0%

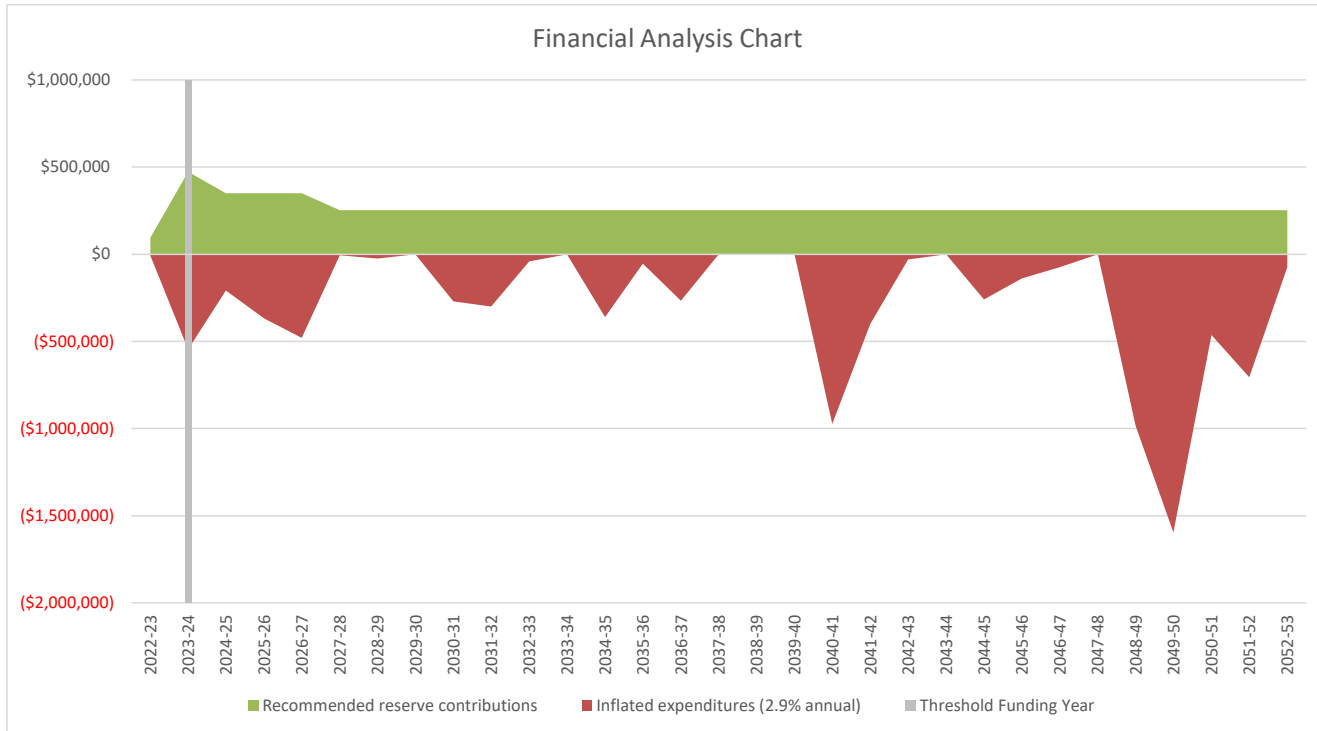
* reserve contributions are budgeted

**The costs in this column represent an AVERAGE \$ only and is only intended to put the \$ into perspective.

***2023-24 is the THRESHOLD FUNDING YEAR due to the low beginning reserve balance.



The Holcomb Estate Owners Association Inc.



30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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The Holcomb Estate Owners Association Inc.

Fiscal year	2022-23	threshold funding year 2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	100.0%	102.9%	105.9%	109.0%	112.1%	115.4%	118.7%	122.2%
Beginning reserve balance (June 30, 2022)	\$78,985	\$141,546	\$71,681	\$216,365	\$202,243	\$74,348	\$324,063	\$559,526
Inflated expenditures (2.9% annual)	(\$8,000)	(\$545,576)	(\$208,168)	(\$368,267)	(\$480,635)	(\$6,230)	(\$25,286)	\$0
Recommended reserve contributions (remaining amount for 2022-23)	\$70,200	\$473,600	\$350,000	\$350,000	\$350,000	\$252,000	\$252,000	\$252,000
Estimated interest earned (2.0% PROJECTED yield rate)	\$361	\$2,111	\$2,852	\$4,145	\$2,739	\$3,945	\$8,748	\$13,711
Ending reserve balance	\$141,546	\$71,681	\$216,365	\$202,243	\$74,348	\$324,063	\$559,526	\$825,237

Reserve Component List

2022-23 Reserve Expenses (landscape)	8,000							
Exterior Building Components								
Chimney Chase Covers								
Decks - Wood (!)				326,864	336,343			
Gutters and Downspouts (!)								
Lighting - Building Exterior (!)								
Painting - EIFS and Trim (!)								
Roofs - Asphalt Shingles (insurance deductible)		473,340						
Roofs - Asphalt Shingles (subsequent)								
Roofs - Metal Panels								
Windows and Doors - Guard House						6,230		
Site Components								
Bridges - Wood		72,236						
Concrete Gutters (20% with repaving streets)			43,836					
Concrete Driveways (2% every 5 years)					8,072			
Concrete Sidewalks and Steps (5% every 5 years)					5,830			
Concrete Stoops (3 of 50 every 5 years)					11,099			
Fences - Cold Spring Road (painting)								
Fences - Cold Spring Road (replacement)								
Fence - South Property Line						34,643		
Irrigation System								
Landscape, Stream and Waterfall (10% every 5 years)				41,403				
Mail Cluster Box Stations								
Pavement - Crack Repair and Patch (!)							11,278	
Pavement - Seal Coat (!)							14,008	
Pavement Mill and Overlay - Streets (!)			108,002					
Pavement Replacement - Streets								
Pavement - Walking Paths (!)						68,390		
Pipes Serving Subsurface Utilities - Allowance (!)								
Signs (!)						16,257		
Tennis Court - Color Coat			7,306					
Tennis Court - Fence			7,624					
Tennis Court - Surface Replacement (1)			41,401					

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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The Holcomb Estate Owners Association Inc.

Fiscal year	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	125.7%	129.3%	133.1%	137.0%	140.9%	145.0%	149.2%	153.5%
Beginning reserve balance (June 30, 2022)	\$825,237	\$823,439	\$790,962	\$1,019,227	\$1,294,132	\$1,210,874	\$1,433,956	\$1,447,086
Inflated expenditures (2.9% annual)	(\$270,122)	(\$300,461)	(\$41,658)	\$0	(\$360,060)	(\$55,104)	(\$267,395)	\$0
Recommended reserve contributions (remaining amount for 2022-23)	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000
Estimated interest earned (2.0% PROJECTED yield rate)	\$16,324	\$15,984	\$17,923	\$22,905	\$24,802	\$26,186	\$28,525	\$31,462
Ending reserve balance	\$823,439	\$790,962	\$1,019,227	\$1,294,132	\$1,210,874	\$1,433,956	\$1,447,086	\$1,730,548

Reserve Component List

2022-23 Reserve Expenses (landscape)

Exterior Building Components

Chimney Chase Covers								
Decks - Wood (!)								
Gutters and Downspouts (!)							192,041	
Lighting - Building Exterior (!)					38,754			
Painting - EIFS and Trim (!)	213,684	219,881						
Roofs - Asphalt Shingles (insurance deductible)								
Roofs - Asphalt Shingles (subsequent)								
Roofs - Metal Panels					321,306			
Windows and Doors - Guard House								

Site Components

Bridges - Wood								
Concrete Gutters (20% with repaving streets)								
Concrete Driveways (2% every 5 years)		9,313					10,744	
Concrete Sidewalks and Steps (5% every 5 years)		6,726					7,759	
Concrete Stoops (3 of 50 every 5 years)		12,805					14,772	
Fences - Cold Spring Road (painting)		51,737						
Fences - Cold Spring Road (replacement)								
Fence - South Property Line								
Irrigation System								
Landscape, Stream and Waterfall (10% every 5 years)	47,765					55,104		
Mail Cluster Box Stations								
Pavement - Crack Repair and Patch (!)			12,644				14,176	
Pavement - Seal Coat (!)			15,705				17,607	
Pavement Mill and Overlay - Streets (!)								
Pavement Replacement - Streets								
Pavement - Walking Paths (!)								
Pipes Serving Subsurface Utilities - Allowance (!)			13,309					
Signs (!)								
Tennis Court - Color Coat	8,673						10,296	
Tennis Court - Fence								
Tennis Court - Surface Replacement (1)								

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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The Holcomb Estate Owners Association Inc.

Fiscal year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	158.0%	162.6%	167.3%	172.1%	177.1%	182.3%	187.6%	193.0%
Beginning reserve balance (June 30, 2022)	\$1,730,548	\$2,019,679	\$2,314,593	\$1,631,518	\$1,514,778	\$1,769,358	\$2,059,265	\$2,092,982
Inflated expenditures (2.9% annual)	\$0	\$0	(\$974,145)	(\$399,891)	(\$29,936)	\$0	(\$259,394)	(\$105,667)
Recommended reserve contributions (remaining amount for 2022-23)	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000
Estimated interest earned (2.0% PROJECTED yield rate)	\$37,131	\$42,914	\$39,070	\$31,151	\$32,516	\$37,907	\$41,111	\$43,323
Ending reserve balance	\$2,019,679	\$2,314,593	\$1,631,518	\$1,514,778	\$1,769,358	\$2,059,265	\$2,092,982	\$2,282,638

Reserve Component List

2022-23 Reserve Expenses (landscape)

Exterior Building Components

Chimney Chase Covers								32,327
Decks - Wood (!)								
Gutters and Downspouts (!)								
Lighting - Building Exterior (!)								
Painting - EIFS and Trim (!)			284,397	292,645				
Roofs - Asphalt Shingles (insurance deductible)								
Roofs - Asphalt Shingles (subsequent)								
Roofs - Metal Panels								
Windows and Doors - Guard House								

Site Components

Bridges - Wood								
Concrete Gutters (20% with repaving streets)								
Concrete Driveways (2% every 5 years)				12,394				
Concrete Sidewalks and Steps (5% every 5 years)				8,951				
Concrete Stoops (3 of 50 every 5 years)				17,042				
Fences - Cold Spring Road (painting)				68,858				
Fences - Cold Spring Road (replacement)							219,444	
Fence - South Property Line								
Irrigation System			590,543					
Landscape, Stream and Waterfall (10% every 5 years)			63,571					73,339
Mail Cluster Box Stations								
Pavement - Crack Repair and Patch (!)			15,893				17,818	
Pavement - Seal Coat (!)			19,741				22,132	
Pavement Mill and Overlay - Streets (!)								
Pavement Replacement - Streets								
Pavement - Walking Paths (!)								
Pipes Serving Subsurface Utilities - Allowance (!)						17,714		
Signs (!)								
Tennis Court - Color Coat						12,222		
Tennis Court - Fence								
Tennis Court - Surface Replacement (1)								

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

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The Holcomb Estate Owners Association Inc.

Fiscal year	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	198.6%	204.4%	210.3%	216.4%	222.7%	229.1%	235.8%
Beginning reserve balance (June 30, 2022)	\$2,282,638	\$2,473,394	\$2,777,382	\$2,092,644	\$778,575	\$580,915	\$134,797
Inflated expenditures (2.9% annual)	(\$108,334)	\$0	(\$984,956)	(\$1,594,497)	(\$463,120)	(\$705,204)	(\$73,791)
Recommended reserve contributions (remaining amount for 2022-23)	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000
Estimated interest earned (2.0% PROJECTED yield rate)	\$47,089	\$51,988	\$48,218	\$28,428	\$13,460	\$7,086	\$4,478
Ending reserve balance	\$2,473,394	\$2,777,382	\$2,092,644	\$778,575	\$580,915	\$134,797	\$317,484

Reserve Component List

2022-23 Reserve Expenses (landscape)

Exterior Building Components

Chimney Chase Covers	33,265						
Decks - Wood (!)							
Gutters and Downspouts (!)							
Lighting - Building Exterior (!)							
Painting - EIFS and Trim (!)					378,512	389,489	
Roofs - Asphalt Shingles (insurance deductible)							
Roofs - Asphalt Shingles (subsequent)			970,446	998,589			
Roofs - Metal Panels							
Windows and Doors - Guard House							

Site Components

Bridges - Wood							
Concrete Gutters (20% with repaving streets)				89,581			
Concrete Driveways (2% every 5 years)	14,299					16,496	
Concrete Sidewalks and Steps (5% every 5 years)	10,327					11,914	
Concrete Stoops (3 of 50 every 5 years)	19,661					22,682	
Fences - Cold Spring Road (painting)						91,644	
Fences - Cold Spring Road (replacement)							
Fence - South Property Line							
Irrigation System							
Landscape, Stream and Waterfall (10% every 5 years)					84,609		
Mail Cluster Box Stations	30,782						
Pavement - Crack Repair and Patch (!)							22,397
Pavement - Seal Coat (!)							27,819
Pavement Mill and Overlay - Streets (!)							
Pavement Replacement - Streets				506,327			
Pavement - Walking Paths (!)						139,758	
Pipes Serving Subsurface Utilities - Allowance (!)							23,576
Signs (!)						33,221	
Tennis Court - Color Coat			14,509				
Tennis Court - Fence							
Tennis Court - Surface Replacement (1)							