

Alternate
RESERVE EXPENDITURES

**Ghent Square
Community Association**
Norfolk, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>Exterior Clubhouse and Pump House Elements</u>							
1.980	Windows and Doors			14,955	3,780		
<u>Interior Clubhouse Elements</u>							
2.050	Interior Renovation, General						
2.100	Electrical Components, Common - not in Study (pg. 2.3)			11,862			
2.200	Floor Coverings, Carpet			7,865			
2.450	Furnishings, Phased			10,404			
2.520	Kitchen, Renovation			13,525			
2.680	Locker Rooms, Renovation****			18,727	16,000		
2.800	Paint Finishes			11,652			
2.900	Rest Rooms, Renovation			10,404			
<u>Property Site Elements</u>							
4.045	Asphalt Pavement, Clubhouse Parking Lot, Total Replacement***					40,078	
4.110	Concrete Curbs and Gutters, Partial**						96,883
4.140	Concrete Sidewalks, Partial (Incl. Patio)						12,421
4.180	Concrete Streets, Partial						47,755
4.285	Fences, Wood, Residential, Phased (Incl. Masonry Column Repairs)		31,220				
4.500	Landscape, Partial Replacements			15,556			33,122
4.560	Light Poles and Fixtures, Residential (LED bulbs?)				11,500		
4.561	Light Poles and Fixtures, Clubhouse and Pool			10,300			
4.620	Pavers, Masonry (whats this?)						32,128
4.830	Tennis Courts and Pickleball Courts, Color Coat						40,144
4.840	Tennis Courts and Pickleball Courts, Fences						
4.860	Tennis Courts and Pickleball Courts, Surface Replacement, Phased						
<u>Pool Elements</u>							
6.300	Covers, Vinyl			12,500			
6.400	Fence, Chain Link with Wood Posts		6,895				
6.500	Furniture, Phased (Incl. Grill Area)*				16,835		
6.600	Mechanical Equipment, Phased			15,000	28,723		
6.700	Pool Rehabilitation, General					36,770	
6.800	Pool Finishes, Fiberglass					76,149	
6.801	Pool Finishes, Tile and Coping (Incl. Swim Lanes)					56,700	
6.870	Shade Structure						
<u>Contingency</u>							
9.100	Contingency						
Anticipated Expenditures, By Year (\$753,784 over 30 years)		0	38,115	152,750	90,769	209,697	262,453

Actual Cost

* Reduced pool furniture from \$40k to \$16835 and moved from 2024 to 2023(10/31/23)

** Contact Greg Gwaltney (concrete guy) for future concrete estimates

*** Verified paving cost

**** The 2023 amount may be correct but not sure about 2022 figure