

Alternate **RESERVE EXPENDITURES**

This alternate plan does not represent the recommendation of Reserve Advisor

Ghent Square Community Association
Norfolk, Virginia

Explanatory Notes:

2.0% is the estimated Inflation Rate

Fiscal Year begins January 1 and ends December 31

Line Item	Reserve Component Inventory	1 2021	2 2022	3 2023	4 2024	5 2025
Exterior Clubhouse and Pump House Elements						
1.279	Doors, Garage, Metal Roll-Up					
1.280	Roof Assemblies, Asphalt Shingles, 2008					
1.281	Roof Assembly, Asphalt Shingles, 2019 (Incl. Skylight)					
1.980	Windows and Doors		14,955	3,780		
Interior Clubhouse Elements						
2.050	Interior Renovation, General					
2.100	Electrical Components, Common - not in Study (pg. 2.3)		11,862			
2.199	Air Handling and Condensing Units, Split System					
2.200	Floor Coverings, Carpet		14,607			
2.450	Furnishings, Phased		10,404			
2.520	Kitchen, Renovation		21,714			
2.680	Locker Rooms, Renovation***		18,727	16,000		
2.800	Paint Finishes		11,652			
2.900	Rest Rooms, Renovation		10,404			
Property Site Elements						
4.045	Asphalt Pavement, Clubhouse Parking Lot, Total Replacement					32,791
4.110	Concrete Curbs and Gutters, Partial**					
4.140	Concrete Sidewalks, Partial (Incl. Patio)					
4.180	Concrete Streets, Partial				18,460	
4.285	Fences, Wood, Residential, Phased (Incl. Masonry Column Repairs)	31,220			10,000	
4.500	Landscape, Partial Replacements		15,556			
4.560	Light Poles and Fixtures, Residential			11,500		
4.561	Light Poles and Fixtures, Clubhouse and Pool		10,300			
4.620	Pavers, Masonry (?)					
4.660	Playground Equipment				7,000	
4.810	Signage, Street Identification and Traffic Management, Replacement					
4.830	Tennis Courts and Pickleball Courts, Color Coat					
4.840	Tennis Courts and Pickleball Courts, Fences					
4.860	Tennis Courts and Pickleball Courts, Surface Replacement, Phased					
Pool Elements						
6.200	Concrete Deck, Inspections, Partial Replacements and Repairs			13,931		
6.300	Covers, Vinyl		12,532			
6.400	Fence, Chain Link with Wood Posts	6,895				
6.500	Furniture, Phased (Incl. Grill Area)			17,075		
6.600	Mechanical Equipment, Phased		15,000	28,723		
6.700	Pool Rehabilitation, General *					206,733
6.800	Pool Finishes, Plaster					64,950
6.801	Pool Finishes, Tile and Coping (Incl. Swim Lanes)					56,700
6.870	Shade Structure					2,175

Anticipated Expenditures, By Year (\$4,883,170 over 30 years)	38,115	167,713	91,010	35,460	363,349
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Actual Cost