

Birkdale Community Association

Chesterfield, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Component Detail

Post Working Session - Final Report

Date: 8/2/2023

DMA Project #2302014



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Birkdale Community Association

001.000 Entrance Features, Walls & Signage

001.000.0001 Metal sign letters Royal Birkdale Parkway

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	46	40	9	2032	16	EA	100.0%	100.00%	\$245.74	\$3,932.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032	\$5,095.60
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On 4/27/2023 By David Herring, DMA Reserves

Observed in good condition.

001.000.0002 Refurbish stone sign monument Royal Birkdale Parkway

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	46	10	9	2032	1	LS	100.0%	100.00%	\$2,324.75	\$2,325.00

Detail of components within the assembly:

1	Stone replacement - small areas, Royal Birkdale Parkway	100	SF	10.0%	100.00%	\$162.33	\$1,623.00
2	8" Stone Tuck-Pointing, Royal Birkdale Parkway	100	SF	5.0%	100.00%	\$14.93	\$75.00
3	Acid-wash stone, Royal Birkdale Parkway	100	SF	100.0%	100.00%	\$4.27	\$427.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032	\$3,013.03	2042	\$3,873.09	2052	\$4,733.29
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Birkdale Community Association

001.000.0003		Repair / resurface stucco over block					Royal Birkdale Parkway				
<u>Component Details</u>											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	46	5	9	2032	165	SF	100.0%	100.00%	\$9.01	\$1,487.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2032			\$1,927.05		2037		\$2,202.06		2042		
2047			\$2,752.13		2052		\$3,027.26		\$2,477.11		
On 4/27/2023 By David Herring, DMA Reserves											
Recessed stucco section over which metal community sign letters are attached noted in fair condition. We have included future funding to repair / refresh this stucco section on a 10-year cycle beginning in 2032.											

Birkdale Community Association

001.000.0004 Refurbish stone walls & columns Winterpock Road @ Royal Birkdale Parkway

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	10	10	9	2032	1	LS	100.0%	100.00%	\$5,172.35	\$5,172.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2022	\$4,700.00	100.0%	1	LS	Client's estimated cost for rock wall & column tuck-pointing

Detail of components within the assembly:

1	Stone replacement - small areas, Winterpock Road @ Royal Birkdale Parkway	3735	SF	2.0%	100.00%	\$162.33	\$12,126.00
2	8" Stone Tuck-Pointing, Winterpock Road @ Royal Birkdale Parkway	3735	SF	5.0%	100.00%	\$14.93	\$2,788.00
3	Acid-wash stone, Winterpock Road @ Royal Birkdale Parkway	3735	SF	100.0%	100.00%	\$4.27	\$15,948.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032	\$6,702.57	2042	\$8,615.77	2052	\$10,529.30
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On 4/27/2023 By David Herring, DMA Reserves

Rock walls and columns at the community's Winterpock entrance noted in good to fair condition. The work completed in 2022 was observed; although several of the mortared areas did not blend in well. Some face stones were missing or crumbling. We have included future funding on a 10-year cycle for ongoing repairs to these walls. NOTE: One of the tall columns with a light fixture on the top appears to be leaning, suggesting that the ground may have shifted - this should be evaluated.

Birkdale Community Association

001.000.0005 Metal sign letters North Spring Run Road

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	46	40	9	2032	16	EA	100.0%	100.00%	\$176.64	\$2,826.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032	\$3,662.31
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On 4/27/2023 By David Herring, DMA Reserves

Observed in good condition.

001.000.0006 Refurbish stone sign monument North Spring Run Road

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	46	10	9	2032	1	LS	100.0%	100.00%	\$1,244.26	\$1,244.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2020	\$1,083.33	100.0%	1	LS	

Detail of components within the assembly:

1	Brick replacement - small areas, North Spring Run Road	100	SF	5.0%	100.00%	\$0.00	\$0.00
2	8" Stone Tuck-Pointing, North Spring Run Road	100	SF	5.0%	100.00%	\$0.00	\$0.00
3	Acid-wash stone, North Spring Run Road	100	SF	100.0%	100.00%	\$0.00	\$0.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2032	\$1,612.13	2042	\$2,072.29	2052	\$2,532.54
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Birkdale Community Association

001.000.0007		Repair / resurface stucco over block					North Spring Run Road							
Component Details											0			
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year				
1986	46	5	9	2032	80	SF	100.0%	100.00%	\$9.01	\$721.00				
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.														
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).														
2032			\$934.37		2037			\$1,067.72		2042		\$1,201.08		
2047			\$1,334.43		2052			\$1,467.84						
On 4/27/2023 By David Herring, DMA Reserves														
Recessed stucco section over which metal community sign letters are attached noted in fair condition. We have included future funding to repair / refresh this stucco section on a 10-year cycle beginning in 2032.														

001.000.0008		Community event sign					Royal Birkdale Parkway						
Component Details											0		
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year			
2001	30	20	8	2031	1	LS	100.0%	100.00%	\$3,599.20	\$3,599.00			
Documented Costs were used for this component cost													
Year	Replacement Cost		Repl %	Quant	Unit	Comment							
2020	\$3,133.69		100.0%	1	LS								
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.													
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).													
2031			\$4,530.85		2051			\$7,193.87					
On 4/27/2023 By David Herring, DMA Reserves													
Observed in overall good condition with no significant deficiencies noted.													

Birkdale Community Association

001.000.0009 Avalon sign monument Avalon

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	40	40	37	2060	1	EA	100.0%	100.00%	\$1,739.41	\$1,739.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2011	\$1,200.00	100.0%	1	EA	

On 6/19/2023 By David Herring, DMA Reserves

The Avalon sign monument consists of a stone base with a sign monument fabricated from painted & riveted sheet metal with the neighborhood name screened over top of the base paint. Both the sign monument and base were noted in good condition. The Avalon sign monument was not included in the previous study; we have included it here with funding reserved to replace the metal sign monument in 2042.

001.000.0010 Decorative street name signs & posts Site-Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	12	5	2	2025	1	LS	15.0%	100.00%	\$44,510.00	\$6,677.00

Detail of components within the assembly:

1	Street name signs, decorative, All Areas	53	EA	100.0%	100.00%	\$333.26	\$17,663.00
2	Metal sign post, decorative, All Areas	53	EA	100.0%	100.00%	\$506.55	\$26,847.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2025	\$6,924.05	2030	\$8,158.61	2035	\$9,393.94
2040	\$10,629.40	2045	\$11,863.98	2050	\$13,098.79

On 4/27/2023 By David Herring, DMA Reserves

There are 53 posts and signs throughout the community. Of that total, 31 of the total of 53 street lights mounted on top. The existing fixtures will be replaced with solar at approximately \$600 per fixture - see separate component for this cost. The cost shown here is an allowance to periodically replace a percentage of the total number of posts and attached signs as may be required on a 5-year cycle beginning in 2025.

Birkdale Community Association

001.000.0011		Wood signs, posts & traffic control signage					Site-Wide						
Component Details											0		
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year			
2018	5	5	0	2023	1	LS	100.0%	100.00%	\$4,898.62	\$4,899.00			
Documented Costs were used for this component cost													
Year	Replacement Cost		Repl %	Quant	Unit	Comment							
2018	\$4,000.00		100.0%	1	LS	2018 client cost to refresh a percentage of the wood signage throughout the community.							
Detail of components within the assembly:													
1	Traffic control signs, All Areas					1	LS	100.0%	100.00%	\$9,874.64	\$9,875.00		
2	Wood sign post, All Areas					1	LS	100.0%	100.00%	\$9,874.64	\$9,875.00		
3	Wood signage - refurbish, All Areas					1	LS	100.0%	100.00%	\$4,898.62	\$4,899.00		
Yearly Expenditures for this component											Year(s) and expenditures are shown below for this component if occurring within the study period.		
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).													
2023			\$4,899.00		2028			\$5,623.87		2033		\$6,529.71	
2038			\$7,436.17		2043			\$8,342.15		2048		\$9,248.38	
On 4/27/2023												By David Herring, DMA Reserves	
Wood signage noted in overall good condition. The signage is repaired on a regular basis and was last repaired in 2018. The cost shown is based on the 2018 cost to refresh a percentage of the wood signage throughout the community - we have included an ongoing future funding allowance to continue to refresh wood signage and posts as needed on a 5-year cycle beginning in 2023													
Total for 001.000 Entrance Features, Walls & Signage											\$34,621.00		

Birkdale Community Association

002.000 Asphalt Walkways & Site Components

002.000.0001 Asphalt Path - Replace, Phase 1 Spyglass Hill to Ashbourne Hollow

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1988	36	25	1	2024	566	SY	100.0%	100.00%	\$33.55	\$18,989.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2024	\$19,708.68	2049	\$37,847.77
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On 4/28/2023 By David Herring, DMA Reserves

The asphalt pathways along Royal Birkdale Drive from Spyglass Hill Circle to Sunnydale Terrace are currently in fair to poor condition with much of the pathway not level and leaning toward the street, causing many residents to walk along Royal Birkdale Drive. The community plans to replace the deficient pathways in 3 phases shown here and this work is anticipated to done in 2024, 2025 & 2026 in order to spread these costs over this period of time. Future funding for patching these pathway sections is included as a separate component below.

002.000.0002 Asphalt Path - Replace, Phase 2 Ashbourne Hollow to Seabrook

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1988	37	25	2	2025	353	SY	100.0%	100.00%	\$33.55	\$11,843.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2025	\$12,717.15	2050	\$24,057.99
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On 4/28/2023 By David Herring, DMA Reserves

The asphalt pathways along Royal Birkdale Drive from Spyglass Hill Circle to Sunnydale Terrace are currently in fair to poor condition with much of the pathway not level and leaning toward the street, causing many residents to walk along Royal Birkdale Drive. The community plans to replace the deficient pathways in 3 phases shown here and this work is anticipated to done in 2024, 2025 & 2026 in order to spread these costs over this period of time. Future funding for patching these pathway sections is included as a separate component below.

Birkdale Community Association

002.000.0003 Asphalt Path - Replace, Phase 3 Torrey Pines to Sunningdale

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1988	38	25	3	2026	371	SY	100.0%	100.00%	\$33.55	\$12,447.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2026	\$13,842.89	2051	\$25,762.88
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On 4/28/2023 By David Herring, DMA Reserves

The asphalt pathways along Royal Birkdale Drive from Spyglass Hill Circle to Sunningdale Terrace are currently in fair to poor condition with much of the pathway not level and leaning toward the street, causing many residents to walk along Royal Birkdale Drive. The community plans to replace the deficient pathways in 3 phases shown here and this work is anticipated to be done in 2024, 2025 & 2026 in order to spread these costs over this period of time. Future funding for patching these pathway sections is included as a separate component below.

002.000.0004 Asphalt walkway - resurfacing project All Asphalt Paths

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	25	15	2038	1	LS	100.0%	100.00%	\$90,486.25	\$90,486.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2013	\$66,218.00	100.0%	1	LS	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2038	\$142,223.88
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On 4/28/2023 By David Herring, DMA Reserves

The entire community asphalt walkway was overlaid with 2 of asphalt in 2013. Total scope of work included tree root removal, repairs as required and a new asphalt overlay. Funds are included below for patching until the next replacement is anticipated in 2038.

Birkdale Community Association

002.000.0005 Asphalt walkway - periodic patching allowance Community Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	15	5	5	2028	4329	SY	5.0%	100.00%	\$49.93	\$10,807.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2028	\$12,846.42	2033	\$14,915.61	2038	\$16,986.20
2043	\$19,055.73	2048	\$21,125.82		

On 4/28/2023 By David Herring, DMA Reserves

The entire community asphalt walkway was overlaid with 2 of asphalt in 2013. Future funding for ongoing patching of the asphalt path network - both the newly replaced and the remaining sections overlaid in 2013 is included here.

002.000.0006 Storage shed Royal Birkdale Dr. @ Spyglass Hill Circle

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	25	25	21	2044	1	LS	100.0%	100.00%	\$3,276.42	\$3,276.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$2,763.67	100.0%	1	LS	

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2044	\$5,901.84
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On 4/28/2023 By David Herring, DMA Reserves

Installed in 2019, the storage shed was noted in good condition. Future full replacement funding is included in 2044.

Birkdale Community Association

002.000.0007 Park bench, steel w/ slats Community Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	35	35	30	2053	7	EA	100.0%	100.00%	\$1,992.77	\$13,949.00

On 4/28/2023 By David Herring, DMA Reserves

New steel slat park benches were installed circa 2021 for an approximate cost of \$1800 without installation. Installation locations include: Pebble Beach, Seabrook Circle, Royal Birkdale gazebo, Spyglass / Killarney gazebo, Mission Hills Loop, and Spyglass Hill Court. We have included an installation cost in the unit cost shown. These benches have a long lifespan with replacement costs not yet calculating in the reserve study period.

002.000.0008 Park bench, steel w/ slats Community Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2022	35	35	34	2057	3	EA	100.0%	100.00%	\$1,992.77	\$5,978.00

On 4/28/2023 By David Herring, DMA Reserves

New steel slat park benches were installed circa 2021 for an approximate cost of \$1800 without installation. Installation locations include: Pebble Beach, Seabrook Circle, Royal Birkdale gazebo, Spyglass / Killarney gazebo, Mission Hills Loop, and Spyglass Hill Court. We have included an installation cost in the unit cost shown. These benches have a long lifespan with replacement costs not yet calculating in the reserve study period.

002.000.0009 Park bench, steel w/ slats Community Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	35	35	35	2058	2	EA	100.0%	100.00%	\$1,992.77	\$3,986.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	\$3,986.00
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On 4/28/2023 By David Herring, DMA Reserves

New steel slat park benches were installed circa 2021 for an approximate cost of \$1800 without installation. Installation locations include: Pebble Beach, Seabrook Circle, Royal Birkdale gazebo, Spyglass / Killarney gazebo, Mission Hills Loop, and Spyglass Hill Court. We have included an installation cost in the unit cost shown. These benches have a long lifespan with replacement costs not yet calculating in the reserve study period.

Birkdale Community Association

002.000.0010		Gazebo - original, repair allowance					Royal Birkdale Drive				
<u>Component Details</u>											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1990	33	5	0	2023	185	SF	10.0%	100.00%	\$68.77	\$1,272.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2023			\$1,272.00		2028		\$1,512.04		2033 \$1,755.59		
2038			\$1,999.31		2048		\$2,486.55				
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2043											

002.000.0011		Gazebo - original - replace roof, cedar shingles					Royal Birkdale Drive				
<u>Component Details</u>											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1990	35	25	2	2025	2	SQ	100.0%	100.00%	\$963.02	\$1,926.00	
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2025 2050											

002.000.0012		Gazebo - original, total replacement					Royal Birkdale Drive				
<u>Component Details</u>											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1990	50	50	17	2040	185	SF	100.0%	100.00%	\$68.77	\$12,722.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2040			\$20,971.55								
On 4/28/2023 By David Herring, DMA Reserves Gazebo noted in good overall condition. NOTE: this is periodically maintained with periodic funds from the reserve account; however, we have included funding for full eventual replacement funding in 2040.											

Birkdale Community Association

002.000.0013 Gazebo, new - future repair allowance Killarney Ct. @ Spyglass Hill Circle

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	5	5	1	2024	185	SF	10.0%	100.00%	\$68.77	\$1,272.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2024	\$1,320.21	2029	\$1,560.73	2034	\$1,804.40
2039	\$2,048.09	2044	\$2,291.56	2049	\$2,535.29

002.000.0014 Shingled roof, replace roof, cedar shingles Killarney Ct. @ Spyglass Hill Circle

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	30	30	26	2049	2	SQ	100.0%	100.00%	\$963.02	\$1,926.00

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2049

002.000.0015 Gazebo - new in 2019, total replacement Killarney Ct. @ Spyglass Hill Circle

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	50	50	46	2069	1	LS	100.0%	100.00%	\$7,840.79	\$7,841.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$6,613.72	100.0%	1	LS	

On 4/28/2023 By David Herring, DMA Reserves

Gazebo noted in good overall condition. NOTE: this is periodically maintained from the community's operating budget. Full eventual replacement funding is not anticipated within the reserve study period shown here and therefore, is not calculating financially in this reserve study.

Total for 002.000 Asphalt Walkways & Site Components**\$198,720.00**

Birkdale Community Association

003.000 Exterior Lighting

003.000.0001 Decorative fixtures on stone columns Main Entrance @ Royal Birkdale

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	42	15	5	2028	4	EA	100.0%	100.00%	\$1,367.32	\$5,469.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2028	\$6,278.21	2043	\$9,312.78
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On 4/28/2023 By David Herring, DMA Reserves

These light fixtures on the stone columns were converted to electric in 2013. The fixtures were still observed in good overall condition and observed with normal wear and tear consistent with age of item. We have extended the anticipated replacement year to 2028.

003.000.0002 Solar street light - replace fixture only Community Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	5	5	1	2024	31	EA	100.0%	100.00%	\$600.00	\$18,600.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2024	\$600.00	100.0%	31	EA	Client's anticipated cost per fixture.

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2024	\$18,600.00	2029	\$22,039.64	2034	\$25,480.52
2039	\$28,921.74	2044	\$32,359.93	2049	\$35,801.57

On 4/28/2023 By David Herring, DMA Reserves

Light fixtures are now solar that have replaced the original gas light fixtures installed when the community was constructed. Solar fixtures have an approximate 5-year lifespan and the fixture & labor cost is anticipated at \$600 per fixture. The community plans to replace the current fixtures in 2024 and we have included ongoing replacement funding on a 5-year cycle for the remainder of the reserve study period based on the \$600 current cost.

Birkdale Community Association

003.000.0003 Solar street light - post only, ornamental Royal Birkdale Pkwy / Drive / Original Gazebo

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2019	35	35	31	2054	2	EA	100.0%	100.00%	\$2,335.27	\$4,671.00

Documented Costs were used for this component cost

Year	Replacement Cost	Repl %	Quant	Unit	Comment
2019	\$1,969.81	100.0%	2	EA	

003.000.0004 Landscape light - low voltage Site-Wide

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	20	20	10	2033	90	EA	100.0%	100.00%	\$203.77	\$18,339.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2033	\$24,443.44
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On 4/28/2023 By David Herring, DMA Reserves

Landscape lighting was replaced in 2013 with a low voltage system. All lighting appeared in good condition during the site visit. The lighting was observed in daylight hours and assumed to be working properly. We have assigned an in-service date of 2013 to the lighting controllers, which we assume to be correct based on the date of the installation of the landscape lighting.

003.000.0005 Lighting controller and timer Main Entrance @ Royal Birkdale

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	30	30	20	2043	3	EA	100.0%	100.00%	\$1,705.33	\$5,116.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2043	\$8,711.68
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Birkdale Community Association

Total for 003.000 Exterior Lighting	\$52,195.00
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Birkdale Community Association

004.000 Fencing

004.000.0001 Vinyl fence, 2-rail Winterpock Road @ Royal Birkdale Parkway

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	35	3	2026	548	LF	100.0%	100.00%	\$29.37	\$16,095.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2026	\$17,286.37
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On 4/30/2023 By David Herring, DMA Reserves

The 2 rail vinyl fence was observed in fair condition. Most of the length of the fence was observed with algae growth, particularly on the back side of the fence; some bent rails and rusted screws discoloring the vinyl were also noted. The fence is showing beginning signs of weather-related surface deterioration. Due to the road-widening work along Winterpock Road, some fence sections have shifted. The 2020 update had included funds to replace this fence in 2023; however, we have extended this to 2026 since the community does not intend to replace the fence at this time.

004.000.0002 Vinyl fence, 6' high privacy Winterpock Road

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	35	35	35	2058	900	LF	100.0%	100.00%	\$59.02	\$53,118.00

Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2023

On 4/30/2023 By David Herring, DMA Reserves

Original comment: The vinyl privacy fence at the community entrance at Winterpock Road is currently in overall good condition with one damaged section noted. Winterpock Road will be widened by VDOT, but a start date to A new vinyl fence is being installed by VDOT as part of the road-widening project at their expense; however, the Association will be responsible for its future replacement. The funding is not currently calculating in this study period.

Birkdale Community Association

004.000.0003		Vinyl fence, privacy					Spring Run Road				
Component Details											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2019	30	30	26	2049	2373	LF	100.0%	100.00%	\$50.59	\$120,050.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2049			\$231,074.09								
On 4/28/2023 By David Herring, DMA Reserves											
Wood privacy fence along N. Spring Run Road was replaced circa 2019 with a white vinyl privacy fence. We have included DMA's database cost for this fence with future funding to replace it in 30 years based on the 2019 cost adjusted for inflation. This cost can be adjusted when verified by the manager.											
004.000.0004		Vinyl fence screen and gates					Royal Birkdale Drive				
Component Details											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2019	30	30	26	2049	1	LS	100.0%	100.00%	\$7,972.72	\$7,973.00	
Documented Costs were used for this component cost											
Year	Replacement Cost	Repl %	Quant	Unit	Comment						
2019	\$6,725.00	100.0%	1	LS	Client's 2019 cost for this component						
Detail of components within the assembly:											
1	Vinyl fence, privacy, 4' H, Royal Birkdale Drive				48	LF	100.0%	100.00%	\$43.30	\$2,078.00	
2	Vinyl fence gate, privacy, 4' H, Royal Birkdale Drive				2	EA	100.0%	100.00%	\$696.56	\$1,393.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2049			\$15,346.55								
On 4/28/2023 By David Herring, DMA Reserves											
Vinyl fencing and gates installed circa 2019 to screen a section of Royal Birkdale Drive and to keep trash from being dumped at this location. The future cost for replacement in 2049 is based on the client's 2019 cost adjusted for inflation.											
Total for 004.000 Fencing										\$197,236.00	

Birkdale Community Association

005.000 Irrigation & Electrical Service

005.000.0001 Irrigation controllers Community Entrances

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2006	19	10	2	2025	4	EA	100.0%	100.00%	\$5,739.03	\$22,956.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2025	\$23,805.37	2035	\$32,296.96	2045	\$40,789.08
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On 4/29/2023 By David Herring, DMA Reserves

The in-service date of the irrigation controllers is not known and needs to be verified. We have kept the 2006 in-service date from the previous study; this can be adjusted when verified.

005.000.0002 Backflow preventer Community Entrances

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	39	20	2	2025	4	EA	100.0%	100.00%	\$1,423.24	\$5,693.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2025	\$5,903.64	2045	\$10,115.55
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On 4/29/2023 By David Herring, DMA Reserves

The backflow preventers are assumed to be original. Funding is included to replace these in 2025 but can be adjusted if any of these has been determined to have been replaced at different times.

Birkdale Community Association

005.000.0003		Electrical service for irrigation / lighting					Community Entrances				
Component Details											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	50	50	13	2036	3	EA	100.0%	100.00%	\$2,195.05	\$6,585.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2036			\$9,508.16								
On 4/29/2023 By David Herring, DMA Reserves											
Assumed in good condition and functional.											

005.000.0004		Wood mounting structure					Spring Run Road Entrance				
Component Details											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	25	3	2026	1	EA	100.0%	100.00%	\$324.92	\$325.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).											
2026			\$349.06		2051		\$649.63				
On 4/29/2023 By David Herring, DMA Reserves											
This will require eventual replacement but can be paid from operating funds if necessary.											

Total for 005.000 Irrigation & Electrical Service										\$35,559.00
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Birkdale Community Association

006.000 Landscaping Restoration Project

006.000.0001 Landscape rehabilitation project Winterpock Entrance

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	60	60	60	2083	1	LS	100.0%	0.00%	\$1.02	\$0.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	One-time Exp	\$29,950.00
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Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2023

On 4/29/2023 By David Herring, DMA Reserves

The Winterpock entrance to Birkdale will need to be rehabilitated after the road widening project is completed, which is anticipated sometime in 2023. The entire project has been quoted by Nature's Way Landscaping, who has provided 3 separate quotes for various sections of the entrance. The cost shown is a total for all of the Nature's Way quotes and is a one-time cost for this rehabilitation project. After completion, maintenance funding will be paid from the landscaping portion of the community's operating budget.

006.000.0002 Landscape Irrigation System - est. allowance Winterpock Entrance

Component Details

0

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	40	40	40	2063	48600	GSF	100.0%	0.00%	\$1.09	\$0.00

Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2023 include a compounded inflation factor (see last page of this report).

2023	One-time Exp	\$10,000.00
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Expenditures in the year(s) below have been manually removed from the yearly expenditures.

2023

On 4/29/2023 By David Herring, DMA Reserves

Quotes for the Winterpock entrance rehabilitation did not include any costs associated with repairing the irrigation system. We have included a \$10,000 one-time cost for this work with future funding to maintain the system to be taken from the landscaping portion of the community's operating budget.

Birkdale Community Association

Total for 006.000 Landscaping Restoration Project	\$0.00
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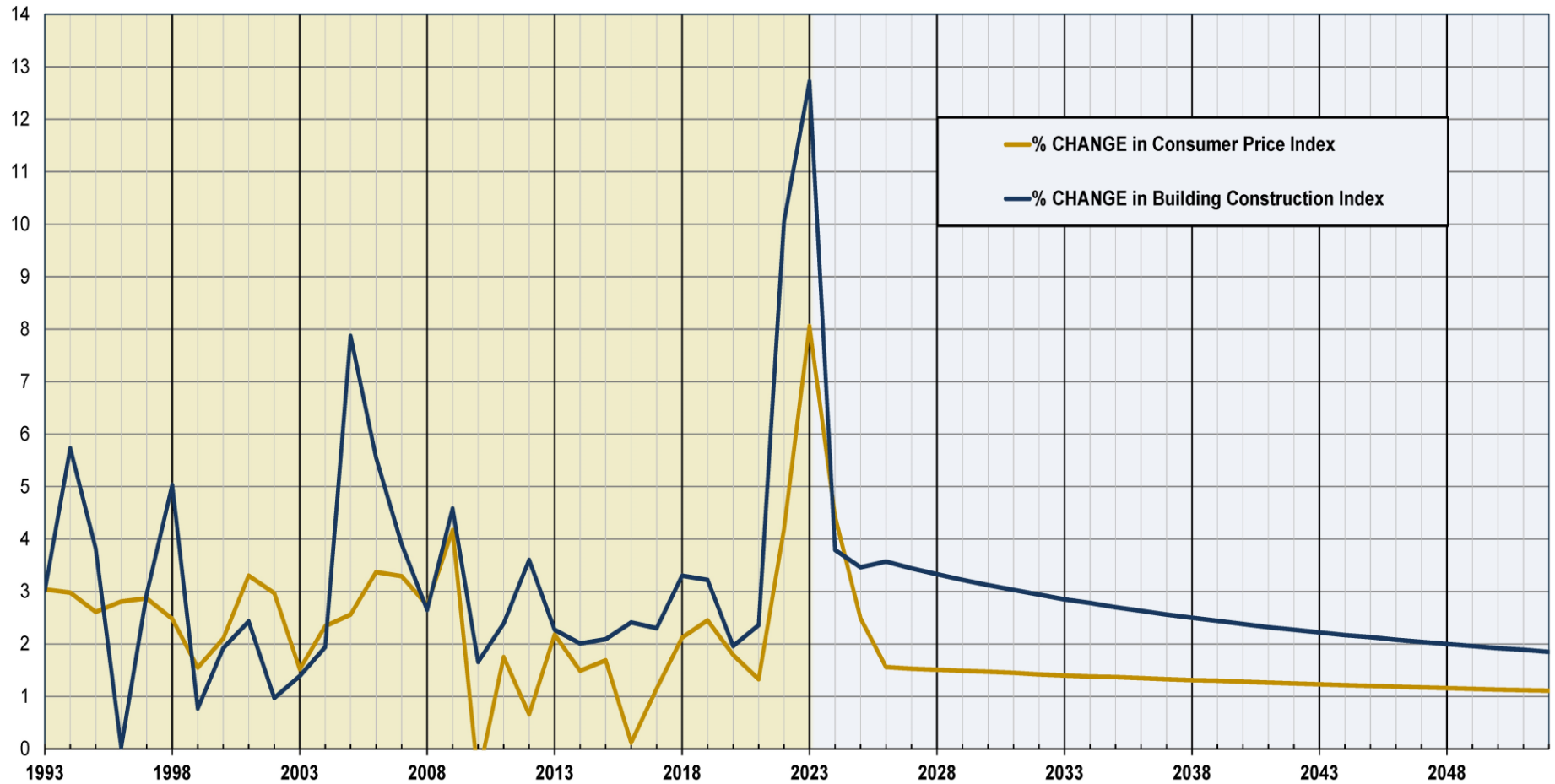
Birkdale Community Association

007.000 Excluded Components

007.000.0001		Gas lamps on sign posts: conversion to solar					All Areas				
<u>Component Details</u>											0
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2019	15	15	11	2034	27	EA	0.0%	100.00%	\$1,230.24	\$0.00	
Expenditures in the year(s) below have been manually removed from the yearly expenditures.											
2034		2049									
On 4/28/2023 By David Herring, DMA Reserves											
In 2019, all existing fixtures were converted to all solar. This was a one-time cost for this work and has been retained as an inventory component for reference purposes in the Excluded Components section but is not calculating financially in the reserve study.											
Total for 007.000 Excluded Components										\$0.00	

Birkdale Community Association

Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit of zero.

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
% CHANGE CPI	3.04	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.55	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19
% CHANGE BCI	3.01	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.66	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
% CHANGE CPI	8.06	4.43	2.49	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.28	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11
% CHANGE BCI	12.72	3.79	3.46	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.38	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85