

Birkdale Community Association

Chesterfield, VA

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Capital Expenditures by Year

Post Working Session - Final Report

Date: 8/2/2023

DMA Project #2302014



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Table of Contents

Year	Total Expenditures	Page
Year: 2023	\$50,107.00	1
Year: 2024	\$39,628.89	2
Year: 2025	\$49,350.21	3
Year: 2026	\$31,478.32	4
Year: 2027	No Yearly Expenses	
Year: 2028	\$26,260.54	5
Year: 2029	\$23,600.37	6
Year: 2030	\$8,158.61	7
Year: 2031	\$4,530.85	8
Year: 2032	\$22,947.06	9
Year: 2033	\$47,644.35	10
Year: 2034	\$27,284.92	11
Year: 2035	\$41,690.90	12
Year: 2036	\$9,508.16	13
Year: 2037	\$3,269.78	14
Year: 2038	\$168,645.56	15
Year: 2039	\$30,969.83	16
Year: 2040	\$31,600.95	17
Year: 2041	No Yearly Expenses	

Table of Contents

Year	Total Expenditures	Page
Year: 2042	\$18,239.34	18
Year: 2043	\$45,422.34	19
Year: 2044	\$40,553.33	20
Year: 2045	\$62,768.61	21
Year: 2046	No Yearly Expenses	
Year: 2047	\$4,086.56	22
Year: 2048	\$32,860.75	23
Year: 2049	\$322,605.27	24
Year: 2050	\$37,156.78	25
Year: 2051	\$33,606.38	26
Year: 2052	\$22,290.23	27

Birkdale Community Association

Capital Expenditures for Year 2023

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$4,899.00
002.000. 0009	Park bench, steel w/ slats	Community Wide	\$3,986.00
002.000. 0010	Gazebo - original, repair allowance	Royal Birkdale Drive	\$1,272.00
006.000. 0001	Landscape rehabilitation project	Winterpock Entrance	\$29,950.00
006.000. 0002	Landscape Irrigation System - est. allowance	Winterpock Entrance	\$10,000.00
Total Expenditures for Year 2023			\$50,107.00

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Capital Expenditures for Year 2024

Line #	Component	Location	Replacement Cost *
002.000. 0001	Asphalt Path - Replace, Phase 1	Spyglass Hill to Ashbourne Hollow	\$19,708.68
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$1,320.21
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$18,600.00
Total Expenditures for Year 2024			\$39,628.89

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Capital Expenditures for Year 2025

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$6,924.05
002.000. 0002	Asphalt Path - Replace, Phase 2	Ashbourne Hollow to Seabrook	\$12,717.15
005.000. 0001	Irrigation controllers	Community Entrances	\$23,805.37
005.000. 0002	Backflow preventer	Community Entrances	\$5,903.64
Total Expenditures for Year 2025			\$49,350.21

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Capital Expenditures for Year 2026

Line #	Component	Location	Replacement Cost *
002.000. 0003	Asphalt Path - Replace, Phase 3	Torrey Pines to Sunningdale	\$13,842.89
004.000. 0001	Vinyl fence, 2-rail	Winterpock Road @ Royal Birkdale	\$17,286.37
005.000. 0004	Wood mounting structure	Spring Run Road Entrance	\$349.06
Total Expenditures for Year 2026			\$31,478.32

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Capital Expenditures for Year 2028

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$5,623.87
002.000. 0005	Asphalt walkway - periodic patching allowance	Community Wide	\$12,846.42
002.000. 0010	Gazebo - original, repair allowance	Royal Birkdale Drive	\$1,512.04
003.000. 0001	Decorative fixtures on stone columns	Main Entrance @ Royal Birkdale	\$6,278.21
Total Expenditures for Year 2028			\$26,260.54

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Capital Expenditures for Year 2029

Line #	Component	Location	Replacement Cost *
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$1,560.73
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$22,039.64
Total Expenditures for Year 2029			\$23,600.37

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Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$8,158.61
Total Expenditures for Year 2030			\$8,158.61

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Capital Expenditures for Year 2031

Line #	Component	Location	Replacement Cost *
001.000. 0008	Community event sign	Royal Birkdale Parkway	\$4,530.85
Total Expenditures for Year 2031			\$4,530.85

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Capital Expenditures for Year 2032

Line #	Component	Location	Replacement Cost *
001.000. 0001	Metal sign letters	Royal Birkdale Parkway	\$5,095.60
001.000. 0002	Refurbish stone sign monument	Royal Birkdale Parkway	\$3,013.03
001.000. 0003	Repair / resurface stucco over block	Royal Birkdale Parkway	\$1,927.05
001.000. 0004	Refurbish stone walls & columns	Winterpock Road @ Royal Birkdale	\$6,702.57
001.000. 0005	Metal sign letters	North Spring Run Road	\$3,662.31
001.000. 0006	Refurbish stone sign monument	North Spring Run Road	\$1,612.13
001.000. 0007	Repair / resurface stucco over block	North Spring Run Road	\$934.37
Total Expenditures for Year 2032			\$22,947.06

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Capital Expenditures for Year 2033

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$6,529.71
002.000. 0005	Asphalt walkway - periodic patching allowance	Community Wide	\$14,915.61
002.000. 0010	Gazebo - original, repair allowance	Royal Birkdale Drive	\$1,755.59
003.000. 0004	Landscape light - low voltage	Site-Wide	\$24,443.44
Total Expenditures for Year 2033			\$47,644.35

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Capital Expenditures for Year 2034

Line #	Component	Location	Replacement Cost *
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$1,804.40
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$25,480.52
Total Expenditures for Year 2034			\$27,284.92

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Capital Expenditures for Year 2035

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$9,393.94
005.000. 0001	Irrigation controllers	Community Entrances	\$32,296.96
Total Expenditures for Year 2035			\$41,690.90

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Capital Expenditures for Year 2036

Line #	Component	Location	Replacement Cost *
005.000. 0003	Electrical service for irrigation / lighting	Community Entrances	\$9,508.16
Total Expenditures for Year 2036			\$9,508.16

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Capital Expenditures for Year 2037

Line #	Component	Location	Replacement Cost *
001.000. 0003	Repair / resurface stucco over block	Royal Birkdale Parkway	\$2,202.06
001.000. 0007	Repair / resurface stucco over block	North Spring Run Road	\$1,067.72
Total Expenditures for Year 2037			\$3,269.78

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Capital Expenditures for Year 2038

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$7,436.17
002.000. 0004	Asphalt walkway - resurfacing project	All Asphalt Paths	\$142,223.88
002.000. 0005	Asphalt walkway - periodic patching allowance	Community Wide	\$16,986.20
002.000. 0010	Gazebo - original, repair allowance	Royal Birkdale Drive	\$1,999.31
Total Expenditures for Year 2038			\$168,645.56

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Capital Expenditures for Year 2039

Line #	Component	Location	Replacement Cost *
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$2,048.09
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$28,921.74
Total Expenditures for Year 2039			\$30,969.83

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Capital Expenditures for Year 2040

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$10,629.40
002.000. 0012	Gazebo - original, total replacement	Royal Birkdale Drive	\$20,971.55
Total Expenditures for Year 2040			\$31,600.95

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Capital Expenditures for Year 2042

Line #	Component	Location	Replacement Cost *
001.000. 0002	Refurbish stone sign monument	Royal Birkdale Parkway	\$3,873.09
001.000. 0003	Repair / resurface stucco over block	Royal Birkdale Parkway	\$2,477.11
001.000. 0004	Refurbish stone walls & columns	Winterpock Road @ Royal Birkdale	\$8,615.77
001.000. 0006	Refurbish stone sign monument	North Spring Run Road	\$2,072.29
001.000. 0007	Repair / resurface stucco over block	North Spring Run Road	\$1,201.08
Total Expenditures for Year 2042			\$18,239.34

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Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$8,342.15
002.000. 0005	Asphalt walkway - periodic patching allowance	Community Wide	\$19,055.73
003.000. 0001	Decorative fixtures on stone columns	Main Entrance @ Royal Birkdale	\$9,312.78
003.000. 0005	Lighting controller and timer	Main Entrance @ Royal Birkdale	\$8,711.68
Total Expenditures for Year 2043			\$45,422.34

Birkdale Community Association

Capital Expenditures for Year 2044

Line #	Component	Location	Replacement Cost *
002.000. 0006	Storage shed	Royal Birkdale Dr. @ Spyglass Hill Circle	\$5,901.84
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$2,291.56
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$32,359.93
Total Expenditures for Year 2044			\$40,553.33

Birkdale Community Association

Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$11,863.98
005.000. 0001	Irrigation controllers	Community Entrances	\$40,789.08
005.000. 0002	Backflow preventer	Community Entrances	\$10,115.55
Total Expenditures for Year 2045			\$62,768.61

Birkdale Community Association

Capital Expenditures for Year 2047

Line #	Component	Location	Replacement Cost *
001.000. 0003	Repair / resurface stucco over block	Royal Birkdale Parkway	\$2,752.13
001.000. 0007	Repair / resurface stucco over block	North Spring Run Road	\$1,334.43
Total Expenditures for Year 2047			\$4,086.56

Birkdale Community Association

Capital Expenditures for Year 2048

Line #	Component	Location	Replacement Cost *
001.000. 0011	Wood signs, posts & traffic control signage	Site-Wide	\$9,248.38
002.000. 0005	Asphalt walkway - periodic patching allowance	Community Wide	\$21,125.82
002.000. 0010	Gazebo - original, repair allowance	Royal Birkdale Drive	\$2,486.55
Total Expenditures for Year 2048			\$32,860.75

Birkdale Community Association

Capital Expenditures for Year 2049

Line #	Component	Location	Replacement Cost *
002.000. 0001	Asphalt Path - Replace, Phase 1	Spyglass Hill to Ashbourne Hollow	\$37,847.77
002.000. 0013	Gazebo, new - future repair allowance	Killarney Ct. @ Spyglass Hill Circle	\$2,535.29
003.000. 0002	Solar street light - replace fixture only	Community Wide	\$35,801.57
004.000. 0003	Vinyl fence, privacy	Spring Run Road	\$231,074.09
004.000. 0004	Vinyl fence screen and gates	Royal Birkdale Drive	\$15,346.55
Total Expenditures for Year 2049			\$322,605.27

Birkdale Community Association

Capital Expenditures for Year 2050

Line #	Component	Location	Replacement Cost *
001.000. 0010	Decorative street name signs & posts	Site-Wide	\$13,098.79
002.000. 0002	Asphalt Path - Replace, Phase 2	Ashbourne Hollow to Seabrook	\$24,057.99
Total Expenditures for Year 2050			\$37,156.78

Birkdale Community Association

Capital Expenditures for Year 2051

Line #	Component	Location	Replacement Cost *
001.000. 0008	Community event sign	Royal Birkdale Parkway	\$7,193.87
002.000. 0003	Asphalt Path - Replace, Phase 3	Torrey Pines to Sunningdale	\$25,762.88
005.000. 0004	Wood mounting structure	Spring Run Road Entrance	\$649.63
Total Expenditures for Year 2051			\$33,606.38

Birkdale Community Association

Capital Expenditures for Year 2052

Line #	Component	Location	Replacement Cost *
001.000. 0002	Refurbish stone sign monument	Royal Birkdale Parkway	\$4,733.29
001.000. 0003	Repair / resurface stucco over block	Royal Birkdale Parkway	\$3,027.26
001.000. 0004	Refurbish stone walls & columns	Winterpock Road @ Royal Birkdale	\$10,529.30
001.000. 0006	Refurbish stone sign monument	North Spring Run Road	\$2,532.54
001.000. 0007	Repair / resurface stucco over block	North Spring Run Road	\$1,467.84
Total Expenditures for Year 2052			\$22,290.23