

# RESERVE COMPONENTS

# HAMPTON COURT HOA

Inflation Rate	%	3	Current							
Fiscal Year End Dec 31		Repair	Replace	Forecast						
Reserve Components	%	Repair	Total Rem	Life	Life	Quantity	Unit	Unit	Cost	Description
		Cost								
<b>BUILDING EXTERIORS</b>										
1- Exterior Paint, Stucco		13596	10	8	14320	sq ft		0.95		Full exterior painting every 10 years
2- Exterior Paint, Trim, Stair & Balcony Rail		7622	5	3	1	budget		7622.00		Full painting of wooden trims & balcony railings every 5 years
3- Exterior, Stucco & Trim Repair		2060	10	8	1	budget		2060.00		Stucco & Trim repair every 10 years
4- Carport, Trim Paint & Repair		1391	10	8	900	ft		1.55		Repair & paint of corrugated metal roof & wood trim every 10 years
<b>FENCING &amp; WALLS</b>										
5- Iron Gate, Painting & Repair		660	10	8	1	each		660.00		Minor welding repair & paint every 10 years
<b>Townhouses</b>										
6- Wood Patio Fencing & Retaining Wall		7781	20	18	237	ft		32.83		Wooden patio fencing & arbor repair/replacement every 20 years
<b>Condominiums</b>										
7- Patio-Fence, Fences, Trellis & Arbor		17324	20	18	624	ft		27.76		Wooden fencing, trellis & arbor replacement every 20 years
<b>LANDSCAPING</b>										
8- Backflow Device		515	20	18	1	each		515.00		Backflow replacement every 20 years
9- Irrigation Timer		824	15	13	1	each		824.00		Irrigation timer replacement every 15 years
10- Irrigation Valves		1545	5	3	5	each		309.00		Irrigation valves replacement every 5 years
<b>LIGHTING</b>										
11- Porch Lights, Exterior		8806	25	23	38	each		231.74		Wall mounted fixtures at each unit, replacement every 25 years
12- Pole Lights, Replacement		6695	30	5	13	each		515.00		Common area lighting replacement every 30 years
13- Lighting Repair	7	1085	5	3	1	budget		1085.00		Common area lighting repair every 5 years
<b>PAVED SURFACES</b>										
14- Asphalt Sealcoat, Stripping & Repair		3764	5	3	9136	sq ft		0.41		Sealcoat, minor repairs & stripping every 5 years
15- Concrete Stairs, Curbs & Walkway		1030	20	18	200	sq ft		5.15		Concrete sidewalk grinding & concrete repair every 20 years
<b>ROOFING</b>										
16- Composition Shingles		22323	17	12	11590	sq ft		1.93		Roof replacement & repair every 17 years
17- Gutters & Downspouts		4635	25	23	710	ft		6.53		Gutter & Downspout replacement & repair every 25 years
<b>OTHERS</b>										
18- Mailbox Clusters		454	20	18	1	each		454.00		Mailbox cluster replacement every 20 years
19- Unplanned Project Fund	5	403	1	1	1	budget		402.90		5% of Annual liability for unplanned or emergency projects