The Barringtons at Wedgewood Villa Condominium Community Association

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

Reserve Component List

	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	$ Included	Flexibility
Exterior Building Components									
Gate House Renovation	2.347	2022	original	25	0	$16,800	100%	$16,800	deferrable
Gazebo Renovation (!)	2.351	2029	original	30	7	$19,900	100%	$19,900	deferrable
Site Components									
Concrete Curbs and Gutters (20% with repaving streets)	6.121	2027	original	25	5	$238,000	20%	$47,600	deferrable
Concrete Bridge - Sealer	-	2022	original	10	0	$5,657	100%	$5,657	deferrable
Concrete Bridge - Replacement (!)	6.141	2028	original	40	6	$44,000	100%	$44,000	deferrable
Concrete Sidewalks (5% every 5 years)	6.181	2024	varies	5	2	$198,000	5%	$9,900	deferrable
Fences - Aluminum	6.281	2028	original	30	6	$119,600	100%	$119,600	deferrable
Fence - Vinyl	6.282	2038	2013	25	16	$40,600	100%	$40,600	deferrable
Gate Operators (!)	6.421	2028	N/A	10	6	$10,200	100%	$10,200	discretionary
Gates	6.421	2028	original	30	6	$10,000	100%	$10,000	discretionary
Irrigation System (!)	6.521	2037	original	40	15	$116,000	100%	$116,000	discretionary
Landscape and Drainage (5% every 5 years)	6.541	2022	original	5	0	$120,000	5%	$6,000	discretionary
Light Poles and Fixtures	6.601	2037	varies	40	15	$62,900	100%	$62,900	deferrable
Mailboxes	6.621	2028	original	30	6	$11,200	100%	$11,200	deferrable
Monument Renovation (!)	6.631	2029	N/A	30	7	$7,700	100%	$7,700	deferrable
Pavement - Crack Repair and Patch	6.641	2023	2019	4	1	$7,600	100%	$7,600	firm
Pavement - Seal Coat (!)	6.641	2023	2019	4	1	$6,100	100%	$6,100	discretionary
Pavement Replacement - Streets	6.661	2027	original	25	5	$302,000	100%	$302,000	deferrable
Signs	6.961	2029	original	30	7	$7,500	100%	$7,500	deferrable

(!) See Property Engineering Review Page 1.201

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Property and Service Summary

Location:	Powell, Ohio
Property type:	common amenity
Number of homes:	40
Year of construction:	1997
Date of inspection:	March 1, 2022
Date of previous inspection:	August 18, 2016
Type of service:	reserve study update
Level of service:	Update Study with Site Visit
Length of analysis:	30 years
2022 budgeted reserve contribution:	$24,000
2023 recommended reserve contribution:	$44,000 = increase of $20,000 ($41.67 per home per month)
Features:	entrance bridge, streets, gate houses, gazebo, irrigation system, landscape, etc.
Upcoming projects:	gate house renovation, sealing of bridge concrete

pavement

gate house

common area

gazebo

SUPERIOR RESERVE
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Recommended Reserve Funding Plan

The Barringtons at Wedgewood Villa Condominium Community Association

Year	Inflated expenditures (2.9% annual)	Recommended reserve contributions	Ending reserve balance	Average $ per home per month (40 homes)**	$ increase per month from previous year	% increase from previous year
2022*	($28,457)	$24,000	$149,305	$50.00	-	-
2023	($14,097)	$44,000	$182,492	$91.67	$41.67	83.3%
2024	($10,483)	$64,000	$240,195	$133.33	$41.67	45.5%
2025	$0	$84,000	$329,839	$175.00	$41.67	31.3%
2026	$0	$104,000	$441,476	$216.67	$41.67	23.8%
2027	($410,241)	$124,000	$161,202	$258.33	$41.67	19.2%
***2028	($231,487)	$144,000	**$76,064**	$300.00	$41.67	16.1%
2029	($54,969)	$60,000	$82,667	$125.00	-$175.00	-58.3%
2030	$0	$60,000	$144,920	$125.00	$0.00	0.0%
2031	($17,720)	$60,000	$190,521	$125.00	$0.00	0.0%
2032	($15,515)	$60,000	$239,262	$125.00	$0.00	0.0%
2033	$0	$60,000	$304,647	$125.00	$0.00	0.0%
2034	($13,951)	$60,000	$357,248	$125.00	$0.00	0.0%
2035	($19,866)	$60,000	$404,928	$125.00	$0.00	0.0%
2036	$0	$60,000	$473,627	$125.00	$0.00	0.0%
2037	($283,901)	$60,000	$256,959	$125.00	$0.00	0.0%
2038	($80,262)	$60,000	$241,634	$125.00	$0.00	0.0%
2039	($38,368)	$60,000	$268,315	$125.00	$0.00	0.0%
2040	$0	$60,000	$334,281	$125.00	$0.00	0.0%
2041	$0	$60,000	$401,567	$125.00	$0.00	0.0%
2042	($20,649)	$60,000	$449,343	$125.00	$0.00	0.0%
2043	($24,971)	$60,000	$493,709	$125.00	$0.00	0.0%
2044	($18,568)	$60,000	$545,428	$125.00	$0.00	0.0%
2045	$0	$60,000	$616,937	$125.00	$0.00	0.0%
2046	$0	$60,000	$689,876	$125.00	$0.00	0.0%
2047	($74,589)	$60,000	$688,939	$125.00	$0.00	0.0%
2048	($21,449)	$60,000	$741,654	$125.00	$0.00	0.0%
2049	($21,422)	$60,000	$795,452	$125.00	$0.00	0.0%
2050	$0	$60,000	$871,961	$125.00	$0.00	0.0%
2051	$0	$60,000	$950,000	$125.00	$0.00	0.0%
2052	($851,682)	$60,000	$169,401	$125.00	$0.00	0.0%

* reserve contributions are budgeted

**The costs in this column represent an AVERAGE $ only and is only intended to put the $ into perspective.

***2028 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)

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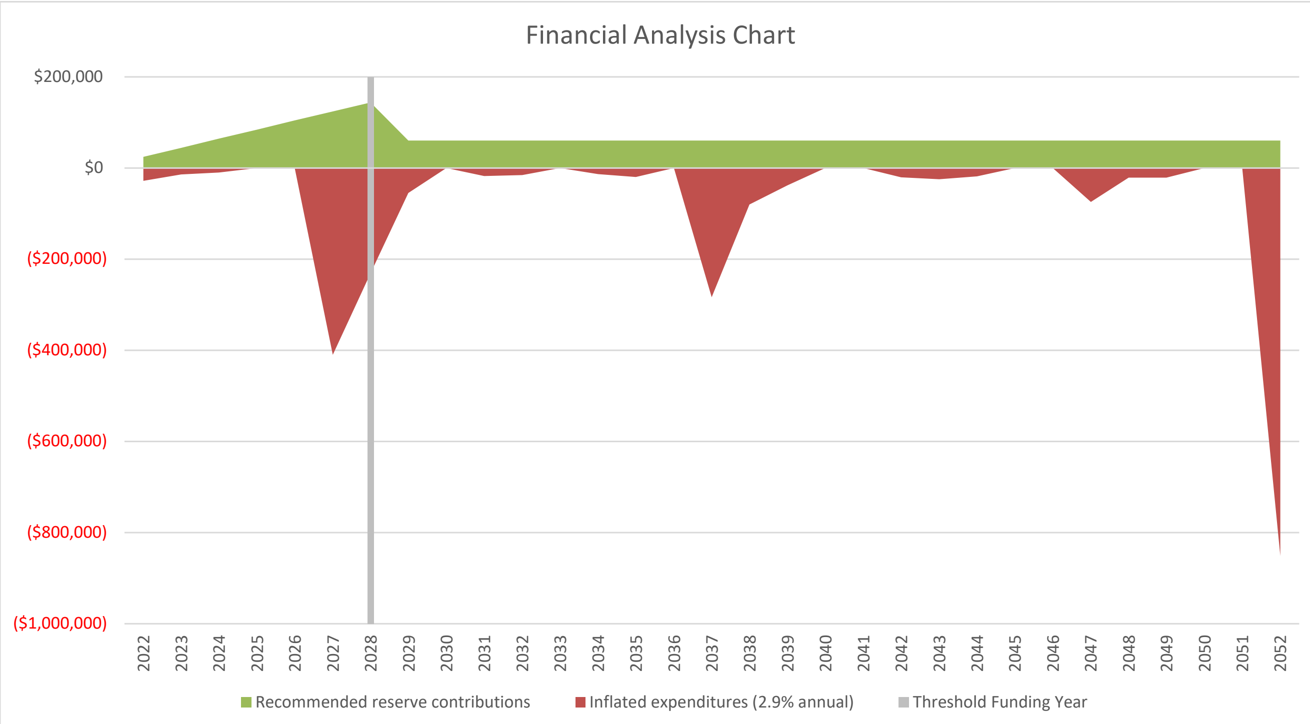

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

The Barringtons at Wedgewood Villa Condominium Community Association							threshold funding year	
Fiscal year	2022	2023	2024	2025	2026	2027	2028	2029
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	100.0%	102.9%	105.9%	109.0%	112.1%	115.4%	118.7%	122.2%
Beginning balance (January 31, 2022)	$153,021	$149,305	$182,492	$240,195	$329,839	$441,476	$161,202	$76,064
Inflated expenditures (2.9% annual)	($28,457)	($14,097)	($10,483)	$0	$0	($410,241)	($231,487)	($54,969)
Recommended reserve contributions (remaining amount for 2022)	$22,000	$44,000	$64,000	$84,000	$104,000	$124,000	$144,000	$60,000
Estimated interest earned (2.0% PROJECTED yield rate)	$2,741	$3,285	$4,185	$5,644	$7,637	$5,967	$2,349	$1,572
Ending reserve balance	$149,305	$182,492	$240,195	$329,839	$441,476	$161,202	$76,064	$82,667

Reserve Component List

	2022	2023	2024	2025	2026	2027	2028	2029
Exterior Building Components								
Gate House Renovation	16,800							
Gazebo Renovation (!)								24,309
Site Components								
Concrete Curbs and Gutters (20% with repaving streets)						54,914		
Concrete Bridge - Sealer	5,657							
Concrete Bridge - Replacement (!)							52,233	
Concrete Sidewalks (5% every 5 years)			10,483					12,093
Fences - Aluminum							141,979	
Fence - Vinyl								
Gate Operators (!)							12,109	
Gates							11,871	
Irrigation System (!)								
Landscape and Drainage (5% every 5 years)	6,000					6,922		
Light Poles and Fixtures								
Mailboxes							13,296	
Monument Renovation (!)								9,406
Pavement - Crack Repair and Patch		7,820						
Pavement - Seal Coat (!)		6,277						
Pavement Replacement - Streets						348,405		
Signs								9,162

(!) See Property Engineering Review Page 1.201

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SUPERIOR RESERVE
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The Barringtons at Wedgewood Villa Condominium Community Association

Fiscal year	2030	2031	2032	2033	2034	2035	2036	2037
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	125.7%	129.3%	133.1%	137.0%	140.9%	145.0%	149.2%	153.5%
Beginning balance (January 31, 2022)	$82,667	$144,920	$190,521	$239,262	$304,647	$357,248	$404,928	$473,627
Inflated expenditures (2.9% annual)	$0	($17,720)	($15,515)	$0	($13,951)	($19,866)	$0	($283,901)
Recommended reserve contributions (remaining amount for 2022)	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Estimated interest earned (2.0% PROJECTED yield rate)	$2,253	$3,321	$4,255	$5,385	$6,553	$7,546	$8,699	$7,234
Ending reserve balance	$144,920	$190,521	$239,262	$304,647	$357,248	$404,928	$473,627	$256,959

Reserve Component List

	2030	2031	2032	2033	2034	2035	2036	2037
Exterior Building Components								
Gate House Renovation								
Gazebo Renovation (!)								
Site Components								
Concrete Curbs and Gutters (20% with repaving streets)								
Concrete Bridge - Sealer			7,529					
Concrete Bridge - Replacement (!)								
Concrete Sidewalks (5% every 5 years)					13,951			
Fences - Aluminum								
Fence - Vinyl								
Gate Operators (!)								
Gates								
Irrigation System (!)								178,110
Landscape and Drainage (5% every 5 years)			7,986					9,213
Light Poles and Fixtures								96,579
Mailboxes								
Monument Renovation (!)								
Pavement - Crack Repair and Patch		9,830				11,021		
Pavement - Seal Coat (!)		7,890				8,846		
Pavement Replacement - Streets								
Signs								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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Fiscal year	2038	2039	2040	2041	2042	2043	2044	2045
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	158.0%	162.6%	167.3%	172.1%	177.1%	182.3%	187.6%	193.0%
Beginning balance (January 31, 2022)	$256,959	$241,634	$268,315	$334,281	$401,567	$449,343	$493,709	$545,428
Inflated expenditures (2.9% annual)	($80,262)	($38,368)	$0	$0	($20,649)	($24,971)	($18,568)	$0
Recommended reserve contributions (remaining amount for 2022)	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Estimated interest earned (2.0% PROJECTED yield rate)	$4,937	$5,049	$5,966	$7,286	$8,425	$9,337	$10,288	$11,509
Ending reserve balance	$241,634	$268,315	$334,281	$401,567	$449,343	$493,709	$545,428	$616,937

Reserve Component List

	2038	2039	2040	2041	2042	2043	2044	2045
Exterior Building Components								
Gate House Renovation								
Gazebo Renovation (!)								
Site Components								
Concrete Curbs and Gutters (20% with repaving streets)								
Concrete Bridge - Sealer					10,021			
Concrete Bridge - Replacement (!)								
Concrete Sidewalks (5% every 5 years)		16,095					18,568	
Fences - Aluminum								
Fence - Vinyl	64,146							
Gate Operators (!)	16,116							
Gates								
Irrigation System (!)								
Landscape and Drainage (5% every 5 years)					10,628			
Light Poles and Fixtures								
Mailboxes								
Monument Renovation (!)								
Pavement - Crack Repair and Patch		12,356				13,853		
Pavement - Seal Coat (!)		9,917				11,119		
Pavement Replacement - Streets								
Signs								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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The Barringtons at Wedgewood Villa Condominium Community Association

Fiscal year	2046	2047	2048	2049	2050	2051	2052
Construction inflation rate (30 year average)	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Compounded construction inflation	198.6%	204.4%	210.3%	216.4%	222.7%	229.1%	235.8%
Beginning balance (January 31, 2022)	$616,937	$689,876	$688,939	$741,654	$795,452	$871,961	$950,000
Inflated expenditures (2.9% annual)	$0	($74,589)	($21,449)	($21,422)	$0	$0	($851,682)
Recommended reserve contributions (remaining amount for 2022)	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Estimated interest earned (2.0% PROJECTED yield rate)	$12,939	$13,652	$14,164	$15,219	$16,509	$18,039	$11,083
Ending reserve balance	$689,876	$688,939	$741,654	$795,452	$871,961	$950,000	$169,401

Reserve Component List

	2046	2047	2048	2049	2050	2051	2052
Exterior Building Components							
Gate House Renovation		34,332					
Gazebo Renovation (!)							
Site Components							
Concrete Curbs and Gutters (20% with repaving streets)							112,219
Concrete Bridge - Sealer							13,337
Concrete Bridge - Replacement (!)							
Concrete Sidewalks (5% every 5 years)				21,422			
Fences - Aluminum							
Fence - Vinyl							
Gate Operators (!)			21,449				
Gates							
Irrigation System (!)							
Landscape and Drainage (5% every 5 years)		12,261					14,145
Light Poles and Fixtures							
Mailboxes							
Monument Renovation (!)							
Pavement - Crack Repair and Patch		15,531					
Pavement - Seal Coat (!)		12,466					
Pavement Replacement - Streets							711,981
Signs							

(!) See Property Engineering Review Page 1.201