

Phillip Soroky

From: Phillip Soroky
Sent: Monday, April 15, 2024 10:01 AM
To: 'Karen Mazala'; Nancy A Neville; brendolyn brister; judith Heyer
Cc: Becki Marcenelli; 'rcmyers@supereng.com'
Subject: Capital Reserve Final 4.15.2024
Attachments: RFSWR137 Reserve Study Report Final Rev 2.pdf; Study Report 24 pg 22.pdf; Study Report 24 pg 23.pdf; Study Report 24 pg 25.pdf; Study Report 24 pg 26.pdf; Study Report 24 pg 28.pdf; Study Report 24 pg 31.pdf

All..

Ryan has completed the report which we should approve at our next meeting.

Full report attached..

Pages 22, 23, 25 and 26- show at present funding our spending and cash flow repairs.

Executive summary on spending:

With yearly 4.56% inflation increases..

- **In 2024** we will have \$25,482 to spend on screen walls and wood siding.
- **In 2025** we will have \$31,329 to spend on concrete access road and trench drain.
- **In 2026** we will have \$17,493 to spend on retaining walls and electrical panels.
- **In 2028** we will have \$75,520 to spend on concrete driveways, sidewalks, patios and electrical panels.
- **In 2029** we will have \$41,100 to spend on retaining walls, screen walls and wood siding.
- **In 2030** we will have \$48,296 to spend on concrete access road and electrical panels.
- **In 2032** we will have \$12,281 to spend on electrical panels.
- **In 2033** we will have \$81,542 to spend on concrete driveways, sidewalks and patios.
- **In 2034** we will have \$66,366 to spend on fences enclosing the courtyard, screen walls and siding.
- **In 2035** we will have \$46,321 to spend on concrete access road.
- **In 2036** we will have \$84,380 to spend on courtyard fences and chimney siding.
- **In 2038** we will have \$101,908 to spend on catch basins. concrete driveways, sidewalks and patios.
- **In 2039** we will have \$70,041 to spend on screen walls, siding and mailboxes.

- **In 2040 and 2041** we will have \$980,336 to spend in those 2-years for roofing, gutters streetlights and trench drains.

Pages 28 and 31 show at present funding our spending and cash flow maintenance.

With 4.56% inflation increases **in 2029** we will have \$146.335 to spend on staining or some other exterior finish.

This year with the wind damage, the Courtyard fence will be replaced (not scheduled till 2034) instead of the screen wall. Siding replacement will need to be addressed on the south side of Building #1.

The cost to do all the screen walls was \$40,000 last year. If we use Hamilton tan, we may be able to increase the scope to add the two rotted screen walls (82LF) in front of 3296 if the added cost is mostly material if the crew can do more a day than the 97LF fence and gate.

Please review and comment.

Phil