

Reserve Study
Full Study

Rockbridge Subdivision Homeowners Association, Inc.

Second Draft
Published - June 6, 2017
Prepared for the December 31, 2017 Fiscal Year
Contact: Development Services, Inc.

North Star Reserves
/ Boise, ID 83713
Office (208) 365-0977
Aaron@NorthStarReserves.com



Rockbridge Subdivision Homeowners Association, Inc.

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Rockbridge Subdivision Homeowners Association, Inc.

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Reserve Study Summary

A Reserve Study was conducted of Rockbridge Subdivision Homeowners Association, Inc. (the Planned Urban Development, or "**PUD**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Rockbridge Subdivision Homeowners Association, Inc. is a community with a total of 314 Units.

Physical Inspection

North Star Reserves ("**NSR**") conducted a physical inspection of the PUD. The inspection encompassed those major components that the PUD is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$500.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, NSR utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. PUD board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.



The status of the PUD reserves, as reflected in the following Reserve Study, is as follows:

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the PUD is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - Its current estimated replacement cost;
 - Its estimated useful life; and
 - Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$71,673.
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]
3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2017 is estimated to be \$74,276, constituting 103.63% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$18,000 for the fiscal year ending December 31, 2017 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, the PUD reserves appear **adequately** funded as the reserve fund ending balances remain **positive** throughout the replacement of all major components during the next 30 years, with periodic increases to the reserve contribution.

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the PUD reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the PUD is **adequately** funded.

The following illustrates the next fiscal year recommended contribution and ending balance:

	Annual Contribution	-	End Balance
• Year 1:	\$18,000		\$84,076



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the *Cash Flow - Annual* forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Rockbridge Subdivision Homeowners Association, Inc. is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the PUD ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any

Supplemental Disclosures

General:

NSR has no other involvement(s) with the PUD which could result in actual or perceived conflicts of interest.

Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the PUD situation.

Reliance on Client Data:

Information provided by the official representative of the PUD regarding financial, physical, quantity, or historical issues will be deemed reliable by NSR.



Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Fencing										
Fencing (Wood): Staining		13,232		5,129		14,322		5,551		15,503
Fencing (Wrought Iron): Maintenance	1,406	1,435	1,463	2,986	3,045	3,106	3,168	3,232	3,296	3,362
	1,406	14,667	1,463	8,115	3,045	17,429	3,168	8,784	3,296	18,866
Grates & Covers										
Grates & Covers					1,091					1,204
					1,091					1,204
Irrigation										
Irrigation Vault		1,028					1,135			
Landscaping (Valves & Boxes)	806	2,468	2,517	2,568	2,619	2,671	908	926	945	964
	806	3,496	2,517	2,568	2,619	2,671	2,043	926	945	964
Irrigation Equipment										
Pump House Maintenance				1,591			1,689			1,792
				1,591			1,689			1,792
Landscape Clocks & Timers										
Landscaping (Timers & Clocks)	1,209	1,234	1,258	1,284	1,309	1,335	1,362	1,389	1,417	1,445
	1,209	1,234	1,258	1,284	1,309	1,335	1,362	1,389	1,417	1,445
Landscaping										
Gravel Pathway			3,671							
Landscaping (Bark)	1,500	1,530	1,560	1,591	1,623	1,656	1,689	1,723	1,757	1,792
Landscaping (Bed Rehab)	1,512	1,542	1,573	1,605	1,637	1,669	1,703	1,737	1,772	1,807
Landscaping (Contingency)			2,098		2,182		2,270		2,362	
Landscaping (Curbing)						723				
Landscaping (Rock Replenishment)									2,929	
Landscaping (U-Channel)			1,049				1,135			
	3,012	3,072	9,952	3,196	5,443	4,049	6,798	3,460	8,821	3,600

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Landscaping Lights										
Landscape Lighting					1,637					
					1,637					
Lighting										
Lamp Posts				6,420			6,812			12,966
				6,420			6,812			12,966
Painting										
Painting (Wrought Iron)				1,018		1,331			1,124	
				1,018		1,331			1,124	
Park Equipment										
Benches						1,109				
Pet Stations	1,109									
	1,109					1,109				
Ponds & Water Retention										
Pond Maintenance (General)					2,728					3,012
Pond Pump Controls			1,456				1,576			
			1,456		2,728		1,576			3,012
Reserve Study Update										
Reserve Study Update						2,152			456	
						2,152			456	
Signage										
Signage (General)					1,082					
					1,082					
Staining										
Staining		1,439				1,558				1,686
		1,439				1,558				1,686

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Structural Repair										
Bridge Maintenance				2,132					2,354	
Stone	655					723				
	655			2,132		723			2,354	
Tot Lots										
Soft Fall Material					1,637					1,807
					1,637					1,807
Tree Maintenance										
Tree Pruning		2,571	2,622	2,675	2,728	2,783	2,838	2,895	2,953	3,012
Tree Replacement				4,280						4,819
		2,571	2,622	6,955	2,728	2,783	2,838	2,895	2,953	7,832
	8,200	26,481	19,272	33,282	23,323	35,145	26,291	17,456	21,371	55,179

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fencing										
Fencing (Wood): Staining		6,009		16,781		6,504		18,164		7,041
Fencing (Wrought Iron): Maintenance	3,430	3,498	3,568	3,640	3,712	3,787	3,862	3,940	4,018	4,099
	3,430	9,508	3,568	20,421	3,712	10,292	3,862	22,104	4,018	11,140
Grates & Covers										
Grates & Covers					1,330					1,468
					1,330					1,468
Irrigation										
Irrigation Vault		1,253					1,384			
Landscaping (Valves & Boxes)	983	1,002	1,023	1,043	1,064	1,085	1,107	3,395	1,152	3,533
	983	2,256	1,023	1,043	1,064	1,085	2,491	3,395	1,152	3,533
Irrigation Equipment										
Irrigation Pumps		14,417								
Pump House Maintenance			1,902			2,018			2,142	
Pump House Roller Door	1,584									
	1,584	14,417	1,902			2,018			2,142	
Landscape Clocks & Timers										
Landscaping (Timers & Clocks)	1,474	1,504	1,534	1,565	1,596	1,628	1,660	1,694	1,728	1,762
	1,474	1,504	1,534	1,565	1,596	1,628	1,660	1,694	1,728	1,762
Landscaping										
Gravel Pathway	4,301								5,040	
Landscaping (Bark)	1,828	1,865	1,902	1,940	1,979	2,018	2,059	2,100	2,142	2,185
Landscaping (Bed Rehab)	1,843	1,880	1,918	1,956	1,995	2,035	2,076	2,117	2,160	2,203
Landscaping (Contingency)	2,458		2,557		2,660		2,768		2,880	
Landscaping (Rock Replenishment)							3,431			
Landscaping (U-Channel)	1,229				1,330				1,440	

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	11,661	3,745	6,377	3,896	7,966	4,054	10,335	4,218	13,663	4,388
Landscaping Lights										
Landscape Lighting			1,918							
			1,918							
Lighting										
Lamp Posts			13,760			14,602			15,496	
			13,760			14,602			15,496	
Painting										
Painting (Wrought Iron)	1,470			1,241		1,623			1,371	
	1,470			1,241		1,623			1,371	
Park Equipment										
Benches								1,407		
Pet Stations			1,406							
			1,406					1,407		
Ponds & Water Retention										
Pond Maintenance (General)					3,326					3,672
Pond Pump Controls	1,706				1,847				1,999	
	1,706				5,173				1,999	3,672
Reserve Study Update										
Reserve Study Update		2,424			514			2,730		
		2,424			514			2,730		
Roofing										
Roofing (Asphalt)	980									
	980									
Signage										
Signage (Entry Monument)						4,733				

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Signage (General)		1,243							1,428	
		1,243				4,733			1,428	
Staining										
Staining				1,826				1,976		
				1,826				1,976		
Structural Repair										
Bridge Maintenance				2,600					2,870	
Stone	798					882				
	798			2,600		882			2,870	
Tot Lots										
Soft Fall Material					1,995					2,203
					1,995					2,203
Tree Maintenance										
Tree Pruning	3,072	3,134	3,196	3,260	3,326	3,392	3,460	3,529	3,600	3,672
Tree Replacement						5,428				
	3,072	3,134	3,196	3,260	3,326	8,820	3,460	3,529	3,600	3,672
	27,162	38,234	34,688	35,855	26,679	49,741	21,811	41,056	49,470	31,841

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Fencing										
Fencing (Wood): Staining		19,662		7,621		21,282		8,249		23,037
Fencing (Wrought Iron): Maintenance	4,181	4,264	4,350	4,437	4,525	4,616	4,708	4,803	4,899	4,997
	4,181	23,927	4,350	12,058	4,525	25,899	4,708	13,052	4,899	28,034
Grates & Covers										
Grates & Covers					1,621					1,790
					1,621					1,790
Irrigation										
Irrigation Vault		1,528					1,687			
Landscaping (Valves & Boxes)	1,198	3,675	1,247	3,824	1,297	3,978	1,349	1,376	1,404	1,432
	1,198	5,204	1,247	3,824	1,297	3,978	3,037	1,376	1,404	1,432
Irrigation Equipment										
Pump House Maintenance		2,273			2,412			2,560		
Pump House Roller Door			2,009							
		2,273	2,009		2,412			2,560		
Landscape Clocks & Timers										
Landscaping (Timers & Clocks)	1,797	1,833	1,870	1,907	1,946	1,985	2,024	2,065	2,106	2,148
	1,797	1,833	1,870	1,907	1,946	1,985	2,024	2,065	2,106	2,148
Landscaping										
Gravel Pathway							5,905			
Landscaping (Bark)	2,228	2,273	2,318	2,365	2,412	2,460	2,510	2,560	2,611	2,663
Landscaping (Bed Rehab)	2,247	2,292	2,338	2,384	2,432	2,481	2,530	2,581	2,633	2,685
Landscaping (Contingency)	2,996		3,117		3,243		3,374		3,510	
Landscaping (Curbing)						1,074				
Landscaping (Rock Replenishment)					4,021					
Landscaping (U-Channel)			1,558				1,687			

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	7,472	4,565	9,333	4,750	12,109	6,017	16,008	5,141	8,755	5,349
Landscaping Lights										
Landscape Lighting	2,247								2,633	
	2,247								2,633	
Lighting										
Lamp Posts		16,444			17,451			18,519		
		16,444			17,451			18,519		
Mailboxes										
Mailbox Cluster						1,968				
						1,968				
Painting										
Painting (Wrought Iron)	1,791			1,513		1,978			1,671	
	1,791			1,513		1,978			1,671	
Park Equipment										
Benches										1,784
Pet Stations					1,783					
					1,783					1,784
Ponds & Water Retention										
Pond Maintenance (General)					4,054					4,476
Pond Pump Controls			2,164				2,342			
			2,164		4,054		2,342			4,476
Reserve Study Update										
Reserve Study Update	579			3,074			652			3,462
	579			3,074			652			3,462
Signage										
Signage (Entry Monument)										6,266

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

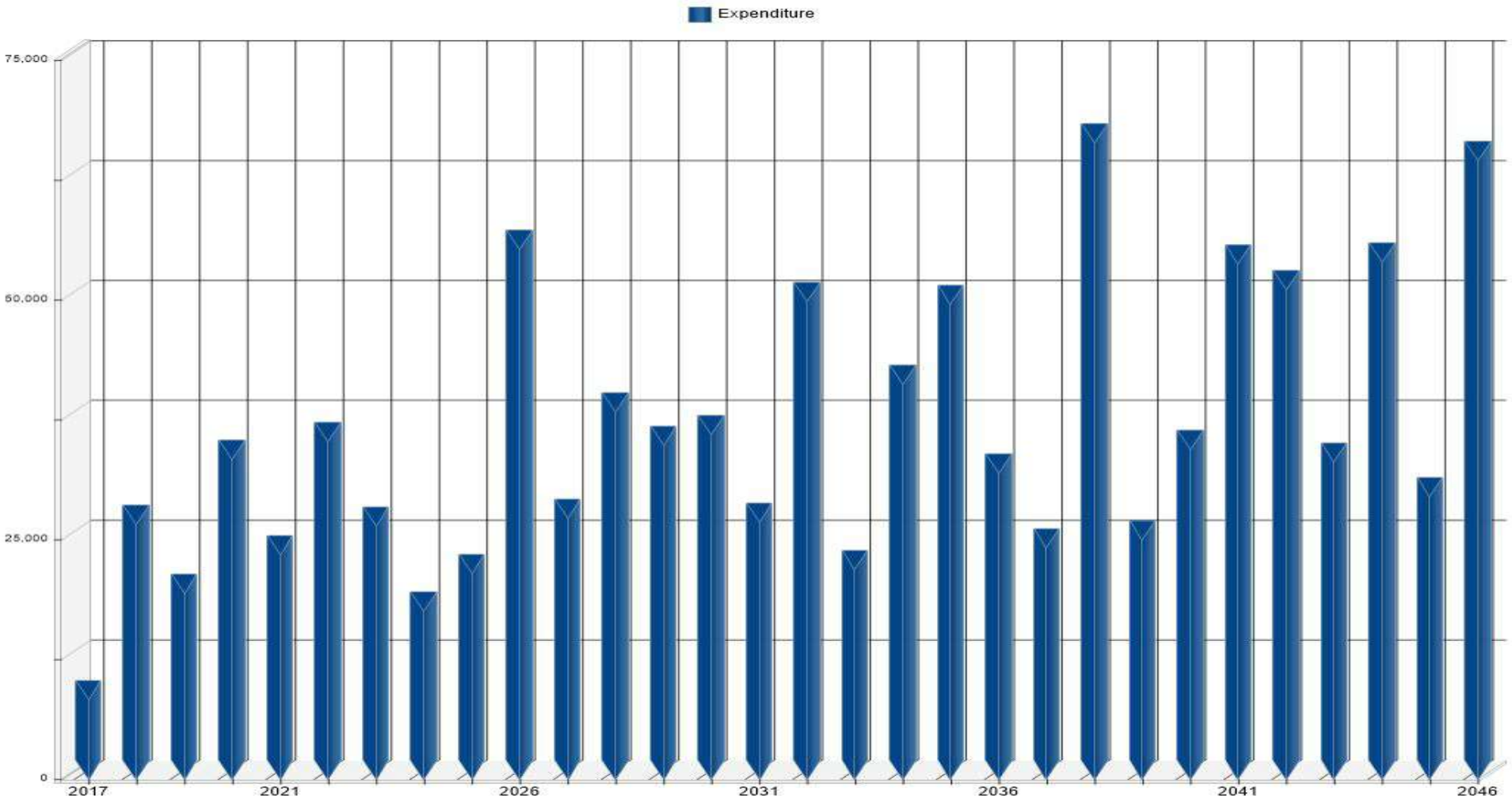
Expenditures - Subcategory

Description	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Signage (General)						1,640				
						1,640				6,266
Staining										
Staining		2,139				2,315				2,506
		2,139				2,315				2,506
Structural Repair										
Bridge Maintenance				3,169					3,499	
Stone	973					1,075				
	973			3,169		1,075			3,499	
Tot Lots										
Soft Fall Material					2,432					2,685
					2,432					2,685
Tree Maintenance										
Tree Pruning	3,745	3,820	3,896	3,974	4,054	4,135	4,218	4,302	4,388	4,476
Tree Replacement		6,112						6,884		
	3,745	9,933	3,896	3,974	4,054	4,135	4,218	11,186	4,388	4,476
	23,989	66,321	24,872	34,274	53,690	50,994	32,992	53,903	29,358	64,415

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Cash Flow - Chart
(Expenditures - 30-Year in View)



Rockbridge Subdivision Homeowners Association, Inc.

Analysis Date - January 1, 2017

Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2017							
Fencing							
04/22/2017	Fencing (Wrought Iron):	920-002-0004	04/22/2016	1:00	\$ 1,406.95	\$ 0.00	\$ 1,406.95
Irrigation							
06/01/2017	Landscaping (Valves & Boxes)	920-001-0007	06/01/2016	1:00	806.63	0.00	806.63
Landscape Clocks & Timers							
06/01/2017	Landscaping (Timers & Clocks)	910-000-0012	06/01/2014	3:00	1,209.94	0.00	1,209.94
Landscaping							
01/01/2017	Landscaping (Bark)	910-000-0015	06/01/2014	2:07	1,500.00	0.00	1,500.00
06/01/2017	Landscaping (Bed Rehab)	910-000-0016	06/01/2014	3:00	1,512.43	0.00	1,512.43
Park Equipment							
06/22/2017	Pet Stations	910-000-0028	04/22/2002	15:02	1,109.11	0.00	1,109.11
Structural Repair							
06/01/2017	Stone	910-000-0038	06/01/2012	5:00	655.39	0.00	655.39
					\$ 8,200.45	\$ 0.00	\$ 8,200.45
Year --2018							
Fencing							
04/22/2018	Fencing (Wrought Iron):	920-002-0004	04/22/2017	1:00	1,435.09	0.00	1,435.09
06/22/2018	Fencing (Wood): Staining	920-001-0041	04/22/2002	16:02	13,232.05	0.00	13,232.05
Irrigation							
06/22/2018	Irrigation Vault	910-000-0006	04/22/2002	16:02	1,028.45	0.00	1,028.45
06/01/2018	Landscaping (Valves & Boxes)	920-001-0007	06/01/2017	1:00	822.76	0.00	822.76
06/22/2018	Landscaping (Valves & Boxes)	920-002-0007	04/22/2002	16:02	1,645.52	0.00	1,645.52
Landscape Clocks & Timers							
06/01/2018	Landscaping (Timers & Clocks)	910-000-0012	06/01/2017	1:00	1,234.14	0.00	1,234.14
Landscaping							
01/01/2018	Landscaping (Bark)	910-000-0015	01/01/2017	1:00	1,530.00	0.00	1,530.00
06/01/2018	Landscaping (Bed Rehab)	910-000-0016	06/01/2017	1:00	1,542.68	0.00	1,542.68
Staining							
06/22/2018	Staining	910-000-0036	04/22/2014	4:02	1,439.83	0.00	1,439.83
Tree Maintenance							
06/01/2018	Tree Pruning	920-001-0040	06/01/2015	3:00	2,571.13	0.00	2,571.13
					\$ 26,481.65	\$ 0.00	\$ 26,481.65
Year --2019							
Fencing							
04/22/2019	Fencing (Wrought Iron):	920-002-0004	04/22/2018	1:00	1,463.79	0.00	1,463.79
Irrigation							
06/01/2019	Landscaping (Valves & Boxes)	920-001-0007	06/01/2018	1:00	839.22	0.00	839.22
06/22/2019	Landscaping (Valves & Boxes)	920-003-0007	04/22/2002	17:02	1,678.43	0.00	1,678.43
Landscape Clocks & Timers							
06/01/2019	Landscaping (Timers & Clocks)	910-000-0012	06/01/2018	1:00	1,258.82	0.00	1,258.82
Landscaping							
01/01/2019	Landscaping (Bark)	910-000-0015	01/01/2018	1:00	1,560.60	0.00	1,560.60
06/01/2019	Gravel Pathway	910-000-0013	06/01/2009	10:00	3,671.57	0.00	3,671.57
06/01/2019	Landscaping (Bed Rehab)	910-000-0016	06/01/2018	1:00	1,573.53	0.00	1,573.53
06/01/2019	Landscaping (Contingency)	910-000-0018	06/01/2012	7:00	2,098.04	0.00	2,098.04

Rockbridge Subdivision Homeowners Association, Inc.

Analysis Date - January 1, 2017

Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/22/2019	Landscaping (U-Channel)	910-000-0021	04/22/2002	17:02	\$ 1,049.02	\$ 0.00	\$ 1,049.02
Ponds & Water Retention							
01/22/2019	Pond Pump Controls	910-000-0008	04/22/2002	16:09	1,456.56	0.00	1,456.56
Tree Maintenance							
06/01/2019	Tree Pruning	920-002-0040	06/01/2016	3:00	2,622.55	0.00	2,622.55
					\$ 19,272.13	\$ 0.00	\$ 19,272.13
Year --2020							
Fencing							
01/01/2020	Fencing (Wood): Staining	920-003-0041	01/01/2016	4:00	2,219.25	0.00	2,219.25
04/22/2020	Fencing (Wrought Iron):	920-001-0004	04/22/2016	4:00	1,493.06	0.00	1,493.06
04/22/2020	Fencing (Wrought Iron):	920-002-0004	04/22/2019	1:00	1,493.06	0.00	1,493.06
06/01/2020	Fencing (Wood): Staining	920-002-0041	01/01/2014	6:05	2,909.87	0.00	2,909.87
Irrigation							
06/01/2020	Landscaping (Valves & Boxes)	920-001-0007	06/01/2019	1:00	856.00	0.00	856.00
06/22/2020	Landscaping (Valves & Boxes)	920-004-0007	04/22/2002	18:02	1,712.00	0.00	1,712.00
Irrigation Equipment							
01/01/2020	Pump House Maintenance	920-001-0010	06/01/2014	5:07	1,591.81	0.00	1,591.81
Landscape Clocks & Timers							
06/01/2020	Landscaping (Timers & Clocks)	910-000-0012	06/01/2019	1:00	1,284.00	0.00	1,284.00
Landscaping							
01/01/2020	Landscaping (Bark)	910-000-0015	01/01/2019	1:00	1,591.81	0.00	1,591.81
06/01/2020	Landscaping (Bed Rehab)	910-000-0016	06/01/2019	1:00	1,605.00	0.00	1,605.00
Lighting							
06/22/2020	Lamp Posts	920-001-0023	04/22/2002	18:02	6,420.00	0.00	6,420.00
Painting							
01/01/2020	Painting (Wrought Iron)	920-001-0026	06/01/2014	5:07	1,018.76	0.00	1,018.76
Structural Repair							
04/22/2020	Bridge Maintenance	910-000-0037	04/22/2002	18:00	2,132.95	0.00	2,132.95
Tree Maintenance							
06/01/2020	Tree Pruning	920-003-0040	06/01/2017	3:00	2,675.00	0.00	2,675.00
06/22/2020	Tree Replacement	910-000-0044	04/22/2014	6:02	4,280.00	0.00	4,280.00
					\$ 33,282.57	\$ 0.00	\$ 33,282.57
Year --2021							
Fencing							
04/22/2021	Fencing (Wrought Iron):	920-001-0004	04/22/2020	1:00	1,522.93	0.00	1,522.93
04/22/2021	Fencing (Wrought Iron):	920-002-0004	04/22/2020	1:00	1,522.93	0.00	1,522.93
Grates & Covers							
06/22/2021	Grates & Covers	910-000-0002	04/22/2002	19:02	1,091.40	0.00	1,091.40
Irrigation							
06/01/2021	Landscaping (Valves & Boxes)	920-001-0007	06/01/2020	1:00	873.12	0.00	873.12
06/22/2021	Landscaping (Valves & Boxes)	920-005-0007	04/22/2002	19:02	1,746.24	0.00	1,746.24
Landscape Clocks & Timers							
06/01/2021	Landscaping (Timers & Clocks)	910-000-0012	06/01/2020	1:00	1,309.68	0.00	1,309.68
Landscaping							
01/01/2021	Landscaping (Bark)	910-000-0015	01/01/2020	1:00	1,623.65	0.00	1,623.65
06/01/2021	Landscaping (Bed Rehab)	910-000-0016	06/01/2020	1:00	1,637.10	0.00	1,637.10

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/01/2021	Landscaping (Contingency)	910-000-0018	06/01/2019	2:00	\$ 2,182.80	\$ 0.00	2,182.80
Landscaping Lights							
06/22/2021	Landscape Lighting	910-000-0022	04/22/2002	19:02	1,637.10	0.00	1,637.10
Ponds & Water Retention							
06/22/2021	Pond Maintenance (General)	910-000-0030	04/22/2002	19:02	2,728.50	0.00	2,728.50
Signage							
01/22/2021	Signage (General)	910-000-0034	04/22/2002	18:09	1,082.43	0.00	1,082.43
Tot Lots							
06/01/2021	Soft Fall Material	910-000-0043	06/01/2016	5:00	1,637.10	0.00	1,637.10
Tree Maintenance							
06/01/2021	Tree Pruning	920-001-0040	06/01/2018	3:00	2,728.50	0.00	2,728.50
					\$ 23,323.48	\$ 0.00	23,323.48
Year --2022							
Fencing							
04/22/2022	Fencing (Wrought Iron):	920-001-0004	04/22/2021	1:00	1,553.38	0.00	1,553.38
04/22/2022	Fencing (Wrought Iron):	920-002-0004	04/22/2021	1:00	1,553.38	0.00	1,553.38
06/22/2022	Fencing (Wood): Staining	920-001-0041	06/22/2018	4:00	14,322.80	0.00	14,322.80
Irrigation							
06/01/2022	Landscaping (Valves & Boxes)	920-001-0007	06/01/2021	1:00	890.58	0.00	890.58
06/22/2022	Landscaping (Valves & Boxes)	920-006-0007	04/22/2002	20:02	1,781.17	0.00	1,781.17
Landscape Clocks & Timers							
06/01/2022	Landscaping (Timers & Clocks)	910-000-0012	06/01/2021	1:00	1,335.87	0.00	1,335.87
Landscaping							
01/01/2022	Landscaping (Bark)	910-000-0015	01/01/2021	1:00	1,656.12	0.00	1,656.12
06/01/2022	Landscaping (Bed Rehab)	910-000-0016	06/01/2021	1:00	1,669.84	0.00	1,669.84
06/22/2022	Landscaping (Curbing)	910-000-0017	04/22/2002	20:02	723.32	0.00	723.32
Painting							
04/22/2022	Painting (Wrought Iron)	920-002-0026	04/22/2002	20:00	1,331.47	0.00	1,331.47
Park Equipment							
04/22/2022	Benches	910-000-0027	04/22/2002	20:00	1,109.56	0.00	1,109.56
Reserve Study Update							
01/01/2022	Reserve Study Update	920-001-0001	01/01/2016	6:00	2,152.96	0.00	2,152.96
Staining							
06/22/2022	Staining	910-000-0036	06/22/2018	4:00	1,558.52	0.00	1,558.52
Structural Repair							
06/01/2022	Stone	910-000-0038	06/01/2017	5:00	723.60	0.00	723.60
Tree Maintenance							
06/01/2022	Tree Pruning	920-002-0040	06/01/2019	3:00	2,783.07	0.00	2,783.07
					\$ 35,145.64	\$ 0.00	35,145.64
Year --2023							
Fencing							
04/22/2023	Fencing (Wrought Iron):	920-001-0004	04/22/2022	1:00	1,584.45	0.00	1,584.45
04/22/2023	Fencing (Wrought Iron):	920-002-0004	04/22/2022	1:00	1,584.45	0.00	1,584.45
Irrigation							
06/22/2023	Irrigation Vault	910-000-0006	06/22/2018	5:00	1,135.49	0.00	1,135.49
06/01/2023	Landscaping (Valves & Boxes)	920-001-0007	06/01/2022	1:00	908.39	0.00	908.39

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Irrigation Equipment							
01/01/2023	Pump House Maintenance	920-002-0010	06/01/2014	8:07	\$ 1,689.24	\$ 0.00	\$ 1,689.24
Landscape Clocks & Timers							
06/01/2023	Landscaping (Timers & Clocks)	910-000-0012	06/01/2022	1:00	1,362.59	0.00	1,362.59
Landscaping							
01/01/2023	Landscaping (Bark)	910-000-0015	01/01/2022	1:00	1,689.24	0.00	1,689.24
06/01/2023	Landscaping (Bed Rehab)	910-000-0016	06/01/2022	1:00	1,703.24	0.00	1,703.24
06/01/2023	Landscaping (Contingency)	910-000-0018	06/01/2021	2:00	2,270.99	0.00	2,270.99
06/22/2023	Landscaping (U-Channel)	910-000-0021	06/22/2019	4:00	1,135.49	0.00	1,135.49
Lighting							
06/22/2023	Lamp Posts	920-001-0023	06/22/2020	3:00	6,812.96	0.00	6,812.96
Ponds & Water Retention							
01/22/2023	Pond Pump Controls	910-000-0008	01/22/2019	4:00	1,576.63	0.00	1,576.63
Tree Maintenance							
06/01/2023	Tree Pruning	920-003-0040	06/01/2020	3:00	2,838.73	0.00	2,838.73
					\$ 26,291.89	\$ 0.00	\$ 26,291.89
Year --2024							
Fencing							
01/01/2024	Fencing (Wood): Staining	920-003-0041	01/01/2020	4:00	2,402.19	0.00	2,402.19
04/22/2024	Fencing (Wrought Iron):	920-001-0004	04/22/2023	1:00	1,616.14	0.00	1,616.14
04/22/2024	Fencing (Wrought Iron):	920-002-0004	04/22/2023	1:00	1,616.14	0.00	1,616.14
06/01/2024	Fencing (Wood): Staining	920-002-0041	06/01/2020	4:00	3,149.73	0.00	3,149.73
Irrigation							
06/01/2024	Landscaping (Valves & Boxes)	920-001-0007	06/01/2023	1:00	926.56	0.00	926.56
Landscape Clocks & Timers							
06/01/2024	Landscaping (Timers & Clocks)	910-000-0012	06/01/2023	1:00	1,389.84	0.00	1,389.84
Landscaping							
01/01/2024	Landscaping (Bark)	910-000-0015	01/01/2023	1:00	1,723.03	0.00	1,723.03
06/01/2024	Landscaping (Bed Rehab)	910-000-0016	06/01/2023	1:00	1,737.30	0.00	1,737.30
Tree Maintenance							
06/01/2024	Tree Pruning	920-001-0040	06/01/2021	3:00	2,895.51	0.00	2,895.51
					\$ 17,456.44	\$ 0.00	\$ 17,456.44
Year --2025							
Fencing							
04/22/2025	Fencing (Wrought Iron):	920-001-0004	04/22/2024	1:00	1,648.46	0.00	1,648.46
04/22/2025	Fencing (Wrought Iron):	920-002-0004	04/22/2024	1:00	1,648.46	0.00	1,648.46
Irrigation							
06/01/2025	Landscaping (Valves & Boxes)	920-001-0007	06/01/2024	1:00	945.09	0.00	945.09
Landscape Clocks & Timers							
06/01/2025	Landscaping (Timers & Clocks)	910-000-0012	06/01/2024	1:00	1,417.64	0.00	1,417.64
Landscaping							
01/01/2025	Landscaping (Bark)	910-000-0015	01/01/2024	1:00	1,757.49	0.00	1,757.49
01/01/2025	Landscaping (Rock Replenishment)	910-000-0020	06/01/2014	10:07	2,929.15	0.00	2,929.15
06/01/2025	Landscaping (Bed Rehab)	910-000-0016	06/01/2024	1:00	1,772.05	0.00	1,772.05
06/01/2025	Landscaping (Contingency)	910-000-0018	06/01/2023	2:00	2,362.73	0.00	2,362.73
Painting							

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2025	Painting (Wrought Iron)	920-001-0026	01/01/2020	5:00	\$ 1,124.79	\$ 0.00	1,124.79
Reserve Study Update							
01/01/2025	Reserve Study Update	920-002-0001	01/01/2002	23:00	456.95	0.00	456.95
Structural Repair							
04/22/2025	Bridge Maintenance	910-000-0037	04/22/2020	5:00	2,354.95	0.00	2,354.95
Tree Maintenance							
06/01/2025	Tree Pruning	920-002-0040	06/01/2022	3:00	2,953.42	0.00	2,953.42
					\$ 21,371.18	\$ 0.00	21,371.18
Year --2026							
Fencing							
04/22/2026	Fencing (Wrought Iron):	920-001-0004	04/22/2025	1:00	1,681.43	0.00	1,681.43
04/22/2026	Fencing (Wrought Iron):	920-002-0004	04/22/2025	1:00	1,681.43	0.00	1,681.43
06/22/2026	Fencing (Wood): Staining	920-001-0041	06/22/2022	4:00	15,503.46	0.00	15,503.46
Grates & Covers							
06/22/2026	Grates & Covers	910-000-0002	06/22/2021	5:00	1,204.99	0.00	1,204.99
Irrigation							
06/01/2026	Landscaping (Valves & Boxes)	920-001-0007	06/01/2025	1:00	964.00	0.00	964.00
Irrigation Equipment							
01/01/2026	Pump House Maintenance	920-001-0010	01/01/2020	6:00	1,792.64	0.00	1,792.64
Landscape Clocks & Timers							
06/01/2026	Landscaping (Timers & Clocks)	910-000-0012	06/01/2025	1:00	1,445.99	0.00	1,445.99
Landscaping							
01/01/2026	Landscaping (Bark)	910-000-0015	01/01/2025	1:00	1,792.64	0.00	1,792.64
06/01/2026	Landscaping (Bed Rehab)	910-000-0016	06/01/2025	1:00	1,807.49	0.00	1,807.49
Lighting							
01/22/2026	Lamp Posts	920-002-0023	04/22/2002	23:09	5,736.44	0.00	5,736.44
06/22/2026	Lamp Posts	920-001-0023	06/22/2023	3:00	7,229.97	0.00	7,229.97
Ponds & Water Retention							
06/22/2026	Pond Maintenance (General)	910-000-0030	06/22/2021	5:00	3,012.49	0.00	3,012.49
Staining							
06/22/2026	Staining	910-000-0036	06/22/2022	4:00	1,686.99	0.00	1,686.99
Tot Lots							
06/01/2026	Soft Fall Material	910-000-0043	06/01/2021	5:00	1,807.49	0.00	1,807.49
Tree Maintenance							
06/01/2026	Tree Pruning	920-003-0040	06/01/2023	3:00	3,012.49	0.00	3,012.49
06/22/2026	Tree Replacement	910-000-0044	06/22/2020	6:00	4,819.98	0.00	4,819.98
					\$ 55,179.92	\$ 0.00	55,179.92
Year --2027							
Fencing							
04/22/2027	Fencing (Wrought Iron):	920-001-0004	04/22/2026	1:00	1,715.06	0.00	1,715.06
04/22/2027	Fencing (Wrought Iron):	920-002-0004	04/22/2026	1:00	1,715.06	0.00	1,715.06
Irrigation							
06/01/2027	Landscaping (Valves & Boxes)	920-001-0007	06/01/2026	1:00	983.28	0.00	983.28
Irrigation Equipment							
01/01/2027	Pump House Roller Door	910-000-0011	06/01/2014	12:07	1,584.69	0.00	1,584.69
Landscape Clocks & Timers							

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/01/2027	Landscaping (Timers & Clocks)	910-000-0012	06/01/2026	1:00	\$ 1,474.91	\$ 0.00	\$ 1,474.91
Landscaping							
01/01/2027	Landscaping (Bark)	910-000-0015	01/01/2026	1:00	1,828.49	0.00	1,828.49
06/01/2027	Gravel Pathway	910-000-0013	06/01/2019	8:00	4,301.83	0.00	4,301.83
06/01/2027	Landscaping (Bed Rehab)	910-000-0016	06/01/2026	1:00	1,843.64	0.00	1,843.64
06/01/2027	Landscaping (Contingency)	910-000-0018	06/01/2025	2:00	2,458.19	0.00	2,458.19
06/22/2027	Landscaping (U-Channel)	910-000-0021	06/22/2023	4:00	1,229.09	0.00	1,229.09
Painting							
04/22/2027	Painting (Wrought Iron)	920-002-0026	04/22/2022	5:00	1,470.05	0.00	1,470.05
Ponds & Water Retention							
01/22/2027	Pond Pump Controls	910-000-0008	01/22/2023	4:00	1,706.59	0.00	1,706.59
Roofing							
04/22/2027	Roofing (Asphalt)	920-001-0032	04/22/2002	25:00	490.02	0.00	490.02
04/22/2027	Roofing (Asphalt)	920-002-0032	04/22/2002	25:00	490.02	0.00	490.02
Structural Repair							
06/01/2027	Stone	910-000-0038	06/01/2022	5:00	798.91	0.00	798.91
Tree Maintenance							
06/01/2027	Tree Pruning	920-001-0040	06/01/2024	3:00	3,072.74	0.00	3,072.74
					\$ 27,162.57	\$ 0.00	\$ 27,162.57
Year --2028							
Fencing							
01/01/2028	Fencing (Wood): Staining	920-003-0041	01/01/2024	4:00	2,600.21	0.00	2,600.21
04/22/2028	Fencing (Wrought Iron):	920-001-0004	04/22/2027	1:00	1,749.36	0.00	1,749.36
04/22/2028	Fencing (Wrought Iron):	920-002-0004	04/22/2027	1:00	1,749.36	0.00	1,749.36
06/01/2028	Fencing (Wood): Staining	920-002-0041	06/01/2024	4:00	3,409.37	0.00	3,409.37
Irrigation							
06/22/2028	Irrigation Vault	910-000-0006	06/22/2023	5:00	1,253.68	0.00	1,253.68
06/01/2028	Landscaping (Valves & Boxes)	920-001-0007	06/01/2027	1:00	1,002.94	0.00	1,002.94
Irrigation Equipment							
06/22/2028	Irrigation Pumps	910-000-0009	04/22/2002	26:02	14,417.27	0.00	14,417.27
Landscape Clocks & Timers							
06/01/2028	Landscaping (Timers & Clocks)	910-000-0012	06/01/2027	1:00	1,504.41	0.00	1,504.41
Landscaping							
01/01/2028	Landscaping (Bark)	910-000-0015	01/01/2027	1:00	1,865.06	0.00	1,865.06
06/01/2028	Landscaping (Bed Rehab)	910-000-0016	06/01/2027	1:00	1,880.51	0.00	1,880.51
Reserve Study Update							
01/01/2028	Reserve Study Update	920-001-0001	01/01/2022	6:00	2,424.58	0.00	2,424.58
Signage							
01/22/2028	Signage (General)	910-000-0034	01/22/2021	7:00	1,243.37	0.00	1,243.37
Tree Maintenance							
06/01/2028	Tree Pruning	920-002-0040	06/01/2025	3:00	3,134.19	0.00	3,134.19
					\$ 38,234.31	\$ 0.00	\$ 38,234.31
Year --2029							
Fencing							
04/22/2029	Fencing (Wrought Iron):	920-001-0004	04/22/2028	1:00	1,784.35	0.00	1,784.35

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
04/22/2029	Fencing (Wrought Iron):	920-002-0004	04/22/2028	1:00	\$ 1,784.35	\$ 0.00	\$ 1,784.35
Irrigation							
06/01/2029	Landscaping (Valves & Boxes)	920-001-0007	06/01/2028	1:00	1,023.00	0.00	1,023.00
Irrigation Equipment							
01/01/2029	Pump House Maintenance	920-002-0010	01/01/2023	6:00	1,902.36	0.00	1,902.36
Landscape Clocks & Timers							
06/01/2029	Landscaping (Timers & Clocks)	910-000-0012	06/01/2028	1:00	1,534.50	0.00	1,534.50
Landscaping							
01/01/2029	Landscaping (Bark)	910-000-0015	01/01/2028	1:00	1,902.36	0.00	1,902.36
06/01/2029	Landscaping (Bed Rehab)	910-000-0016	06/01/2028	1:00	1,918.12	0.00	1,918.12
06/01/2029	Landscaping (Contingency)	910-000-0018	06/01/2027	2:00	2,557.50	0.00	2,557.50
Landscaping Lights							
06/22/2029	Landscape Lighting	910-000-0022	06/22/2021	8:00	1,918.12	0.00	1,918.12
Lighting							
01/22/2029	Lamp Posts	920-002-0023	01/22/2026	3:00	6,087.56	0.00	6,087.56
06/22/2029	Lamp Posts	920-001-0023	06/22/2026	3:00	7,672.50	0.00	7,672.50
Park Equipment							
06/22/2029	Pet Stations	910-000-0028	06/22/2017	12:00	1,406.62	0.00	1,406.62
Tree Maintenance							
06/01/2029	Tree Pruning	920-003-0040	06/01/2026	3:00	3,196.87	0.00	3,196.87
					\$ 34,688.21	\$ 0.00	\$ 34,688.21
Year --2030							
Fencing							
04/22/2030	Fencing (Wrought Iron):	920-001-0004	04/22/2029	1:00	1,820.04	0.00	1,820.04
04/22/2030	Fencing (Wrought Iron):	920-002-0004	04/22/2029	1:00	1,820.04	0.00	1,820.04
06/22/2030	Fencing (Wood): Staining	920-001-0041	06/22/2026	4:00	16,781.44	0.00	16,781.44
Irrigation							
06/01/2030	Landscaping (Valves & Boxes)	920-001-0007	06/01/2029	1:00	1,043.46	0.00	1,043.46
Landscape Clocks & Timers							
06/01/2030	Landscaping (Timers & Clocks)	910-000-0012	06/01/2029	1:00	1,565.19	0.00	1,565.19
Landscaping							
01/01/2030	Landscaping (Bark)	910-000-0015	01/01/2029	1:00	1,940.41	0.00	1,940.41
06/01/2030	Landscaping (Bed Rehab)	910-000-0016	06/01/2029	1:00	1,956.49	0.00	1,956.49
Painting							
01/01/2030	Painting (Wrought Iron)	920-001-0026	01/01/2025	5:00	1,241.86	0.00	1,241.86
Staining							
06/22/2030	Staining	910-000-0036	06/22/2026	4:00	1,826.05	0.00	1,826.05
Structural Repair							
04/22/2030	Bridge Maintenance	910-000-0037	04/22/2025	5:00	2,600.05	0.00	2,600.05
Tree Maintenance							
06/01/2030	Tree Pruning	920-001-0040	06/01/2027	3:00	3,260.81	0.00	3,260.81
					\$ 35,855.84	\$ 0.00	\$ 35,855.84
Year --2031							
Fencing							
04/22/2031	Fencing (Wrought Iron):	920-001-0004	04/22/2030	1:00	1,856.44	0.00	1,856.44
04/22/2031	Fencing (Wrought Iron):	920-002-0004	04/22/2030	1:00	1,856.44	0.00	1,856.44

Rockbridge Subdivision Homeowners Association, Inc.

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Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure	
Grates & Covers								
06/22/2031	Grates & Covers	910-000-0002	06/22/2026	5:00	\$ 1,330.41	\$ 0.00	\$ 1,330.41	
Irrigation								
06/01/2031	Landscaping (Valves & Boxes)	920-001-0007	06/01/2030	1:00	1,064.33	0.00	1,064.33	
Landscape Clocks & Timers								
06/01/2031	Landscaping (Timers & Clocks)	910-000-0012	06/01/2030	1:00	1,596.49	0.00	1,596.49	
Landscaping								
01/01/2031	Landscaping (Bark)	910-000-0015	01/01/2030	1:00	1,979.22	0.00	1,979.22	
06/01/2031	Landscaping (Bed Rehab)	910-000-0016	06/01/2030	1:00	1,995.62	0.00	1,995.62	
06/01/2031	Landscaping (Contingency)	910-000-0018	06/01/2029	2:00	2,660.82	0.00	2,660.82	
06/22/2031	Landscaping (U-Channel)	910-000-0021	06/22/2027	4:00	1,330.41	0.00	1,330.41	
Ponds & Water Retention								
01/22/2031	Pond Pump Controls	910-000-0008	01/22/2027	4:00	1,847.27	0.00	1,847.27	
06/22/2031	Pond Maintenance (General)	910-000-0030	06/22/2026	5:00	3,326.03	0.00	3,326.03	
Reserve Study Update								
01/01/2031	Reserve Study Update	920-002-0001	01/01/2025	6:00	514.60	0.00	514.60	
Tot Lots								
06/01/2031	Soft Fall Material	910-000-0043	06/01/2026	5:00	1,995.62	0.00	1,995.62	
Tree Maintenance								
06/01/2031	Tree Pruning	920-002-0040	06/01/2028	3:00	3,326.03	0.00	3,326.03	
					\$	26,679.73	\$	26,679.73
Year --2032								
Fencing								
01/01/2032	Fencing (Wood): Staining	920-003-0041	01/01/2028	4:00	2,814.55	0.00	2,814.55	
04/22/2032	Fencing (Wrought Iron):	920-001-0004	04/22/2031	1:00	1,893.57	0.00	1,893.57	
04/22/2032	Fencing (Wrought Iron):	920-002-0004	04/22/2031	1:00	1,893.57	0.00	1,893.57	
06/01/2032	Fencing (Wood): Staining	920-002-0041	06/01/2028	4:00	3,690.41	0.00	3,690.41	
Irrigation								
06/01/2032	Landscaping (Valves & Boxes)	920-001-0007	06/01/2031	1:00	1,085.62	0.00	1,085.62	
Irrigation Equipment								
01/01/2032	Pump House Maintenance	920-001-0010	01/01/2026	6:00	2,018.80	0.00	2,018.80	
Landscape Clocks & Timers								
06/01/2032	Landscaping (Timers & Clocks)	910-000-0012	06/01/2031	1:00	1,628.42	0.00	1,628.42	
Landscaping								
01/01/2032	Landscaping (Bark)	910-000-0015	01/01/2031	1:00	2,018.80	0.00	2,018.80	
06/01/2032	Landscaping (Bed Rehab)	910-000-0016	06/01/2031	1:00	2,035.53	0.00	2,035.53	
Lighting								
01/22/2032	Lamp Posts	920-002-0023	01/22/2029	3:00	6,460.17	0.00	6,460.17	
06/22/2032	Lamp Posts	920-001-0023	06/22/2029	3:00	8,142.11	0.00	8,142.11	
Painting								
04/22/2032	Painting (Wrought Iron)	920-002-0026	04/22/2027	5:00	1,623.06	0.00	1,623.06	
Signage								
04/22/2032	Signage (Entry Monument)	920-001-0033	04/22/2002	30:00	4,733.92	0.00	4,733.92	
Structural Repair								
06/01/2032	Stone	910-000-0038	06/01/2027	5:00	882.06	0.00	882.06	
Tree Maintenance								

Rockbridge Subdivision Homeowners Association, Inc.

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Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/01/2032	Tree Pruning	920-003-0040	06/01/2029	3:00	\$ 3,392.55	\$ 0.00	3,392.55
06/22/2032	Tree Replacement	910-000-0044	06/22/2026	6:00	5,428.08	0.00	5,428.08
					\$ 49,741.22	\$ 0.00	49,741.22
Year --2033							
Fencing							
04/22/2033	Fencing (Wrought Iron):	920-001-0004	04/22/2032	1:00	1,931.44	0.00	1,931.44
04/22/2033	Fencing (Wrought Iron):	920-002-0004	04/22/2032	1:00	1,931.44	0.00	1,931.44
Irrigation							
06/22/2033	Irrigation Vault	910-000-0006	06/22/2028	5:00	1,384.16	0.00	1,384.16
06/01/2033	Landscaping (Valves & Boxes)	920-001-0007	06/01/2032	1:00	1,107.33	0.00	1,107.33
Landscape Clocks & Timers							
06/01/2033	Landscaping (Timers & Clocks)	910-000-0012	06/01/2032	1:00	1,660.99	0.00	1,660.99
Landscaping							
01/01/2033	Landscaping (Bark)	910-000-0015	01/01/2032	1:00	2,059.18	0.00	2,059.18
01/01/2033	Landscaping (Rock Replenishment)	910-000-0020	01/01/2025	8:00	3,431.96	0.00	3,431.96
06/01/2033	Landscaping (Bed Rehab)	910-000-0016	06/01/2032	1:00	2,076.24	0.00	2,076.24
06/01/2033	Landscaping (Contingency)	910-000-0018	06/01/2031	2:00	2,768.32	0.00	2,768.32
Tree Maintenance							
06/01/2033	Tree Pruning	920-001-0040	06/01/2030	3:00	3,460.40	0.00	3,460.40
					\$ 21,811.46	\$ 0.00	21,811.46
Year --2034							
Fencing							
04/22/2034	Fencing (Wrought Iron):	920-001-0004	04/22/2033	1:00	1,970.07	0.00	1,970.07
04/22/2034	Fencing (Wrought Iron):	920-002-0004	04/22/2033	1:00	1,970.07	0.00	1,970.07
06/22/2034	Fencing (Wood): Staining	920-001-0041	06/22/2030	4:00	18,164.77	0.00	18,164.77
Irrigation							
06/01/2034	Landscaping (Valves & Boxes)	920-001-0007	06/01/2033	1:00	1,129.47	0.00	1,129.47
08/22/2034	Landscaping (Valves & Boxes)	920-002-0007	06/22/2018	16:02	2,266.42	0.00	2,266.42
Landscape Clocks & Timers							
06/01/2034	Landscaping (Timers & Clocks)	910-000-0012	06/01/2033	1:00	1,694.21	0.00	1,694.21
Landscaping							
01/01/2034	Landscaping (Bark)	910-000-0015	01/01/2033	1:00	2,100.36	0.00	2,100.36
06/01/2034	Landscaping (Bed Rehab)	910-000-0016	06/01/2033	1:00	2,117.76	0.00	2,117.76
Park Equipment							
04/22/2034	Benches	910-000-0027	04/22/2022	12:00	1,407.19	0.00	1,407.19
Reserve Study Update							
01/01/2034	Reserve Study Update	920-001-0001	01/01/2028	6:00	2,730.47	0.00	2,730.47
Staining							
06/22/2034	Staining	910-000-0036	06/22/2030	4:00	1,976.58	0.00	1,976.58
Tree Maintenance							
06/01/2034	Tree Pruning	920-002-0040	06/01/2031	3:00	3,529.61	0.00	3,529.61
					\$ 41,056.98	\$ 0.00	41,056.98
Year --2035							
Fencing							
04/22/2035	Fencing (Wrought Iron):	920-001-0004	04/22/2034	1:00	2,009.47	0.00	2,009.47

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
04/22/2035	Fencing (Wrought Iron):	920-002-0004	04/22/2034	1:00	\$ 2,009.47	\$ 0.00	\$ 2,009.47
Irrigation							
06/01/2035	Landscaping (Valves & Boxes)	920-001-0007	06/01/2034	1:00	1,152.06	0.00	1,152.06
Irrigation Equipment							
01/01/2035	Pump House Maintenance	920-002-0010	01/01/2029	6:00	2,142.37	0.00	2,142.37
Landscape Clocks & Timers							
06/01/2035	Landscaping (Timers & Clocks)	910-000-0012	06/01/2034	1:00	1,728.10	0.00	1,728.10
Landscaping							
01/01/2035	Landscaping (Bark)	910-000-0015	01/01/2034	1:00	2,142.37	0.00	2,142.37
06/01/2035	Gravel Pathway	910-000-0013	06/01/2027	8:00	5,040.28	0.00	5,040.28
06/01/2035	Landscaping (Bed Rehab)	910-000-0016	06/01/2034	1:00	2,160.12	0.00	2,160.12
06/01/2035	Landscaping (Contingency)	910-000-0018	06/01/2033	2:00	2,880.16	0.00	2,880.16
06/22/2035	Landscaping (U-Channel)	910-000-0021	06/22/2031	4:00	1,440.08	0.00	1,440.08
Lighting							
01/22/2035	Lamp Posts	920-002-0023	01/22/2032	3:00	6,855.58	0.00	6,855.58
06/22/2035	Lamp Posts	920-001-0023	06/22/2032	3:00	8,640.48	0.00	8,640.48
Painting							
01/01/2035	Painting (Wrought Iron)	920-001-0026	01/01/2030	5:00	1,371.12	0.00	1,371.12
Ponds & Water Retention							
01/22/2035	Pond Pump Controls	910-000-0008	01/22/2031	4:00	1,999.54	0.00	1,999.54
Signage							
01/22/2035	Signage (General)	910-000-0034	01/22/2028	7:00	1,428.25	0.00	1,428.25
Structural Repair							
04/22/2035	Bridge Maintenance	910-000-0037	04/22/2030	5:00	2,870.67	0.00	2,870.67
Tree Maintenance							
06/01/2035	Tree Pruning	920-003-0040	06/01/2032	3:00	3,600.20	0.00	3,600.20
					\$ 49,470.32	\$ 0.00	\$ 49,470.32
Year --2036							
Fencing							
01/01/2036	Fencing (Wood): Staining	920-003-0041	01/01/2032	4:00	3,046.56	0.00	3,046.56
04/22/2036	Fencing (Wrought Iron):	920-001-0004	04/22/2035	1:00	2,049.66	0.00	2,049.66
04/22/2036	Fencing (Wrought Iron):	920-002-0004	04/22/2035	1:00	2,049.66	0.00	2,049.66
06/01/2036	Fencing (Wood): Staining	920-002-0041	06/01/2032	4:00	3,994.62	0.00	3,994.62
Grates & Covers							
06/22/2036	Grates & Covers	910-000-0002	06/22/2031	5:00	1,468.88	0.00	1,468.88
Irrigation							
06/01/2036	Landscaping (Valves & Boxes)	920-001-0007	06/01/2035	1:00	1,175.10	0.00	1,175.10
08/22/2036	Landscaping (Valves & Boxes)	920-003-0007	06/22/2019	17:02	2,357.98	0.00	2,357.98
Landscape Clocks & Timers							
06/01/2036	Landscaping (Timers & Clocks)	910-000-0012	06/01/2035	1:00	1,762.66	0.00	1,762.66
Landscaping							
01/01/2036	Landscaping (Bark)	910-000-0015	01/01/2035	1:00	2,185.22	0.00	2,185.22
06/01/2036	Landscaping (Bed Rehab)	910-000-0016	06/01/2035	1:00	2,203.32	0.00	2,203.32
Ponds & Water Retention							
06/22/2036	Pond Maintenance (General)	910-000-0030	06/22/2031	5:00	3,672.20	0.00	3,672.20
Tot Lots							

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Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/01/2036	Soft Fall Material	910-000-0043	06/01/2031	5:00	\$ 2,203.32	\$ 0.00	2,203.32
Tree Maintenance							
06/01/2036	Tree Pruning	920-001-0040	06/01/2033	3:00	3,672.20	0.00	3,672.20
					\$ 31,841.38	\$ 0.00	31,841.38
Year --2037							
Fencing							
04/22/2037	Fencing (Wrought Iron):	920-001-0004	04/22/2036	1:00	2,090.65	0.00	2,090.65
04/22/2037	Fencing (Wrought Iron):	920-002-0004	04/22/2036	1:00	2,090.65	0.00	2,090.65
Irrigation							
06/01/2037	Landscaping (Valves & Boxes)	920-001-0007	06/01/2036	1:00	1,198.61	0.00	1,198.61
Landscape Clocks & Timers							
06/01/2037	Landscaping (Timers & Clocks)	910-000-0012	06/01/2036	1:00	1,797.91	0.00	1,797.91
Landscaping							
01/01/2037	Landscaping (Bark)	910-000-0015	01/01/2036	1:00	2,228.92	0.00	2,228.92
06/01/2037	Landscaping (Bed Rehab)	910-000-0016	06/01/2036	1:00	2,247.39	0.00	2,247.39
06/01/2037	Landscaping (Contingency)	910-000-0018	06/01/2035	2:00	2,996.52	0.00	2,996.52
Landscaping Lights							
06/22/2037	Landscape Lighting	910-000-0022	06/22/2029	8:00	2,247.39	0.00	2,247.39
Painting							
04/22/2037	Painting (Wrought Iron)	920-002-0026	04/22/2032	5:00	1,791.99	0.00	1,791.99
Reserve Study Update							
01/01/2037	Reserve Study Update	920-002-0001	01/01/2031	6:00	579.52	0.00	579.52
Structural Repair							
06/01/2037	Stone	910-000-0038	06/01/2032	5:00	973.87	0.00	973.87
Tree Maintenance							
06/01/2037	Tree Pruning	920-002-0040	06/01/2034	3:00	3,745.65	0.00	3,745.65
					\$ 23,989.07	\$ 0.00	23,989.07
Year --2038							
Fencing							
04/22/2038	Fencing (Wrought Iron):	920-001-0004	04/22/2037	1:00	2,132.46	0.00	2,132.46
04/22/2038	Fencing (Wrought Iron):	920-002-0004	04/22/2037	1:00	2,132.46	0.00	2,132.46
06/22/2038	Fencing (Wood): Staining	920-001-0041	06/22/2034	4:00	19,662.13	0.00	19,662.13
Irrigation							
06/22/2038	Irrigation Vault	910-000-0006	06/22/2033	5:00	1,528.22	0.00	1,528.22
06/01/2038	Landscaping (Valves & Boxes)	920-001-0007	06/01/2037	1:00	1,222.58	0.00	1,222.58
08/22/2038	Landscaping (Valves & Boxes)	920-004-0007	06/22/2020	18:02	2,453.24	0.00	2,453.24
Irrigation Equipment							
01/01/2038	Pump House Maintenance	920-001-0010	01/01/2032	6:00	2,273.50	0.00	2,273.50
Landscape Clocks & Timers							
06/01/2038	Landscaping (Timers & Clocks)	910-000-0012	06/01/2037	1:00	1,833.87	0.00	1,833.87
Landscaping							
01/01/2038	Landscaping (Bark)	910-000-0015	01/01/2037	1:00	2,273.50	0.00	2,273.50
06/01/2038	Landscaping (Bed Rehab)	910-000-0016	06/01/2037	1:00	2,292.34	0.00	2,292.34
Lighting							
01/22/2038	Lamp Posts	920-002-0023	01/22/2035	3:00	7,275.20	0.00	7,275.20
06/22/2038	Lamp Posts	920-001-0023	06/22/2035	3:00	9,169.34	0.00	9,169.34

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Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Staining							
06/22/2038	Staining	910-000-0036	06/22/2034	4:00	\$ 2,139.51	\$ 0.00	2,139.51
Tree Maintenance							
06/01/2038	Tree Pruning	920-003-0040	06/01/2035	3:00	3,820.56	0.00	3,820.56
06/22/2038	Tree Replacement	910-000-0044	06/22/2032	6:00	6,112.90	0.00	6,112.90
					\$ 66,321.81	\$ 0.00	66,321.81
Year --2039							
Fencing							
04/22/2039	Fencing (Wrought Iron):	920-001-0004	04/22/2038	1:00	2,175.11	0.00	2,175.11
04/22/2039	Fencing (Wrought Iron):	920-002-0004	04/22/2038	1:00	2,175.11	0.00	2,175.11
Irrigation							
06/01/2039	Landscaping (Valves & Boxes)	920-001-0007	06/01/2038	1:00	1,247.03	0.00	1,247.03
Irrigation Equipment							
01/01/2039	Pump House Roller Door	910-000-0011	01/01/2027	12:00	2,009.77	0.00	2,009.77
Landscape Clocks & Timers							
06/01/2039	Landscaping (Timers & Clocks)	910-000-0012	06/01/2038	1:00	1,870.55	0.00	1,870.55
Landscaping							
01/01/2039	Landscaping (Bark)	910-000-0015	01/01/2038	1:00	2,318.97	0.00	2,318.97
06/01/2039	Landscaping (Bed Rehab)	910-000-0016	06/01/2038	1:00	2,338.18	0.00	2,338.18
06/01/2039	Landscaping (Contingency)	910-000-0018	06/01/2037	2:00	3,117.58	0.00	3,117.58
06/22/2039	Landscaping (U-Channel)	910-000-0021	06/22/2035	4:00	1,558.79	0.00	1,558.79
Ponds & Water Retention							
01/22/2039	Pond Pump Controls	910-000-0008	01/22/2035	4:00	2,164.37	0.00	2,164.37
Tree Maintenance							
06/01/2039	Tree Pruning	920-001-0040	06/01/2036	3:00	3,896.97	0.00	3,896.97
					\$ 24,872.43	\$ 0.00	24,872.43
Year --2040							
Fencing							
01/01/2040	Fencing (Wood): Staining	920-003-0041	01/01/2036	4:00	3,297.69	0.00	3,297.69
04/22/2040	Fencing (Wrought Iron):	920-001-0004	04/22/2039	1:00	2,218.62	0.00	2,218.62
04/22/2040	Fencing (Wrought Iron):	920-002-0004	04/22/2039	1:00	2,218.62	0.00	2,218.62
06/01/2040	Fencing (Wood): Staining	920-002-0041	06/01/2036	4:00	4,323.91	0.00	4,323.91
Irrigation							
06/01/2040	Landscaping (Valves & Boxes)	920-001-0007	06/01/2039	1:00	1,271.97	0.00	1,271.97
08/22/2040	Landscaping (Valves & Boxes)	920-005-0007	06/22/2021	19:02	2,552.35	0.00	2,552.35
Landscape Clocks & Timers							
06/01/2040	Landscaping (Timers & Clocks)	910-000-0012	06/01/2039	1:00	1,907.96	0.00	1,907.96
Landscaping							
01/01/2040	Landscaping (Bark)	910-000-0015	01/01/2039	1:00	2,365.35	0.00	2,365.35
06/01/2040	Landscaping (Bed Rehab)	910-000-0016	06/01/2039	1:00	2,384.95	0.00	2,384.95
Painting							
01/01/2040	Painting (Wrought Iron)	920-001-0026	01/01/2035	5:00	1,513.82	0.00	1,513.82
Reserve Study Update							
01/01/2040	Reserve Study Update	920-001-0001	01/01/2034	6:00	3,074.95	0.00	3,074.95
Structural Repair							
04/22/2040	Bridge Maintenance	910-000-0037	04/22/2035	5:00	3,169.45	0.00	3,169.45

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Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Tree Maintenance							
06/01/2040	Tree Pruning	920-002-0040	06/01/2037	3:00	\$ 3,974.91	\$ 0.00	\$ 3,974.91
					\$ 34,274.55	\$ 0.00	\$ 34,274.55
Year --2041							
Fencing							
04/22/2041	Fencing (Wrought Iron):	920-001-0004	04/22/2040	1:00	2,262.99	0.00	2,262.99
04/22/2041	Fencing (Wrought Iron):	920-002-0004	04/22/2040	1:00	2,262.99	0.00	2,262.99
Grates & Covers							
06/22/2041	Grates & Covers	910-000-0002	06/22/2036	5:00	1,621.76	0.00	1,621.76
Irrigation							
06/01/2041	Landscaping (Valves & Boxes)	920-001-0007	06/01/2040	1:00	1,297.41	0.00	1,297.41
Irrigation Equipment							
01/01/2041	Pump House Maintenance	920-002-0010	01/01/2035	6:00	2,412.66	0.00	2,412.66
Landscape Clocks & Timers							
06/01/2041	Landscaping (Timers & Clocks)	910-000-0012	06/01/2040	1:00	1,946.12	0.00	1,946.12
Landscaping							
01/01/2041	Landscaping (Bark)	910-000-0015	01/01/2040	1:00	2,412.66	0.00	2,412.66
01/01/2041	Landscaping (Rock Replenishment)	910-000-0020	01/01/2033	8:00	4,021.09	0.00	4,021.09
06/01/2041	Landscaping (Bed Rehab)	910-000-0016	06/01/2040	1:00	2,432.65	0.00	2,432.65
06/01/2041	Landscaping (Contingency)	910-000-0018	06/01/2039	2:00	3,243.53	0.00	3,243.53
Lighting							
01/22/2041	Lamp Posts	920-002-0023	01/22/2038	3:00	7,720.50	0.00	7,720.50
06/22/2041	Lamp Posts	920-001-0023	06/22/2038	3:00	9,730.58	0.00	9,730.58
Park Equipment							
06/22/2041	Pet Stations	910-000-0028	06/22/2029	12:00	1,783.94	0.00	1,783.94
Ponds & Water Retention							
06/22/2041	Pond Maintenance (General)	910-000-0030	06/22/2036	5:00	4,054.41	0.00	4,054.41
Tot Lots							
06/01/2041	Soft Fall Material	910-000-0043	06/01/2036	5:00	2,432.65	0.00	2,432.65
Tree Maintenance							
06/01/2041	Tree Pruning	920-003-0040	06/01/2038	3:00	4,054.41	0.00	4,054.41
					\$ 53,690.35	\$ 0.00	\$ 53,690.35
Year --2042							
Fencing							
04/22/2042	Fencing (Wrought Iron):	920-001-0004	04/22/2041	1:00	2,308.25	0.00	2,308.25
04/22/2042	Fencing (Wrought Iron):	920-002-0004	04/22/2041	1:00	2,308.25	0.00	2,308.25
06/22/2042	Fencing (Wood): Staining	920-001-0041	06/22/2038	4:00	21,282.92	0.00	21,282.92
Irrigation							
06/01/2042	Landscaping (Valves & Boxes)	920-001-0007	06/01/2041	1:00	1,323.36	0.00	1,323.36
08/22/2042	Landscaping (Valves & Boxes)	920-006-0007	06/22/2022	20:02	2,655.47	0.00	2,655.47
Landscape Clocks & Timers							
06/01/2042	Landscaping (Timers & Clocks)	910-000-0012	06/01/2041	1:00	1,985.04	0.00	1,985.04
Landscaping							
01/01/2042	Landscaping (Bark)	910-000-0015	01/01/2041	1:00	2,460.91	0.00	2,460.91
06/01/2042	Landscaping (Bed Rehab)	910-000-0016	06/01/2041	1:00	2,481.30	0.00	2,481.30
06/22/2042	Landscaping (Curbing)	910-000-0017	06/22/2022	20:00	1,074.82	0.00	1,074.82

Rockbridge Subdivision Homeowners Association, Inc.

Analysis Date - January 1, 2017

Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Mailboxes							
01/01/2042	Mailbox Cluster	910-000-0024	06/01/2016	25:07	\$ 1,968.73	\$ 0.00	\$ 1,968.73
Painting							
04/22/2042	Painting (Wrought Iron)	920-002-0026	04/22/2037	5:00	1,978.50	0.00	1,978.50
Signage							
01/22/2042	Signage (General)	910-000-0034	01/22/2035	7:00	1,640.61	0.00	1,640.61
Staining							
06/22/2042	Staining	910-000-0036	06/22/2038	4:00	2,315.88	0.00	2,315.88
Structural Repair							
06/01/2042	Stone	910-000-0038	06/01/2037	5:00	1,075.23	0.00	1,075.23
Tree Maintenance							
06/01/2042	Tree Pruning	920-001-0040	06/01/2039	3:00	4,135.50	0.00	4,135.50
					\$ 50,994.77	\$ 0.00	\$ 50,994.77
Year --2043							
Fencing							
04/22/2043	Fencing (Wrought Iron):	920-001-0004	04/22/2042	1:00	2,354.41	0.00	2,354.41
04/22/2043	Fencing (Wrought Iron):	920-002-0004	04/22/2042	1:00	2,354.41	0.00	2,354.41
Irrigation							
06/22/2043	Irrigation Vault	910-000-0006	06/22/2038	5:00	1,687.28	0.00	1,687.28
06/01/2043	Landscaping (Valves & Boxes)	920-001-0007	06/01/2042	1:00	1,349.83	0.00	1,349.83
Landscape Clocks & Timers							
06/01/2043	Landscaping (Timers & Clocks)	910-000-0012	06/01/2042	1:00	2,024.74	0.00	2,024.74
Landscaping							
01/01/2043	Landscaping (Bark)	910-000-0015	01/01/2042	1:00	2,510.13	0.00	2,510.13
06/01/2043	Gravel Pathway	910-000-0013	06/01/2035	8:00	5,905.49	0.00	5,905.49
06/01/2043	Landscaping (Bed Rehab)	910-000-0016	06/01/2042	1:00	2,530.92	0.00	2,530.92
06/01/2043	Landscaping (Contingency)	910-000-0018	06/01/2041	2:00	3,374.57	0.00	3,374.57
06/22/2043	Landscaping (U-Channel)	910-000-0021	06/22/2039	4:00	1,687.28	0.00	1,687.28
Ponds & Water Retention							
01/22/2043	Pond Pump Controls	910-000-0008	01/22/2039	4:00	2,342.79	0.00	2,342.79
Reserve Study Update							
01/01/2043	Reserve Study Update	920-002-0001	01/01/2037	6:00	652.63	0.00	652.63
Tree Maintenance							
06/01/2043	Tree Pruning	920-002-0040	06/01/2040	3:00	4,218.21	0.00	4,218.21
					\$ 32,992.69	\$ 0.00	\$ 32,992.69
Year --2044							
Fencing							
01/01/2044	Fencing (Wood): Staining	920-003-0041	01/01/2040	4:00	3,569.53	0.00	3,569.53
04/22/2044	Fencing (Wrought Iron):	920-001-0004	04/22/2043	1:00	2,401.50	0.00	2,401.50
04/22/2044	Fencing (Wrought Iron):	920-002-0004	04/22/2043	1:00	2,401.50	0.00	2,401.50
06/01/2044	Fencing (Wood): Staining	920-002-0041	06/01/2040	4:00	4,680.34	0.00	4,680.34
Irrigation							
06/01/2044	Landscaping (Valves & Boxes)	920-001-0007	06/01/2043	1:00	1,376.82	0.00	1,376.82
Irrigation Equipment							
01/01/2044	Pump House Maintenance	920-001-0010	01/01/2038	6:00	2,560.33	0.00	2,560.33
Landscape Clocks & Timers							

Rockbridge Subdivision Homeowners Association, Inc.

Analysis Date - January 1, 2017

Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
06/01/2044	Landscaping (Timers & Clocks)	910-000-0012	06/01/2043	1:00	\$ 2,065.23	\$ 0.00	\$ 2,065.23
Landscaping							
01/01/2044	Landscaping (Bark)	910-000-0015	01/01/2043	1:00	2,560.33	0.00	2,560.33
06/01/2044	Landscaping (Bed Rehab)	910-000-0016	06/01/2043	1:00	2,581.54	0.00	2,581.54
Lighting							
01/22/2044	Lamp Posts	920-002-0023	01/22/2041	3:00	8,193.06	0.00	8,193.06
06/22/2044	Lamp Posts	920-001-0023	06/22/2041	3:00	10,326.17	0.00	10,326.17
Tree Maintenance							
06/01/2044	Tree Pruning	920-003-0040	06/01/2041	3:00	4,302.57	0.00	4,302.57
06/22/2044	Tree Replacement	910-000-0044	06/22/2038	6:00	6,884.11	0.00	6,884.11
					\$ 53,903.03	\$ 0.00	\$ 53,903.03
Year --2045							
Fencing							
04/22/2045	Fencing (Wrought Iron):	920-001-0004	04/22/2044	1:00	2,449.53	0.00	2,449.53
04/22/2045	Fencing (Wrought Iron):	920-002-0004	04/22/2044	1:00	2,449.53	0.00	2,449.53
Irrigation							
06/01/2045	Landscaping (Valves & Boxes)	920-001-0007	06/01/2044	1:00	1,404.36	0.00	1,404.36
Landscape Clocks & Timers							
06/01/2045	Landscaping (Timers & Clocks)	910-000-0012	06/01/2044	1:00	2,106.54	0.00	2,106.54
Landscaping							
01/01/2045	Landscaping (Bark)	910-000-0015	01/01/2044	1:00	2,611.54	0.00	2,611.54
06/01/2045	Landscaping (Bed Rehab)	910-000-0016	06/01/2044	1:00	2,633.17	0.00	2,633.17
06/01/2045	Landscaping (Contingency)	910-000-0018	06/01/2043	2:00	3,510.90	0.00	3,510.90
Landscaping Lights							
06/22/2045	Landscape Lighting	910-000-0022	06/22/2037	8:00	2,633.17	0.00	2,633.17
Painting							
01/01/2045	Painting (Wrought Iron)	920-001-0026	01/01/2040	5:00	1,671.38	0.00	1,671.38
Structural Repair							
04/22/2045	Bridge Maintenance	910-000-0037	04/22/2040	5:00	3,499.33	0.00	3,499.33
Tree Maintenance							
06/01/2045	Tree Pruning	920-001-0040	06/01/2042	3:00	4,388.62	0.00	4,388.62
					\$ 29,358.07	\$ 0.00	\$ 29,358.07
Year --2046							
Fencing							
04/22/2046	Fencing (Wrought Iron):	920-001-0004	04/22/2045	1:00	2,498.52	0.00	2,498.52
04/22/2046	Fencing (Wrought Iron):	920-002-0004	04/22/2045	1:00	2,498.52	0.00	2,498.52
06/22/2046	Fencing (Wood): Staining	920-001-0041	06/22/2042	4:00	23,037.32	0.00	23,037.32
Grates & Covers							
06/22/2046	Grates & Covers	910-000-0002	06/22/2041	5:00	1,790.56	0.00	1,790.56
Irrigation							
06/01/2046	Landscaping (Valves & Boxes)	920-001-0007	06/01/2045	1:00	1,432.45	0.00	1,432.45
Landscape Clocks & Timers							
06/01/2046	Landscaping (Timers & Clocks)	910-000-0012	06/01/2045	1:00	2,148.67	0.00	2,148.67
Landscaping							
01/01/2046	Landscaping (Bark)	910-000-0015	01/01/2045	1:00	2,663.77	0.00	2,663.77
06/01/2046	Landscaping (Bed Rehab)	910-000-0016	06/01/2045	1:00	2,685.84	0.00	2,685.84

Rockbridge Subdivision Homeowners Association, Inc.

Analysis Date - January 1, 2017

Expenditures - Subcategory

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Park Equipment							
04/22/2046	Benches	910-000-0027	04/22/2034	12:00	\$ 1,784.66	\$ 0.00	\$ 1,784.66
Ponds & Water Retention							
06/22/2046	Pond Maintenance (General)	910-000-0030	06/22/2041	5:00	4,476.39	0.00	4,476.39
Reserve Study Update							
01/01/2046	Reserve Study Update	920-001-0001	01/01/2040	6:00	3,462.90	0.00	3,462.90
Signage							
06/01/2046	Signage (Entry Monument)	920-002-0033	06/01/2016	30:00	6,266.95	0.00	6,266.95
Staining							
06/22/2046	Staining	910-000-0036	06/22/2042	4:00	2,506.78	0.00	2,506.78
Tot Lots							
06/01/2046	Soft Fall Material	910-000-0043	06/01/2041	5:00	2,685.84	0.00	2,685.84
Tree Maintenance							
06/01/2046	Tree Pruning	920-002-0040	06/01/2043	3:00	4,476.39	0.00	4,476.39
					\$ 64,415.56	\$ 0.00	\$ 64,415.56

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Cash Flow - Annual

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Begin Balance	74,276	84,076	75,594	74,322	64,440	64,516	52,770	49,879	55,822	63,701
Contribution	18,000	18,000	18,000	23,400	23,400	23,400	23,400	23,400	29,250	29,250
Average Per Unit	57	57	57	74	74	74	74	74	93	93
Percent Change	0.00%	0.00%	0.00%	30.00%	0.00%	0.00%	0.00%	0.00%	25.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	8,200	26,481	19,272	33,282	23,323	35,145	26,291	17,456	21,371	55,179
Ending Balance	84,076	75,594	74,322	64,440	64,516	52,770	49,879	55,822	63,701	37,771

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Begin Balance	37,771	39,858	30,874	25,436	26,143	36,025	22,847	37,598	33,103	27,508
Contribution	29,250	29,250	29,250	36,562	36,562	36,562	36,562	36,562	43,875	43,875
Average Per Unit	93	93	93	116	116	116	116	116	139	139
Percent Change	0.00%	0.00%	0.00%	25.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	27,162	38,234	34,688	35,855	26,679	49,741	21,811	41,056	49,470	31,841
Ending Balance	39,858	30,874	25,436	26,143	36,025	22,847	37,598	33,103	27,508	39,542

Rockbridge Subdivision Homeowners

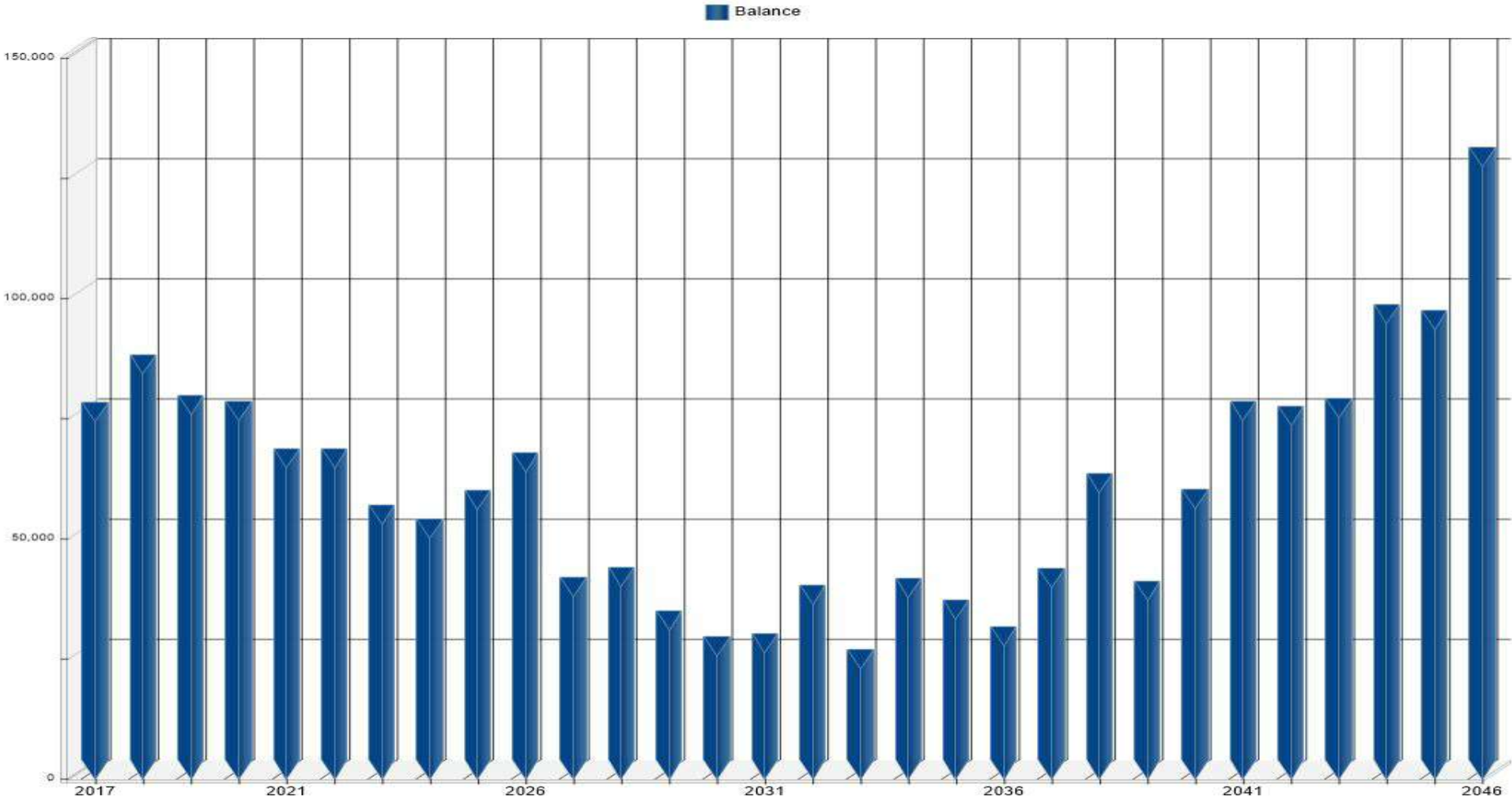
Analysis Date - January 1, 2017

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Begin Balance	39,542	59,428	36,981	55,983	74,359	73,319	74,974	94,631	93,378	127,200
Contribution	43,875	43,875	43,875	52,650	52,650	52,650	52,650	52,650	63,180	63,180
Average Per Unit	139	139	139	167	167	167	167	167	201	201
Percent Change	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	23,989	66,321	24,872	34,274	53,690	50,994	32,992	53,903	29,358	64,415
Ending Balance	59,428	36,981	55,983	74,359	73,319	74,974	94,631	93,378	127,200	125,964

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Cash Flow - Chart
(Balance - 30-Year in View)



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Percent Funded - Cash Flow - Annual

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
100% Funded	71,673	80,387	74,242	77,528	70,951	75,813	70,889	74,523	86,840	96,274
Percent Funded	103.63%	104.59%	101.82%	95.86%	90.82%	85.10%	74.44%	66.93%	64.28%	66.17%
Begin Balance	74,276	84,076	75,594	74,322	64,440	64,516	52,770	49,879	55,822	63,701
Contribution	18,000	18,000	18,000	23,400	23,400	23,400	23,400	23,400	29,250	29,250
Average Per Unit	57	57	57	74	74	74	74	74	93	93
Percent Change	0.00%	0.00%	0.00%	30.00%	0.00%	0.00%	0.00%	0.00%	25.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	8,200	26,481	19,272	33,282	23,323	35,145	26,291	17,456	21,371	55,179
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	84,076	75,594	74,322	64,440	64,516	52,770	49,879	55,822	63,701	37,771
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
100% Funded	77,366	84,847	84,138	85,393	86,217	96,064	86,293	102,107	101,325	93,188
Percent Funded	48.82%	46.98%	36.69%	29.79%	30.32%	37.50%	26.48%	36.82%	32.67%	29.52%
Begin Balance	37,771	39,858	30,874	25,436	26,143	36,025	22,847	37,598	33,103	27,508
Contribution	29,250	29,250	29,250	36,562	36,562	36,562	36,562	36,562	43,875	43,875
Average Per Unit	93	93	93	116	116	116	116	116	139	139
Percent Change	0.00%	0.00%	0.00%	25.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	27,162	38,234	34,688	35,855	26,679	49,741	21,811	41,056	49,470	31,841
Less Deferred	0	0	0	0	0	0	0	0	0	0

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ending Balance	39,858	30,874	25,436	26,143	36,025	22,847	37,598	33,103	27,508	39,542
100% Funded	102,414	118,880	97,674	115,093	125,076	117,531	114,752	127,998	122,521	140,527
Percent Funded	38.61%	49.99%	37.86%	48.64%	59.45%	62.38%	65.34%	73.93%	76.21%	90.52%
Begin Balance	39,542	59,428	36,981	55,983	74,359	73,319	74,974	94,631	93,378	127,200
Contribution	43,875	43,875	43,875	52,650	52,650	52,650	52,650	52,650	63,180	63,180
Average Per Unit	139	139	139	167	167	167	167	167	201	201
Percent Change	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	23,989	66,321	24,872	34,274	53,690	50,994	32,992	53,903	29,358	64,415
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	59,428	36,981	55,983	74,359	73,319	74,974	94,631	93,378	127,200	125,964

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Fencing								
Fencing (Wood): Staining	04/22/2002	\$ 12,866.00	4:00	16:02	1:05	\$ 13,232.05	\$	1.75 Linear F
Fencing (Wood): Staining	01/01/2014	2,719.50	4:00	6:05	3:05	2,909.87		1.75 Linear F
Fencing (Wood): Staining	01/01/2016	2,091.25	4:00	4:00	3:00	2,219.25		1.75 Linear F
Fencing (Wrought Iron):	04/22/2016	1,400.00	1:00	4:00	3:03	1,493.06		140.00 Allowanc
Fencing (Wrought Iron):	04/22/2016	1,400.00	1:00	1:00	0:03	1,406.95		140.00 Allowanc
		\$ 20,476.75				\$ 21,261.18		
Grates & Covers								
Grates & Covers	04/22/2002	1,000.00	5:00	19:02	4:05	1,091.40		1,000.00 Allowanc
		\$ 1,000.00				\$ 1,091.40		
Irrigation								
Irrigation Vault	04/22/2002	1,000.00	5:00	16:02	1:05	1,028.45		1,000.00 Allowanc
Landscaping (Valves & Boxes)	06/01/2016	800.00	1:00	1:00	0:05	806.63		400.00 Allowanc
Landscaping (Valves & Boxes)	04/22/2002	1,600.00	1:00	16:02	1:05	1,645.52		400.00 Allowanc
Landscaping (Valves & Boxes)	04/22/2002	1,600.00	1:00	17:02	2:05	1,678.43		400.00 Allowanc
Landscaping (Valves & Boxes)	04/22/2002	1,600.00	1:00	18:02	3:05	1,712.00		400.00 Allowanc
Landscaping (Valves & Boxes)	04/22/2002	1,600.00	1:00	19:02	4:05	1,746.24		400.00 Allowanc
Landscaping (Valves & Boxes)	04/22/2002	1,600.00	1:00	20:02	5:05	1,781.17		400.00 Allowanc
		\$ 9,800.00				\$ 10,398.44		
Irrigation Equipment								
Irrigation Pumps	04/22/2002	11,500.00	25:00	26:02	11:05	14,417.27		11,500.00 Allowanc
Pump House Maintenance	06/01/2014	1,500.00	6:00	5:07	3:00	1,591.81		1,500.00 Allowanc
Pump House Maintenance	06/01/2014	1,500.00	6:00	8:07	6:00	1,689.24		1,500.00 Allowanc
Pump House Roller Door	06/01/2014	1,300.00	12:00	12:07	10:00	1,584.69		1,300.00 Lump Sum
		\$ 15,800.00				\$ 19,283.01		
Landscaping Clocks & Timers								
Landscaping (Timers & Clocks)	06/01/2014	1,200.00	1:00	3:00	0:05	1,209.94		400.00 Each
		\$ 1,200.00				\$ 1,209.94		
Landscaping								
Gravel Pathway	06/01/2009	3,500.00	8:00	10:00	2:05	3,671.57		3,500.00 Allowanc
Landscaping (Bark)	06/01/2014	1,500.00	1:00	2:07	0:00	1,500.00		1,500.00 Cubic Ya
Landscaping (Bed Rehab)	06/01/2014	1,500.00	1:00	3:00	0:05	1,512.43		1,500.00 Allowanc
Landscaping (Contingency)	06/01/2012	2,000.00	2:00	7:00	2:05	2,098.04		2,000.00 Allowanc
Landscaping (Curbing)	04/22/2002	649.75	20:00	20:02	5:05	723.32		5.75 Linear F
Landscaping (Rock Replenishment)	06/01/2014	2,500.00	8:00	10:07	8:00	2,929.15		2,500.00 Allowanc
Landscaping (U-Channel)	04/22/2002	1,000.00	4:00	17:02	2:05	1,049.02		1,000.00 Allowanc
		\$ 12,649.75				\$ 13,483.53		
Landscaping Lights								
Landscape Lighting	04/22/2002	1,500.00	8:00	19:02	4:05	1,637.10		150.00 Each
		\$ 1,500.00				\$ 1,637.10		
Lighting								
Lamp Posts	04/22/2002	6,000.00	3:00	18:02	3:05	6,420.00		1,200.00 Allowanc
Lamp Posts	04/22/2002	4,800.00	3:00	23:09	9:00	5,736.44		1,200.00 Allowanc
		\$ 10,800.00				\$ 12,156.44		

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
Mailboxes								
Mailbox Cluster	06/01/2016	\$ 1,200.00	25:00	25:07	25:00	\$ 1,968.73	\$ 1,200.00	Each
		\$ 1,200.00				\$ 1,968.73		
Painting								
Painting (Wrought Iron)	06/01/2014	960.00	5:00	5:07	3:00	1,018.76	12.00	Linear F
Painting (Wrought Iron)	04/22/2002	1,200.00	5:00	20:00	5:03	1,331.47	12.00	Linear F
		\$ 2,160.00				\$ 2,350.23		
Park Equipment								
Benches	04/22/2002	1,000.00	12:00	20:00	5:03	1,109.56	1,000.00	Each
Pet Stations	04/22/2002	1,100.00	12:00	15:02	0:05	1,109.11	275.00	Each
		\$ 2,100.00				\$ 2,218.67		
Ponds & Water Retention								
Pond Maintenance (General)	04/22/2002	2,500.00	5:00	19:02	4:05	2,728.50	500.00	Allowanc
Pond Pump Controls	04/22/2002	1,400.00	4:00	16:09	2:00	1,456.56	1,400.00	Allowanc
		\$ 3,900.00				\$ 4,185.06		
Reserve Study Update								
Reserve Study Update	01/01/2016	1,950.00	6:00	6:00	5:00	2,152.96	1,950.00	Lump Sum
Reserve Study Update	01/01/2002	390.00	6:00	23:00	8:00	456.95	1,950.00	Lump Sum
		\$ 2,340.00				\$ 2,609.91		
Roofing								
Roofing (Asphalt)	04/22/2002	400.00	25:00	25:00	10:03	490.02	200.00	Squares
Roofing (Asphalt)	04/22/2002	400.00	25:00	25:00	10:03	490.02	200.00	Squares
		\$ 800.00				\$ 980.04		
Signage								
Signage (Entry Monument)	04/22/2002	3,500.00	30:00	30:00	15:03	4,733.92	3,500.00	Allowanc
Signage (Entry Monument)	06/01/2016	3,500.00	30:00	30:00	29:05	6,266.95	3,500.00	Allowanc
Signage (General)	04/22/2002	1,000.00	7:00	18:09	4:00	1,082.43	1,000.00	Allowanc
		\$ 8,000.00				\$ 12,083.30		
Staining								
Staining	04/22/2014	1,400.00	4:00	4:02	1:05	1,439.83	2.50	Linear F
		\$ 1,400.00				\$ 1,439.83		
Structural Repair								
Bridge Maintenance	04/22/2002	2,000.00	5:00	18:00	3:03	2,132.95	1,000.00	Lump Sum
Stone	06/01/2012	650.00	5:00	5:00	0:05	655.39	650.00	Lump Sum
		\$ 2,650.00				\$ 2,788.34		
Tot Lots								
Soft Fall Material	06/01/2016	1,500.00	5:00	5:00	4:05	1,637.10	60.00	Cubic Ya
Tot Lots	06/01/2012	35,000.00	35:00	34:07	30:00	63,397.66	35,000.00	Lump Sum
		\$ 36,500.00				\$ 65,034.76		
Tree Maintenance								
Tree Pruning	06/01/2015	2,500.00	3:00	3:00	1:05	2,571.13	2,500.00	Allowanc
Tree Pruning	06/01/2016	2,500.00	3:00	3:00	2:05	2,622.55	2,500.00	Allowanc
Tree Pruning	06/01/2017	2,500.00	3:00	3:00	3:05	2,675.00	2,500.00	Allowanc
Tree Replacement	04/22/2014	4,000.00	6:00	6:02	3:05	4,280.00	4,000.00	Lump Sum
		\$ 11,500.00				\$ 12,148.68		

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017



Item Parameters - Detail

Description	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Basis Cost	Measurement Basis
		\$ 145,776.50				\$ 188,328.59		

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Benches

Item Number	27	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12:00
Category	Exterior - Equipment	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0027	Common Area	04/22/2002	04/22/2022	5:03	20:00	1.00	\$ 1,000.00	\$ 1,109.56
							\$ 1,000.00	\$ 1,109.56

Comments

This component replaces the park benches throughout the common area.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Bridge Maintenance

Item Number	37	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0037	Bridge	04/22/2002	04/22/2020	3:03	18:00	2.00	\$ 2,000.00	\$ 2,132.95
							\$ 2,000.00	\$ 2,132.95

Comments

This component provides a lump sum allowance to maintain, repair and upkeep the bridges in general on a rotating schedule. The bridges Useful Life and their construction envelop (i.e. stone, mortar, etc.) should extend well beyond the scope of this study thereby mitigating the need for a full replacement.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Fencing (Wood): Staining

Item Number	41	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	4:00
Category	Exterior - Landscape & Grounds	Basis Cost	1.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0041	Phase 1-5	04/22/2002	06/01/2018	1:05	16:02	7352.00 \$	12,866.00 \$	13,232.05	
920-002-0041	Phase 6-7	01/01/2014	06/01/2020	3:05	6:05	1554.00 \$	2,719.50 \$	2,909.87	
920-003-0041	Phase 8	01/01/2016	01/01/2020	3:00	4:00	1195.00 \$	2,091.25 \$	2,219.25	
							\$	17,676.75 \$	\$ 18,361.17

Comments

This component alternates the staining of the common area side fence in Phases 1-5 with the newly developed fencing in Phases 6 & 7 and Phase 8, as listed above.. The Useful Life (UL) of the fencing alternates to ensure that proper fence staining occurs in order to extend the wood fencing to its full UL. NSR spoke with PCA Fence who recommended that the fence be stained every 4-5 years. As there are three "construction schedules" across the eight phases, the schedule was divided to ensure that substantial staining occurs every two years at a minimum, or each phase every four years. Moreover, the Basis Cost was extrapolated from the staining paid to PCA on the previous stain cycle which cost \$12,589.25 for Phase 1-5 staining.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Fencing (Wrought Iron): Maintenance

Item Number	4	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	140.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0004	Common Area	04/22/2016	04/22/2020	3:03	4:00	10.00 \$	1,400.00 \$	1,493.06	
920-002-0004	Common Area	04/22/2016	04/22/2017	0:03	1:00	10.00 \$	1,400.00 \$	1,406.95	
							\$	2,800.00 \$	2,900.01

Comments

As the Useful Life of wrought iron may extend beyond the life of this study, an allowance was chosen to maintain, repair, replace sections of wrought and/or replace wood posts. If the wrought iron and posts are kept in constant repair, said fence should extend beyond the scope of this study. NSR spoke with PCA Fence regarding the allowance listed in order to replace posts at approximately 10 per year. Moreover, 10 section per year were chosen to replace as a standard maintenance rotation as the wrought iron begins to age.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Grates & Covers

Item Number	2	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0002	Common Area	04/22/2002	06/01/2021	4:05	19:02	1.00	\$ 1,000.00	\$ 1,091.40
							\$ 1,000.00	\$ 1,091.40

Comments

This component funds the repair and replacement of covers and grates found in the common areas of the community.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Gravel Pathway

Item Number	13	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Landscape & Grounds	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0013	Common Area	06/01/2009	06/01/2019	2:05	10:00	1.00 \$	3,500.00 \$	3,671.57
						\$	3,500.00 \$	3,671.57

Comments

This component is a lump sum allowance to fund and supplement the operating budget for the maintenance of the gravel pathways as well as replenishment or recovery of gravel along said pathways. "Recovery" may entail efforts to have gravel raked away from landscaped edges and back onto path and periodic cleanup efforts to ensure rough landscaping provides the "curbing" needed to retain the gravel pathways.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Irrigation Pumps

Item Number	9	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Equipment	Basis Cost	11,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0009	Pump House	04/22/2002	06/01/2028	11:05	26:02	1.00	\$ 11,500.00	\$ 14,417.27
							\$ 11,500.00	\$ 14,417.27

Comments

This component replaces the main irrigation pump and pressure filter found in the pump house off Hannah Place.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Irrigation Vault

Item Number	6	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0006	Common Area	04/22/2002	06/01/2018	1:05	16:02	1.00	\$ 1,000.00	\$ 1,028.45
							\$ 1,000.00	\$ 1,028.45

Comments

This component funds the maintenance, repair and upkeep of the irrigation vaults in the community. Though the Useful Life of vaults should extend well beyond the scope of this study, this maintenance component was included to ensure proper funds are in place to ensure an inspection and subsequent maintenance and/or repairs of the vaults.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Lamp Posts

Item Number	23	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0023	Phase 1-5	04/22/2002	06/01/2020	3:05	18:02	5.00 \$	6,000.00 \$	6,420.00	
920-002-0023	Entry Monume	04/22/2002	01/06/2026	9:00	23:09	4.00 \$	4,800.00 \$	5,736.44	
							\$	10,800.00 \$	12,156.44

Comments

This component periodically replaces the halogen lamps and/or lamp posts as needed. This component also funds the replacement of the lamp post tops with LED tops. The community may be able to stretch the utility of this expense item by keeping the existing posts while replacing the tops/lights themselves. It is estimated that the Useful Life of the lamp posts themselves will extend beyond the scope of this study. However, through excessive weathering, damage or otherwise, this component provides funds to strategically replace the lamp posts in "sections" and under the direction of the Board of Directors. It is assumed at the time of replacement that an evaluation of the needed "sections" will be made prior to replacement. There are 33 lamps in Phase 1-5, 13 in Phase 6-7 and eight (8) in Phase 8 at the time of this study. Moreover, there are four (4) double-light lamp posts that line the entry behind the primary entry monument. These are listed in a separate line item above as it is anticipated that they will be replaced in aggregate and all together to maintain continuity. Count is approximate by NSR



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscape Lighting

Item Number	22	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Equipment	Basis Cost	150.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0022	Common Area	04/22/2002	06/01/2021	4:05	19:02	10.00	\$ 1,500.00	\$ 1,637.10
							\$ 1,500.00	\$ 1,637.10

Comments

This component is an allowance to periodically replace the landscape lighting found in the common area landscaping. This replaces the light fixtures themselves as it is assumed the bulbs and upkeep falls to the operating budget.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Bark)

Item Number	15	Measurement Basis	Cubic Ya
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0015	Common Area	06/01/2014	01/01/2017	0:00	2:07	1.00 \$	1,500.00 \$	1,500.00
						\$	1,500.00 \$	1,500.00

Comments

This component is a yearly allowance for the replacement and replenishing of landscaping bark in the flower beds. The bark or "soft fall" component that serves the tot lots is listed in a separate component. The replenishment is designed to be strategic in nature and not comprehensive each year.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Bed Rehab)

Item Number	16	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0016	Common Area	06/01/2014	06/01/2017	0:05	3:00	1.00	\$ 1,500.00	\$ 1,512.43
							\$ 1,500.00	\$ 1,512.43

Comments

This component funds the yearly rehab and upkeep of the many flower and shrub beds found throughout the community. NSR spoke with Lawn Co who said there are “lots of dying plants in the corner beds” and estimated this would run approx. \$1500 in each to revamp and upkeep the beds on a yearly basis. Lawn Co suggested that the Basis Cost as an allowance would be sufficient to upkeep the beds year over year.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Contingency)

Item Number	18	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0018	Common Area	06/01/2012	06/01/2019	2:05	7:00	1.00	\$ 2,000.00	\$ 2,098.04
							\$ 2,000.00	\$ 2,098.04

Comments

This allowance funds miscellaneous landscaping expenses not provided for in another component. The funding here is intended to be an allowance only, which supplements the budget against unplanned and/or unexpected needs.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Curbing)

Item Number	17	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	20:00
Category	Exterior - Landscape & Grounds	Basis Cost	5.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0017	Common Area	04/22/2002	06/01/2022	5:05	20:02	113.00	\$ 649.75	\$ 723.32
							\$ 649.75	\$ 723.32

Comments

This provides periodic funds to tear out and replace landscape curbing that surrounds the tot lot.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Rock Replenishment)

Item Number	20	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	8:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0020	Common Area	06/01/2014	01/22/2025	8:00	10:07	1.00	\$ 2,500.00	\$ 2,929.15
							\$ 2,500.00	\$ 2,929.15

Comments

This replenishes the landscaping rock in the community found in some of the beds or along pathways.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Timers & Clocks)

Item Number	12	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0012	Common Area	06/01/2014	06/01/2017	0:05	3:00	3.00	\$ 1,200.00	\$ 1,209.94
							\$ 1,200.00	\$ 1,209.94

Comments

This is a replacement component which systemically and regularly funds the replacement of several landscape timers in the common area landscaping. It is unlikely that all timers will fail simultaneously. Therefore, funding is provided here in order to replace those failing, or those oldest, prior to their eventual failure, on a regular basis. NSR spoke with Lawn Co who said the community is replacing between two and four every year. This component funds that replacement as there are many that serve the common area landscaping.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (U-Channel)

Item Number	21	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	4:00
Category	Exterior - Landscape & Grounds	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0021	Common Area	04/22/2002	06/01/2019	2:05	17:02	1.00	\$ 1,000.00	\$ 1,049.02
							\$ 1,000.00	\$ 1,049.02

Comments

This allowance funds the repairs to U-channels found in the common area landscaping. Failure to maintain the U-channels may result in improper water mitigation and otherwise damage or undermine surrounding landscaping, sidewalks, etc.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Landscaping (Valves & Boxes)

Item Number	7	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1:00
Category	Exterior - Landscape & Grounds	Basis Cost	400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0007	Common Area	06/01/2016	06/01/2017	0:05	1:00	2.00 \$	800.00 \$	806.63	
920-002-0007	Common Area	04/22/2002	06/01/2018	1:05	16:02	4.00 \$	1,600.00 \$	1,645.52	
920-003-0007	Common Area	04/22/2002	06/01/2019	2:05	17:02	4.00 \$	1,600.00 \$	1,678.43	
920-004-0007	Common Area	04/22/2002	06/01/2020	3:05	18:02	4.00 \$	1,600.00 \$	1,712.00	
920-005-0007	Common Area	04/22/2002	06/01/2021	4:05	19:02	4.00 \$	1,600.00 \$	1,746.24	
920-006-0007	Common Area	04/22/2002	06/01/2022	5:05	20:02	4.00 \$	1,600.00 \$	1,781.17	
							\$	8,800.00 \$	9,369.99

Comments

This component supplements the operating budget with funds for repairs and replacement of valves and valves boxes in the community. This component was included due to the volume of valves and valve boxes found throughout the common area. NSR spoke with Lawn Co which reported a problem with Phase 1-5 as these phases were not built with a backflow system. In short, every "tie in" needs a filter and there are multiple tie in's in each phase (P1-5). This runs about \$250-400 for each install of each filter to correct this backflow issue. These filters will thereby ensure that valve endurance and Useful Life will last longer; as presently they go bad quickly, clog and require a significant amount of cleaning, etc. because they are currently without a filtering system. Lawn Co suggested installing 3-4 filters every year for "a few years" until all were replaced. The filter replacement is represented by the second through sixth line item outlined above which do not repeat, but are a one-time expense to fund the corrective project.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Mailbox Cluster

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Equipment	Basis Cost	1,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0024	Common Area	06/01/2016	01/01/2042	25:00	25:07	1.00	\$ 1,200.00	\$ 1,968.73
							\$ 1,200.00	\$ 1,968.73

Comments

This replaces the mailboxes clusters in the common area that serves Phase 8.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Painting (Wrought Iron)

Item Number	26	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	12.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0026	Common Area	06/01/2014	01/01/2020	3:00	5:07	80.00 \$	960.00 \$	1,018.76	
920-002-0026	Bridge	04/22/2002	04/22/2022	5:03	20:00	100.00 \$	1,200.00 \$	1,331.47	
							\$	2,160.00 \$	2,350.23

Comments

As the Useful Life of wrought iron should extend beyond the life of this study, an allowance was chosen to maintain, repair, replace and/or re-coat wrought iron sections to prevent rust damage and deterioration. Ongoing maintenance will need to be closely watched due to its usage and proximity to pool chemicals. A separate line item is listed above for the wrought iron railing that borders each bridge.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Pet Stations

Item Number	28	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12:00
Category	Exterior - Equipment	Basis Cost	275.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0028	Common Area	04/22/2002	06/01/2017	0:05	15:02	4.00	\$ 1,100.00	\$ 1,109.11
							\$ 1,100.00	\$ 1,109.11

Comments

This replaces the pet station(s) in the common area parks.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Pond Maintenance (General)

Item Number	30	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0030	Common Area	04/22/2002	06/01/2021	4:05	19:02	5.00	\$ 2,500.00	\$ 2,728.50
							\$ 2,500.00	\$ 2,728.50

Comments

This is a general allowance to supplement the pond maintenance for repairs and water management. In particular, this component is to ensure those retention ponds that are actively holding water are watched, maintained and repaired to ensure banks and inlets are properly holding and/or moving water. At the time of this study there are 11 retention basins, five (5) of which are holding water and acting "ponds".



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Pond Pump Controls

Item Number	8	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	4:00
Category	Exterior - Equipment	Basis Cost	1,400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0008	Pump House	04/22/2002	01/22/2019	2:00	16:09	1.00	\$ 1,400.00	\$ 1,456.56
							\$ 1,400.00	\$ 1,456.56

Comments

This replaces the ABB controllers which control and monitor the submersible pond motors. As it is not expected that all will fail simultaneously, this component periodically funds their replacement prior to failure in order to ensure all are operational.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Pump House Maintenance

Item Number	10	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	6:00
Category	Exterior - Equipment	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0010	Pump House	06/01/2014	01/01/2020	3:00	5:07	1.00 \$	1,500.00 \$	1,591.81	
920-002-0010	Maintenance S	06/01/2014	01/01/2023	6:00	8:07	1.00 \$	1,500.00 \$	1,689.24	
							\$	3,000.00 \$	3,281.05

Comments

This is an allowance to fund the ongoing maintenance, repair and upkeep of the pump house found at the end of Hannah Place as well as the maintenance shed behind the pond off Glen Aspen Way. The funding should cover operation of doors, painting, siding repair and more. Other respective components appertaining to these sheds (i.e. roof and roller door) are found in separate components.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Pump House Roller Door

Item Number	11	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	12:00
Category	Exterior - Equipment	Basis Cost	1,300.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0011	Maintenance S	06/01/2014	01/01/2027	10:00	12:07	1.00 \$	1,300.00 \$	1,584.69
						\$	1,300.00 \$	1,584.69

Comments

This component replaces the roll-up door located on the maintenance shed behind the pond off Glen Aspen Way.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017



Item Parameters - Full Detail

Reserve Study Update

Item Number	1	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	6:00
Category	Reserve Study	Basis Cost	1,950.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0001	Reserve Study	01/01/2016	01/01/2022	5:00	6:00	1.00 \$	1,950.00 \$	2,152.96	
920-002-0001	Reserve Study	01/01/2002	01/01/2025	8:00	23:00	0.20 \$	390.00 \$	456.95	
							\$	2,340.00 \$	2,609.91

Comments

This is an alternating line item for an updated Reserve Study. The reserve costs for a 3-year full study, which includes a visual observation of the accessible reserve components, is alternately interspersed with a 3-year financial update.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Roofing (Asphalt)

Item Number	32	Measurement Basis	Squares
Type	Common Area	Estimated Useful Life	25:00
Category	Exterior - Materials	Basis Cost	200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0032	Pump House	04/22/2002	04/22/2027	10:03	25:00	2.00 \$	400.00 \$	490.02	
920-002-0032	Maintenance S	04/22/2002	04/22/2027	10:03	25:00	2.00 \$	400.00 \$	490.02	
							\$	800.00 \$	980.04

Comments

This component replaces the asphalt roofs on the pump house off Hannah Place as well as the maintenance shed behind the pond off Glen Aspen Way.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Signage (Entry Monument)

Item Number	33	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	30:00
Category	Exterior - Equipment	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0033	Main Entrance	04/22/2002	04/22/2032	15:03	30:00	1.00 \$	3,500.00 \$	4,733.92	
920-002-0033	Plummer Entra	06/01/2016	06/01/2046	29:05	30:00	1.00 \$	3,500.00 \$	6,266.95	
							\$	7,000.00 \$	11,000.87

Comments

This component funds the rehab or refurbishing of the primary, stone entry monument signs found at the main entrance at State St. as well as the east entrance off Plummer Rd. As of the time of this study the monument signs are in excellent condition and will likely endure well beyond the scope of this study. However, for planning purposes or eventual needs to rehab and/or update the signs, this component was included in the study. Any costs associated with maintenance outside of this rehab is considered an operating expense.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Signage (General)

Item Number	34	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	7:00
Category	Exterior - Equipment	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0034	Common Area	04/22/2002	01/22/2021	4:00	18:09	1.00	\$ 1,000.00	\$ 1,082.43
							\$ 1,000.00	\$ 1,082.43

Comments

This is an allowance that periodically replaces the community signage found in the common area landscaping, ponds and roadways.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Soft Fall Material

Item Number	43	Measurement Basis	Cubic Ya
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Landscape & Grounds	Basis Cost	60.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0043	Tot Lot	06/01/2016	06/01/2021	4:05	5:00	25.00	\$ 1,500.00	\$ 1,637.10
							\$ 1,500.00	\$ 1,637.10

Comments

This component provides funds for periodic replenishment of the tot lot bark as needed.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Staining

Item Number	36	Measurement Basis	Linear F
Type	Common Area	Estimated Useful Life	4:00
Category	Exterior - Materials	Basis Cost	2.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0036	Wrought Iron	04/22/2014	06/01/2018	1:05	4:02	560.00	\$ 1,400.00	\$ 1,439.83
							\$ 1,400.00	\$ 1,439.83

Comments

This component funds the periodic staining of the wood posts that support the wrought iron fencing throughout the community. At the time of this study there are several posts that are in need of maintenance and staining to ensure their maximum Useful Life. NSR spoke with PCA Fence who suggested staining should occur every 4-5 years. Their periodic replacement is listed in a separate component. Count is approximately by NSR.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Stone

Item Number	38	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	5:00
Category	Exterior - Materials	Basis Cost	650.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0038	Bridge	06/01/2012	06/01/2017	0:05	5:00	1.00	\$ 650.00	\$ 655.39
							\$ 650.00	\$ 655.39

Comments

This component provides a regular allowance for repairing and replacing the surface stone that wraps the bridges and entry monuments. It is anticipated due to the extreme high and lows (freeze/thaw cycle) that stones will detach and fall. Ongoing maintenance and repair of said stone will ensure full Useful Life of the weatherproofing for which they are attached.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Tot Lots

Item Number	39	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	35:00
Category	Exterior - Landscape & Grounds	Basis Cost	35,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0039	Common Area	06/01/2012	01/01/2047	30:00	34:07	1.00	\$ 35,000.00	\$ 63,397.66
							\$ 35,000.00	\$ 63,397.66

Comments

This component replaces the tot lot found off Capella Dr. As the tot lot will likely survive beyond the scope of this study, it was included as its Useful Life will terminate in or around the end of this study's scope. Moreover, the Replacement Cost of the tot lot represent significant reserves that require the proper time to plan and save. Time will dictate if the reserve expense needs to advance or extend based on the aging of the tot lot itself.



Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Item Parameters - Full Detail

Tree Pruning

Item Number	40	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3:00
Category	Exterior - Landscape & Grounds	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0040	Common Area	06/01/2015	06/01/2018	1:05	3:00	1.00 \$	2,500.00 \$	2,571.13	
920-002-0040	Common Area	06/01/2016	06/01/2019	2:05	3:00	1.00 \$	2,500.00 \$	2,622.55	
920-003-0040	Common Area	06/01/2017	06/01/2020	3:05	3:00	1.00 \$	2,500.00 \$	2,675.00	
							\$	7,500.00 \$	7,868.68

Comments

This allowance funds structural pruning and removal of trees as needed. NSR spoke with Lawn Co who said they currently prune about every 3 years but believes the community should work through the various phases and do pruning on a yearly basis. Lawn Co suggested splitting the community into three (3) phases and do one phase every three years, thereby getting every tree, every three years.



Item Parameters - Full Detail

Tree Replacement

Item Number	44	Measurement Basis	Lump Sum
Type	Common Area	Estimated Useful Life	6:00
Category	Exterior - Landscape & Grounds	Basis Cost	4,000.00

Rockbridge Subdivision Homeowners

Analysis Date - January 1, 2017

Tracking Method	Logistical Adjusted	Salvage Value	\$ 0.00
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Code	Location	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0044	Common Area	04/22/2014	06/01/2020	3:05	6:02	1.00	\$ 4,000.00	\$ 4,280.00
						\$	4,000.00	\$ 4,280.00

Comments

This component is a lump sum allowance that funds the removal and replacement of trees as needed to enhance the landscaping and to avoid branch and root damage to nearby objects.



Rockbridge Subdivision Homeowners Association, Inc.

Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Fence Maintenance & Replacement - these fall to the homeowner's responsibility to maintain and replace.
2. Mailboxes - these fall to the homeowner's responsibility to maintain and replace.
3. Pond Liners - community vendor reported that the retention ponds do not have liners.
4. Wrought Iron Railing Replacement on Bridges - the Useful Life of the wrought iron should extend beyond the scope of this study.

Vendor List

The following is a list of vendors with whom North Star made contact and gathered information;

1. Company Name: Lawn Co
 - Contact Name: Juan
 - Phone &/or Email: (208) 323-0234
2. Company Name: PCA Fence
 - Contact Name: Joe
 - Phone &/or Email: (208) 378-4787





Glossary of Reserve Study Terms

Rockbridge Subdivision Homeowners Association, Inc.
Prepared for the December 31, 2017 Fiscal Year

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method. **COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life} \text{ or}$$

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) +$$

$$[(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}]$$



$$[(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES: x Stable Contribution Rate over the Years x Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.



RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.