

The Glen at Horizon Drive Condominium Association Inc.

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

The Glen at Horizon Drive Condominium Association Inc.
January 1, 2020

The Glen at Horizon Drive Condominium Association Inc.

Supplementary Schedules

Reserve Management Plan

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Preparer's Report on Supplemental Information



Facilities Advisors Rocky Mountain
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Durango, CO 81303

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Reserve Management Plan

Type I Reserve Study with On-Site Analysis For 30-Year Projection Period Beginning January 1, 2020

Don Schuster/Mark Shoberg/Bray HOA
The Glen at Horizon Drive Condominium Association Inc.
Grand Junction, CO

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the The Glen at Horizon Drive Condominium Association Inc.'s management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain LLC
Robbie Pepper CMCA, CCIM, GRI
March 3, 2020

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/20 - 12/20	\$ 103,995	\$ 239,400	0.00 %	\$ 1,604	\$ 262,805	\$ 82,194	16.67 %	\$ 492,800
1/21 - 12/21	82,194	86,272	-63.96	1,020	68,296	101,189	14.07	718,890
1/22 - 12/22	101,189	104,830	21.51	1,250	79,335	127,936	22.21	575,919
1/23 - 12/23	127,936	125,245	19.47	1,479	109,837	144,823	23.65	612,191
1/24 - 12/24	144,823	93,303	-25.50	1,240	128,553	110,813	19.41	570,717
1/25 - 12/25	110,813	118,005	26.48	1,265	95,711	134,373	22.21	604,774
1/26 - 12/26	134,373	120,367	2.00	1,555	86,585	169,711	28.89	587,434
1/27 - 12/27	169,711	122,775	2.00	1,870	97,920	196,437	32.28	608,410
1/28 - 12/28	196,437	125,230	2.00	2,339	56,953	267,054	43.99	607,056
1/29 - 12/29	267,054	127,735	2.00	2,882	95,938	301,734	48.51	621,964
1/30 - 12/30	301,734	130,290	2.00	2,525	252,449	182,100	37.83	481,300
1/31 - 12/31	182,100	132,895	2.00	1,979	112,398	204,577	42.49	481,458
1/32 - 12/32	204,577	135,553	2.00	2,385	76,195	266,320	51.08	521,356
1/33 - 12/33	266,320	138,264	2.00	3,283	18,555	389,313	62.38	624,034
1/34 - 12/34	389,313	141,030	2.00	4,485	28,860	505,969	70.02	722,510
1/35 - 12/35	505,969	143,850	2.00	5,555	54,194	601,181	75.00	801,500
1/36 - 12/36	601,181	146,728	2.00	6,386	84,605	669,690	78.29	855,365
1/37 - 12/37	669,690	149,662	2.00	6,998	104,505	721,845	80.73	894,120
1/38 - 12/38	721,845	152,655	2.00	7,438	126,041	755,898	82.54	915,756
1/39 - 12/39	755,898	155,708	2.00	7,629	162,226	757,010	83.64	905,000
1/40 - 12/40	757,010	158,823	2.00	7,658	161,731	761,761	84.80	898,215
1/41 - 12/41	761,761	161,999	2.00	7,923	117,905	813,779	86.60	939,612
1/42 - 12/42	813,779	165,239	2.00	8,481	113,663	873,836	88.21	990,578
1/43 - 12/43	873,836	168,544	2.00	9,179	96,743	954,817	89.70	1,064,390
1/44 - 12/44	954,817	171,915	2.00	10,198	55,599	1,081,331	91.14	1,186,441
1/45 - 12/45	1,081,331	175,353	2.00	11,476	57,958	1,210,203	92.08	1,314,157
1/46 - 12/46	1,210,203	178,860	2.00	12,051	218,432	1,182,682	91.86	1,287,368
1/47 - 12/47	1,182,682	182,437	2.00	11,169	354,291	1,021,998	90.71	1,126,559
1/48 - 12/48	1,021,998	186,086	2.00	9,609	346,343	871,350	89.47	973,795
1/49 - 12/49	871,350	189,808	2.00	8,592	242,274	827,477	89.05	910,612

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures-By Year

Category Date	Component	Location	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2020						
Asphalt						
07/01/2020	Asphalt Crack Seal	Street-Parking	07/01/2017	3:00	\$ 5,000.00	\$ 5,074.45
					\$ 5,000.00	\$ 5,074.45
Concrete						
07/01/2020	Concrete Association Renovation	Grounds		2:00	\$ 225,000.00	\$ 228,350.06
					\$ 225,000.00	\$ 228,350.06
Exterior Surfaces						
07/01/2020	Pressboard Siding Repair/Replace	Buildings	07/01/2017	3:00	\$ 5,000.00	\$ 5,074.45
					\$ 5,000.00	\$ 5,074.45
Fire Safety						
07/01/2020	Dryer Vent Duct Cleaning	Buildings	07/01/2017	3:00	\$ 3,450.00	\$ 3,501.37
					\$ 3,450.00	\$ 3,501.37
Landscaping						
07/03/2020	Tree Removal/Replacement and Major	Grounds	07/03/2017	3:00	\$ 10,000.00	\$ 10,148.89
					\$ 10,000.00	\$ 10,148.89
Painting						
07/01/2020	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2015	5:00	\$ 5,000.00	\$ 5,074.45
					\$ 5,000.00	\$ 5,074.45
Signage						
07/01/2020	Monument Signage - Metal Letters	Entrance	07/01/2000	20:00	\$ 2,000.00	\$ 2,029.78
					\$ 2,000.00	\$ 2,029.78
Stairways						
07/01/2020	Metal Stair Railings	Buildings	07/01/2012	8:00	\$ 3,500.00	\$ 3,552.11
					\$ 3,500.00	\$ 3,552.11
Year : 2021						
Decking						
07/01/2021	Walkway Decking	Buildings	07/01/2018	3:00	\$ 5,000.00	\$ 5,226.68
					\$ 5,000.00	\$ 5,226.68
Fire Safety						
07/01/2021	Dryer Vent Duct Cleaning		07/01/2018	3:00	\$ 3,450.00	\$ 3,606.41
					\$ 3,450.00	\$ 3,606.41
Irrigation						
07/01/2021	Irrigation Lines and Sprinklers	Grounds	07/01/2017	4:00	\$ 4,000.00	\$ 4,181.34
					\$ 4,000.00	\$ 4,181.34
Roofing						
07/01/2021	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2016	5:00	\$ 5,000.00	\$ 5,226.68
					\$ 5,000.00	\$ 5,226.68

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Special Assessment						
05/01/2021	Special Assessment Loan Payment	Admin		1:04	\$ 48,121.00	\$ 50,055.40
					<u>\$ 48,121.00</u>	<u>\$ 50,055.40</u>
Year : 2022						
Fire Safety						
07/01/2022	Dryer Vent Duct Cleaning		07/01/2019	3:00	\$ 3,300.00	\$ 3,553.10
					<u>\$ 3,300.00</u>	<u>\$ 3,553.10</u>
HVAC						
07/01/2022	Vent Covers	Bldg Exteriors	07/01/2012	10:00	\$ 2,000.00	\$ 2,153.39
					<u>\$ 2,000.00</u>	<u>\$ 2,153.39</u>
Landscaping						
07/01/2022	Plants & Shrub Replacement	Grounds	07/01/2017	5:00	\$ 3,000.00	\$ 3,230.09
					<u>\$ 3,000.00</u>	<u>\$ 3,230.09</u>
Masonry						
07/01/2022	Cultured Rock Walls	Grounds	07/01/2014	8:00	\$ 500.00	\$ 538.35
07/01/2022	Landscaping Border-Concrete Flat Rock	Grounds	07/01/2014	8:00	2,500.00	2,691.74
					<u>\$ 3,000.00</u>	<u>\$ 3,230.09</u>
Painting						
07/01/2022	Metal Stair Railings	Buildings	07/01/2010	12:00	\$ 2,500.00	\$ 2,691.74
07/01/2022	Paint Striping Streets-Curbs	Streets	07/01/2015	7:00	1,500.00	1,615.04
					<u>\$ 4,000.00</u>	<u>\$ 4,306.78</u>
Roofing						
07/01/2022	Gutters and Downspouts	Buildings	07/01/2018	4:00	\$ 5,000.00	\$ 5,383.48
					<u>\$ 5,000.00</u>	<u>\$ 5,383.48</u>
Signage						
07/01/2022	House Number Signs	Grounds	07/01/2012	10:00	\$ 2,000.00	\$ 2,153.39
					<u>\$ 2,000.00</u>	<u>\$ 2,153.39</u>
Special Assessment						
05/01/2022	Special Assessment Loan Payment	Admin		2:04	\$ 48,121.00	\$ 51,557.06
					<u>\$ 48,121.00</u>	<u>\$ 51,557.06</u>
Trim						
07/01/2022	Walkway Pressboard Trim-Fascia	Buildings	07/01/2015	7:00	\$ 3,500.00	\$ 3,768.44
					<u>\$ 3,500.00</u>	<u>\$ 3,768.44</u>
Year : 2023						
Asphalt						
07/01/2023	Asphalt Crack Seal	Street-Parking	07/01/2020	3:00	\$ 5,000.00	\$ 5,544.98
07/01/2023	Asphalt Slurry Seal	Streets	07/01/2015	8:00	22,208.00	24,628.60
					<u>\$ 27,208.00</u>	<u>\$ 30,173.58</u>

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Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Exterior Surfaces						
07/01/2023	Pressboard Siding Repair/Replace	Buildings	07/01/2020	3:00	\$ 5,000.00	\$ 5,544.98
					\$ 5,000.00	\$ 5,544.98
Fences/Walls/Gates						
07/01/2023	Lattice-AC Covers	Bldg Exteriors	07/01/2015	8:00	\$ 1,000.00	\$ 1,109.00
					\$ 1,000.00	\$ 1,109.00
Fire Safety						
07/01/2023	Dryer Vent Duct Cleaning	Buildings	07/01/2020	3:00	\$ 3,450.00	\$ 3,826.04
					\$ 3,450.00	\$ 3,826.04
Irrigation						
07/01/2023	Irrigation Control Valves	Maintenance C	07/01/2015	8:00	\$ 1,000.00	\$ 1,109.00
					\$ 1,000.00	\$ 1,109.00
Landscaping						
07/03/2023	Tree Removal/Replacement and Major	Grounds	07/03/2020	3:00	\$ 10,000.00	\$ 11,089.97
					\$ 10,000.00	\$ 11,089.97
Special Assessment						
05/01/2023	Special Assessment Loan Payment	Admin		3:04	\$ 48,121.00	\$ 53,103.77
					\$ 48,121.00	\$ 53,103.77
Structural						
07/01/2023	Porch Posts/Balcony Repairs	Buildings	07/01/2015	8:00	\$ 3,500.00	\$ 3,881.49
					\$ 3,500.00	\$ 3,881.49
Year : 2024						
Asphalt						
07/01/2024	Asphalt Slurry Seal		07/01/2016	8:00	\$ 22,208.00	\$ 25,367.46
					\$ 22,208.00	\$ 25,367.46
Decking						
07/01/2024	Walkway Decking	Buildings	07/01/2021	3:00	\$ 5,000.00	\$ 5,711.33
					\$ 5,000.00	\$ 5,711.33
Doors						
07/01/2024	Utility Doors	Bldg Exterior	07/01/2017	7:00	\$ 2,500.00	\$ 2,855.67
					\$ 2,500.00	\$ 2,855.67
Fire Safety						
07/01/2024	Dryer Vent Duct Cleaning		07/01/2021	3:00	\$ 3,450.00	\$ 3,940.82
					\$ 3,450.00	\$ 3,940.82
Landscaping						
07/01/2024	Round River Rock	Grounds	07/01/2017	7:00	\$ 1,500.00	\$ 1,713.40
					\$ 1,500.00	\$ 1,713.40

The Glen at Horizon Drive Condominium Association Inc.

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Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Painting						
07/01/2024	Exterior Painting	Bldg Exteriors	07/01/2012	12:00	\$ 30,000.00	\$ 34,268.00
					<u>\$ 30,000.00</u>	<u>\$ 34,268.00</u>
Special Assessment						
05/01/2024	Special Assessment Loan Payment	Admin		4:04	\$ 48,121.00	\$ 54,696.89
					<u>\$ 48,121.00</u>	<u>\$ 54,696.89</u>
Year : 2025						
Equipment						
07/01/2025	16-Box-12 Box Mailbox Pedestals (68 u	Grounds	07/01/2000	25:00	\$ 7,500.00	\$ 8,824.01
07/01/2025	Baseboard Wall Heater	Maintenance C	07/01/2015	10:00	1,700.00	2,000.11
					<u>\$ 9,200.00</u>	<u>\$ 10,824.12</u>
Fencing						
07/01/2025	Vinyl Fence & Gate Repair	Grounds	07/01/2010	15:00	\$ 5,000.00	\$ 5,882.67
					<u>\$ 5,000.00</u>	<u>\$ 5,882.67</u>
Fire Safety						
07/01/2025	Dryer Vent Duct Cleaning		07/01/2022	3:00	\$ 3,300.00	\$ 3,882.56
					<u>\$ 3,300.00</u>	<u>\$ 3,882.56</u>
Irrigation						
07/01/2025	Irrigation Lines and Sprinklers	Grounds	07/01/2021	4:00	\$ 4,000.00	\$ 4,706.14
					<u>\$ 4,000.00</u>	<u>\$ 4,706.14</u>
Landscaping						
07/01/2025	Rainbird Controller	Maintenance C	07/01/2015	10:00	\$ 2,125.00	\$ 2,500.14
					<u>\$ 2,125.00</u>	<u>\$ 2,500.14</u>
Lighting						
07/01/2025	Lantern Lights	Bldg Exterior a	07/01/2010	15:00	\$ 15,750.00	\$ 18,530.42
07/01/2025	Porch Chandeliers	Building Front	07/01/2010	15:00	2,975.00	3,500.19
					<u>\$ 18,725.00</u>	<u>\$ 22,030.61</u>
Painting						
07/01/2025	Exterior Painting		07/01/2013	12:00	\$ 30,000.00	\$ 35,296.04
07/01/2025	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2020	5:00	5,000.00	5,882.67
					<u>\$ 35,000.00</u>	<u>\$ 41,178.71</u>
Plumbing						
07/01/2025	Backflow Valves	Grounds	07/01/2015	10:00	\$ 2,000.00	\$ 2,353.07
07/01/2025	Storm Drains	Streets/Groun	07/01/2010	15:00	2,000.00	2,353.07
					<u>\$ 4,000.00</u>	<u>\$ 4,706.14</u>
Year : 2026						
Asphalt						
07/01/2026	Asphalt Crack Seal	Street-Parking	07/01/2023	3:00	\$ 5,000.00	\$ 6,059.15

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 5,000.00	\$ 6,059.15
Exterior Surfaces						
07/01/2026	Pressboard Siding Repair/Replace	Buildings	07/01/2023	3:00	\$ 5,000.00	\$ 6,059.15
07/01/2026	Trim, Fascia, Flashing, Soffits Repair	Buildings	07/01/2018	8:00	3,000.00	3,635.49
					<u>\$ 8,000.00</u>	<u>\$ 9,694.64</u>
Fire Safety						
07/01/2026	Dryer Vent Duct Cleaning	Buildings	07/01/2023	3:00	\$ 3,450.00	\$ 4,180.82
					<u>\$ 3,450.00</u>	<u>\$ 4,180.82</u>
Landscaping						
07/03/2026	Tree Removal/Replacement and Major	Grounds	07/03/2023	3:00	\$ 10,000.00	\$ 12,118.31
					<u>\$ 10,000.00</u>	<u>\$ 12,118.31</u>
Painting						
07/01/2026	Exterior Painting		07/01/2014	12:00	\$ 30,000.00	\$ 36,354.92
					<u>\$ 30,000.00</u>	<u>\$ 36,354.92</u>
Plumbing						
07/01/2026	Sewer Lateral Lines - Repairs	Grounds	07/01/2018	8:00	\$ 5,000.00	\$ 6,059.15
					<u>\$ 5,000.00</u>	<u>\$ 6,059.15</u>
Roofing						
07/01/2026	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2021	5:00	\$ 5,000.00	\$ 6,059.15
07/01/2026	Gutters and Downspouts	Buildings	07/01/2022	4:00	5,000.00	6,059.15
					<u>\$ 10,000.00</u>	<u>\$ 12,118.30</u>
Year : 2027						
Concrete						
07/01/2027	Driveway Aprons	Driveways	07/01/2017	10:00	\$ 10,000.00	\$ 12,481.86
07/01/2027	Sidewalks, Curbs & Gutters	Grounds	07/01/2017	10:00	10,000.00	12,481.86
					<u>\$ 20,000.00</u>	<u>\$ 24,963.72</u>
Decking						
07/01/2027	Walkway Decking	Buildings	07/01/2024	3:00	\$ 5,000.00	\$ 6,240.93
					<u>\$ 5,000.00</u>	<u>\$ 6,240.93</u>
Fire Safety						
07/01/2027	Dryer Vent Duct Cleaning		07/01/2024	3:00	\$ 3,450.00	\$ 4,306.24
					<u>\$ 3,450.00</u>	<u>\$ 4,306.24</u>
Landscaping						
07/02/2027	Crushed Granite	Grounds	07/02/2017	10:00	\$ 2,000.00	\$ 2,496.37
07/01/2027	Plants & Shrub Replacement	Grounds	07/01/2022	5:00	3,000.00	3,744.56
					<u>\$ 5,000.00</u>	<u>\$ 6,240.93</u>
Painting						
07/01/2027	Exterior Painting		07/01/2015	12:00	\$ 45,000.00	\$ 56,168.35

The Glen at Horizon Drive Condominium Association Inc.

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Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 45,000.00	\$ 56,168.35
Year : 2028						
Fire Safety						
07/01/2028	Dryer Vent Duct Cleaning		07/01/2025	3:00	\$ 3,300.00	\$ 4,242.58
					\$ 3,300.00	\$ 4,242.58
Masonry						
07/01/2028	Concrete Block Walls	Grounds	07/01/2018	10:00	\$ 7,500.00	\$ 9,642.23
					\$ 7,500.00	\$ 9,642.23
Painting						
07/01/2028	Exterior Painting		07/01/2016	12:00	\$ 30,000.00	\$ 38,568.94
					\$ 30,000.00	\$ 38,568.94
Stairways						
07/01/2028	Metal Stair Railings	Buildings	07/01/2020	8:00	\$ 3,500.00	\$ 4,499.71
					\$ 3,500.00	\$ 4,499.71
Year : 2029						
Asphalt						
07/01/2029	Asphalt Crack Seal	Street-Parking	07/01/2026	3:00	\$ 5,000.00	\$ 6,621.00
					\$ 5,000.00	\$ 6,621.00
Concrete						
07/01/2029	Concrete Retaining Wall	Bldg Exterior	07/01/2019	10:00	\$ 10,000.00	\$ 13,242.00
					\$ 10,000.00	\$ 13,242.00
Exterior Surfaces						
07/01/2029	Pressboard Siding Repair/Replace	Buildings	07/01/2026	3:00	\$ 5,000.00	\$ 6,621.00
					\$ 5,000.00	\$ 6,621.00
Fire Safety						
07/01/2029	Dryer Vent Duct Cleaning	Buildings	07/01/2026	3:00	\$ 3,450.00	\$ 4,568.49
					\$ 3,450.00	\$ 4,568.49
Irrigation						
07/01/2029	Irrigation Lines and Sprinklers	Grounds	07/01/2025	4:00	\$ 4,000.00	\$ 5,296.80
					\$ 4,000.00	\$ 5,296.80
Landscaping						
07/03/2029	Tree Removal/Replacement and Major	Grounds	07/03/2026	3:00	\$ 10,000.00	\$ 13,242.00
					\$ 10,000.00	\$ 13,242.00
Painting						
07/01/2029	Exterior Painting		07/01/2017	12:00	\$ 30,000.00	\$ 39,726.00
07/01/2029	Paint Striping Streets-Curbs	Streets	07/01/2022	7:00	1,500.00	1,986.30
					\$ 31,500.00	\$ 41,712.30

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Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Trim						
07/01/2029	Walkway Pressboard Trim-Fascia	Buildings	07/01/2022	7:00	\$ 3,500.00	\$ 4,634.70
					<u>\$ 3,500.00</u>	<u>\$ 4,634.70</u>
Year : 2030						
Asphalt						
07/01/2030	Asphalt Overlay	Streets	07/01/2000	30:00	\$ 111,040.00	\$ 151,450.36
					<u>\$ 111,040.00</u>	<u>\$ 151,450.36</u>
Decking						
07/01/2030	Walkway Decking	Buildings	07/01/2027	3:00	\$ 5,000.00	\$ 6,819.63
					<u>\$ 5,000.00</u>	<u>\$ 6,819.63</u>
Drainage						
07/01/2030	Gravel Road, Concrete Wall, Culvert	Streets	07/01/2010	20:00	\$ 10,000.00	\$ 13,639.26
					<u>\$ 10,000.00</u>	<u>\$ 13,639.26</u>
Fire Safety						
07/01/2030	Dryer Vent Duct Cleaning		07/01/2027	3:00	\$ 3,450.00	\$ 4,705.55
					<u>\$ 3,450.00</u>	<u>\$ 4,705.55</u>
Masonry						
07/01/2030	Cultured Rock Walls	Grounds	07/01/2022	8:00	\$ 500.00	\$ 681.96
07/01/2030	Landscaping Border-Concrete Flat Rock	Grounds	07/01/2022	8:00	2,500.00	3,409.82
					<u>\$ 3,000.00</u>	<u>\$ 4,091.78</u>
Painting						
07/01/2030	Exterior Painting		07/01/2018	12:00	\$ 30,000.00	\$ 40,917.78
07/01/2030	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2025	5:00	5,000.00	6,819.63
					<u>\$ 35,000.00</u>	<u>\$ 47,737.41</u>
Roofing						
07/02/2030	Gable Vents	Bldg Exteriors	07/02/2010	20:00	\$ 12,600.00	\$ 17,185.47
07/01/2030	Gutters and Downspouts	Buildings	07/01/2026	4:00	5,000.00	6,819.63
					<u>\$ 17,600.00</u>	<u>\$ 24,005.10</u>
Year : 2031						
Asphalt						
07/01/2031	Asphalt Slurry Seal	Streets	07/01/2023	8:00	\$ 22,208.00	\$ 31,198.77
					<u>\$ 22,208.00</u>	<u>\$ 31,198.77</u>
Concrete						
07/01/2031	Concrete Stairs	Bldg Exterior	07/01/2019	12:00	\$ 10,000.00	\$ 14,048.44
					<u>\$ 10,000.00</u>	<u>\$ 14,048.44</u>
Doors						
07/01/2031	Utility Doors	Bldg Exterior	07/01/2024	7:00	\$ 2,500.00	\$ 3,512.11
					<u>\$ 2,500.00</u>	<u>\$ 3,512.11</u>

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Fences/Walls/Gates						
07/01/2031	Lattice-AC Covers	Bldg Exteriors	07/01/2023	8:00	\$ 1,000.00	\$ 1,404.84
					\$ 1,000.00	\$ 1,404.84
Fire Safety						
07/01/2031	Dryer Vent Duct Cleaning		07/01/2028	3:00	\$ 3,300.00	\$ 4,635.99
					\$ 3,300.00	\$ 4,635.99
Irrigation						
07/01/2031	Irrigation Control Valves	Maintenance C	07/01/2023	8:00	\$ 1,000.00	\$ 1,404.84
					\$ 1,000.00	\$ 1,404.84
Landscaping						
07/01/2031	Round River Rock	Grounds	07/01/2024	7:00	\$ 1,500.00	\$ 2,107.27
					\$ 1,500.00	\$ 2,107.27
Painting						
07/01/2031	Exterior Painting		07/01/2019	12:00	\$ 30,000.00	\$ 42,145.32
					\$ 30,000.00	\$ 42,145.32
Roofing						
07/01/2031	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2026	5:00	\$ 5,000.00	\$ 7,024.22
					\$ 5,000.00	\$ 7,024.22
Structural						
07/01/2031	Porch Posts/Balcony Repairs	Buildings	07/01/2023	8:00	\$ 3,500.00	\$ 4,916.95
					\$ 3,500.00	\$ 4,916.95
Year : 2032						
Asphalt						
07/01/2032	Asphalt Crack Seal	Street-Parking	07/01/2029	3:00	\$ 5,000.00	\$ 7,234.95
07/01/2032	Asphalt Slurry Seal		07/01/2024	8:00	22,208.00	32,134.74
					\$ 27,208.00	\$ 39,369.69
Exterior Surfaces						
07/01/2032	Pressboard Siding Repair/Replace	Buildings	07/01/2029	3:00	\$ 5,000.00	\$ 7,234.95
					\$ 5,000.00	\$ 7,234.95
Fire Safety						
07/01/2032	Dryer Vent Duct Cleaning	Buildings	07/01/2029	3:00	\$ 3,450.00	\$ 4,992.11
					\$ 3,450.00	\$ 4,992.11
HVAC						
07/01/2032	Vent Covers	Bldg Exteriors	07/01/2022	10:00	\$ 2,000.00	\$ 2,893.98
					\$ 2,000.00	\$ 2,893.98
Landscaping						
07/01/2032	Plants & Shrub Replacement	Grounds	07/01/2027	5:00	\$ 3,000.00	\$ 4,340.97
07/03/2032	Tree Removal/Replacement and Major	Grounds	07/03/2029	3:00	10,000.00	14,469.89

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 13,000.00	\$ 18,810.86
Signage						
07/01/2032	House Number Signs	Grounds	07/01/2022	10:00	\$ 2,000.00	\$ 2,893.98
					\$ 2,000.00	\$ 2,893.98
Year : 2033						
Decking						
07/01/2033	Walkway Decking	Buildings	07/01/2030	3:00	\$ 5,000.00	\$ 7,451.99
					\$ 5,000.00	\$ 7,451.99
Fire Safety						
07/01/2033	Dryer Vent Duct Cleaning		07/01/2030	3:00	\$ 3,450.00	\$ 5,141.88
					\$ 3,450.00	\$ 5,141.88
Irrigation						
07/01/2033	Irrigation Lines and Sprinklers	Grounds	07/01/2029	4:00	\$ 4,000.00	\$ 5,961.60
					\$ 4,000.00	\$ 5,961.60
Year : 2034						
Exterior Surfaces						
07/01/2034	Trim, Fascia, Flashing, Soffits Repair	Buildings	07/01/2026	8:00	\$ 3,000.00	\$ 4,605.33
					\$ 3,000.00	\$ 4,605.33
Fire Safety						
07/01/2034	Dryer Vent Duct Cleaning		07/01/2031	3:00	\$ 3,300.00	\$ 5,065.87
					\$ 3,300.00	\$ 5,065.87
Painting						
07/01/2034	Metal Stair Railings	Buildings	07/01/2022	12:00	\$ 2,500.00	\$ 3,837.78
					\$ 2,500.00	\$ 3,837.78
Plumbing						
07/01/2034	Sewer Lateral Lines - Repairs	Grounds	07/01/2026	8:00	\$ 5,000.00	\$ 7,675.55
					\$ 5,000.00	\$ 7,675.55
Roofing						
07/01/2034	Gutters and Downspouts	Buildings	07/01/2030	4:00	\$ 5,000.00	\$ 7,675.55
					\$ 5,000.00	\$ 7,675.55
Year : 2035						
Asphalt						
07/01/2035	Asphalt Crack Seal	Street-Parking	07/01/2032	3:00	\$ 5,000.00	\$ 7,905.82
					\$ 5,000.00	\$ 7,905.82
Equipment						
07/01/2035	Baseboard Wall Heater	Maintenance C	07/01/2025	10:00	\$ 1,700.00	\$ 2,687.98
					\$ 1,700.00	\$ 2,687.98

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Exterior Surfaces						
07/01/2035	Pressboard Siding Repair/Replace	Buildings	07/01/2032	3:00	\$ 5,000.00	\$ 7,905.82
					<u>\$ 5,000.00</u>	<u>\$ 7,905.82</u>
Fire Safety						
07/01/2035	Dryer Vent Duct Cleaning	Buildings	07/01/2032	3:00	\$ 3,450.00	\$ 5,455.02
					<u>\$ 3,450.00</u>	<u>\$ 5,455.02</u>
Landscaping						
07/01/2035	Rainbird Controller	Maintenance C	07/01/2025	10:00	\$ 2,125.00	\$ 3,359.97
07/03/2035	Tree Removal/Replacement and Major	Grounds	07/03/2032	3:00	10,000.00	15,811.64
					<u>\$ 12,125.00</u>	<u>\$ 19,171.61</u>
Painting						
07/01/2035	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2030	5:00	\$ 5,000.00	\$ 7,905.82
					<u>\$ 5,000.00</u>	<u>\$ 7,905.82</u>
Plumbing						
07/01/2035	Backflow Valves	Grounds	07/01/2025	10:00	\$ 2,000.00	\$ 3,162.33
					<u>\$ 2,000.00</u>	<u>\$ 3,162.33</u>
Year : 2036						
Decking						
07/01/2036	Walkway Decking	Buildings	07/01/2033	3:00	\$ 5,000.00	\$ 8,143.00
					<u>\$ 5,000.00</u>	<u>\$ 8,143.00</u>
Fire Safety						
07/01/2036	Dryer Vent Duct Cleaning		07/01/2033	3:00	\$ 3,450.00	\$ 5,618.67
					<u>\$ 3,450.00</u>	<u>\$ 5,618.67</u>
Painting						
07/01/2036	Exterior Painting	Bldg Exteriors	07/01/2024	12:00	\$ 30,000.00	\$ 48,857.97
07/01/2036	Paint Striping Streets-Curbs	Streets	07/01/2029	7:00	1,500.00	2,442.90
					<u>\$ 31,500.00</u>	<u>\$ 51,300.87</u>
Roofing						
07/01/2036	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2031	5:00	\$ 5,000.00	\$ 8,143.00
					<u>\$ 5,000.00</u>	<u>\$ 8,143.00</u>
Stairways						
07/01/2036	Metal Stair Railings	Buildings	07/01/2028	8:00	\$ 3,500.00	\$ 5,700.10
					<u>\$ 3,500.00</u>	<u>\$ 5,700.10</u>
Trim						
07/01/2036	Walkway Pressboard Trim-Fascia	Buildings	07/01/2029	7:00	\$ 3,500.00	\$ 5,700.10
					<u>\$ 3,500.00</u>	<u>\$ 5,700.10</u>

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2037						
Concrete						
07/01/2037	Driveway Aprons	Driveways	07/01/2027	10:00	\$ 10,000.00	\$ 16,774.57
07/01/2037	Sidewalks, Curbs & Gutters	Grounds	07/01/2027	10:00	10,000.00	16,774.57
					\$ 20,000.00	\$ 33,549.14
Fire Safety						
07/01/2037	Dryer Vent Duct Cleaning		07/01/2034	3:00	\$ 3,300.00	\$ 5,535.61
					\$ 3,300.00	\$ 5,535.61
Irrigation						
07/01/2037	Irrigation Lines and Sprinklers	Grounds	07/01/2033	4:00	\$ 4,000.00	\$ 6,709.83
					\$ 4,000.00	\$ 6,709.83
Landscaping						
07/02/2037	Crushed Granite	Grounds	07/02/2027	10:00	\$ 2,000.00	\$ 3,354.91
07/01/2037	Plants & Shrub Replacement	Grounds	07/01/2032	5:00	3,000.00	5,032.37
					\$ 5,000.00	\$ 8,387.28
Painting						
07/01/2037	Exterior Painting		07/01/2025	12:00	\$ 30,000.00	\$ 50,323.71
					\$ 30,000.00	\$ 50,323.71
Year : 2038						
Asphalt						
07/01/2038	Asphalt Crack Seal	Street-Parking	07/01/2035	3:00	\$ 5,000.00	\$ 8,638.90
					\$ 5,000.00	\$ 8,638.90
Doors						
07/01/2038	Utility Doors	Bldg Exterior	07/01/2031	7:00	\$ 2,500.00	\$ 4,319.45
					\$ 2,500.00	\$ 4,319.45
Exterior Surfaces						
07/01/2038	Pressboard Siding Repair/Replace	Buildings	07/01/2035	3:00	\$ 5,000.00	\$ 8,638.90
					\$ 5,000.00	\$ 8,638.90
Fire Safety						
07/01/2038	Dryer Vent Duct Cleaning	Buildings	07/01/2035	3:00	\$ 3,450.00	\$ 5,960.84
					\$ 3,450.00	\$ 5,960.84
Landscaping						
07/01/2038	Round River Rock	Grounds	07/01/2031	7:00	\$ 1,500.00	\$ 2,591.67
07/03/2038	Tree Removal/Replacement and Major	Grounds	07/03/2035	3:00	10,000.00	17,277.81
					\$ 11,500.00	\$ 19,869.48
Masonry						
07/01/2038	Concrete Block Walls	Grounds	07/01/2028	10:00	\$ 7,500.00	\$ 12,958.36
07/01/2038	Cultured Rock Walls	Grounds	07/01/2030	8:00	500.00	863.89
07/01/2038	Landscaping Border-Concrete Flat Rock	Grounds	07/01/2030	8:00	2,500.00	4,319.45

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 10,500.00	\$ 18,141.70
Painting						
07/01/2038	Exterior Painting		07/01/2026	12:00	\$ 30,000.00	\$ 51,833.43
					\$ 30,000.00	\$ 51,833.43
Roofing						
07/01/2038	Gutters and Downspouts	Buildings	07/01/2034	4:00	\$ 5,000.00	\$ 8,638.90
					\$ 5,000.00	\$ 8,638.90
Year : 2039						
Asphalt						
07/01/2039	Asphalt Slurry Seal	Streets	07/01/2031	8:00	\$ 22,208.00	\$ 39,521.67
					\$ 22,208.00	\$ 39,521.67
Concrete						
07/01/2039	Concrete Retaining Wall	Bldg Exterior	07/01/2029	10:00	\$ 10,000.00	\$ 17,796.14
					\$ 10,000.00	\$ 17,796.14
Decking						
07/01/2039	Walkway Decking	Buildings	07/01/2036	3:00	\$ 5,000.00	\$ 8,898.07
					\$ 5,000.00	\$ 8,898.07
Fences/Walls/Gates						
07/01/2039	Lattice-AC Covers	Bldg Exteriors	07/01/2031	8:00	\$ 1,000.00	\$ 1,779.61
					\$ 1,000.00	\$ 1,779.61
Fire Safety						
07/01/2039	Dryer Vent Duct Cleaning		07/01/2036	3:00	\$ 3,450.00	\$ 6,139.67
					\$ 3,450.00	\$ 6,139.67
Irrigation						
07/01/2039	Irrigation Control Valves	Maintenance C	07/01/2031	8:00	\$ 1,000.00	\$ 1,779.61
					\$ 1,000.00	\$ 1,779.61
Painting						
07/01/2039	Exterior Painting		07/01/2027	12:00	\$ 45,000.00	\$ 80,082.64
					\$ 45,000.00	\$ 80,082.64
Structural						
07/01/2039	Porch Posts/Balcony Repairs	Buildings	07/01/2031	8:00	\$ 3,500.00	\$ 6,228.65
					\$ 3,500.00	\$ 6,228.65
Year : 2040						
Asphalt						
07/01/2040	Asphalt Slurry Seal		07/01/2032	8:00	\$ 22,208.00	\$ 40,707.32
					\$ 22,208.00	\$ 40,707.32

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Fencing						
07/01/2040	Vinyl Fence & Gate Repair	Grounds	07/01/2025	15:00	\$ 5,000.00	\$ 9,165.01
					\$ 5,000.00	\$ 9,165.01
Fire Safety						
07/01/2040	Dryer Vent Duct Cleaning		07/01/2037	3:00	\$ 3,300.00	\$ 6,048.91
					\$ 3,300.00	\$ 6,048.91
Lighting						
07/01/2040	Lantern Lights	Bldg Exterior a	07/01/2025	15:00	\$ 15,750.00	\$ 28,869.79
07/01/2040	Porch Chandeliers	Building Front	07/01/2025	15:00	2,975.00	5,453.18
					\$ 18,725.00	\$ 34,322.97
Painting						
07/01/2040	Exterior Painting		07/01/2028	12:00	\$ 30,000.00	\$ 54,990.08
07/01/2040	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2035	5:00	5,000.00	9,165.01
					\$ 35,000.00	\$ 64,155.09
Plumbing						
07/01/2040	Storm Drains	Streets/Groun	07/01/2025	15:00	\$ 2,000.00	\$ 3,666.01
					\$ 2,000.00	\$ 3,666.01
Signage						
07/01/2040	Monument Signage - Metal Letters	Entrance	07/01/2020	20:00	\$ 2,000.00	\$ 3,666.01
					\$ 2,000.00	\$ 3,666.01
Year : 2041						
Asphalt						
07/01/2041	Asphalt Crack Seal	Street-Parking	07/01/2038	3:00	\$ 5,000.00	\$ 9,439.96
					\$ 5,000.00	\$ 9,439.96
Exterior Surfaces						
07/01/2041	Pressboard Siding Repair/Replace	Buildings	07/01/2038	3:00	\$ 5,000.00	\$ 9,439.96
					\$ 5,000.00	\$ 9,439.96
Fire Safety						
07/01/2041	Dryer Vent Duct Cleaning	Buildings	07/01/2038	3:00	\$ 3,450.00	\$ 6,513.58
					\$ 3,450.00	\$ 6,513.58
Irrigation						
07/01/2041	Irrigation Lines and Sprinklers	Grounds	07/01/2037	4:00	\$ 4,000.00	\$ 7,551.97
					\$ 4,000.00	\$ 7,551.97
Landscaping						
07/03/2041	Tree Removal/Replacement and Major	Grounds	07/03/2038	3:00	\$ 10,000.00	\$ 18,879.93
					\$ 10,000.00	\$ 18,879.93
Painting						
07/01/2041	Exterior Painting		07/01/2029	12:00	\$ 30,000.00	\$ 56,639.78

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 30,000.00	\$ 56,639.78
Roofing						
07/01/2041	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2036	5:00	\$ 5,000.00	\$ 9,439.96
					\$ 5,000.00	\$ 9,439.96
Year : 2042						
Decking						
07/01/2042	Walkway Decking	Buildings	07/01/2039	3:00	\$ 5,000.00	\$ 9,723.16
					\$ 5,000.00	\$ 9,723.16
Exterior Surfaces						
07/01/2042	Trim, Fascia, Flashing, Soffits Repair	Buildings	07/01/2034	8:00	\$ 3,000.00	\$ 5,833.90
					\$ 3,000.00	\$ 5,833.90
Fire Safety						
07/01/2042	Dryer Vent Duct Cleaning		07/01/2039	3:00	\$ 3,450.00	\$ 6,708.98
					\$ 3,450.00	\$ 6,708.98
HVAC						
07/01/2042	Vent Covers	Bldg Exteriors	07/01/2032	10:00	\$ 2,000.00	\$ 3,889.27
					\$ 2,000.00	\$ 3,889.27
Landscaping						
07/01/2042	Plants & Shrub Replacement	Grounds	07/01/2037	5:00	\$ 3,000.00	\$ 5,833.90
					\$ 3,000.00	\$ 5,833.90
Painting						
07/01/2042	Exterior Painting		07/01/2030	12:00	\$ 30,000.00	\$ 58,338.98
					\$ 30,000.00	\$ 58,338.98
Plumbing						
07/01/2042	Sewer Lateral Lines - Repairs	Grounds	07/01/2034	8:00	\$ 5,000.00	\$ 9,723.16
					\$ 5,000.00	\$ 9,723.16
Roofing						
07/01/2042	Gutters and Downspouts	Buildings	07/01/2038	4:00	\$ 5,000.00	\$ 9,723.16
					\$ 5,000.00	\$ 9,723.16
Signage						
07/01/2042	House Number Signs	Grounds	07/01/2032	10:00	\$ 2,000.00	\$ 3,889.27
					\$ 2,000.00	\$ 3,889.27
Year : 2043						
Concrete						
07/01/2043	Concrete Stairs	Bldg Exterior	07/01/2031	12:00	\$ 10,000.00	\$ 20,029.72
					\$ 10,000.00	\$ 20,029.72

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Fire Safety						
07/01/2043	Dryer Vent Duct Cleaning		07/01/2040	3:00	\$ 3,300.00	\$ 6,609.81
					\$ 3,300.00	\$ 6,609.81
Painting						
07/01/2043	Exterior Painting		07/01/2031	12:00	\$ 30,000.00	\$ 60,089.15
07/01/2043	Paint Striping Streets-Curbs	Streets	07/01/2036	7:00	1,500.00	3,004.46
					\$ 31,500.00	\$ 63,093.61
Trim						
07/01/2043	Walkway Pressboard Trim-Fascia	Buildings	07/01/2036	7:00	\$ 3,500.00	\$ 7,010.40
					\$ 3,500.00	\$ 7,010.40
Year : 2044						
Asphalt						
07/01/2044	Asphalt Crack Seal	Street-Parking	07/01/2041	3:00	\$ 5,000.00	\$ 10,315.30
					\$ 5,000.00	\$ 10,315.30
Exterior Surfaces						
07/01/2044	Pressboard Siding Repair/Replace	Buildings	07/01/2041	3:00	\$ 5,000.00	\$ 10,315.30
					\$ 5,000.00	\$ 10,315.30
Fire Safety						
07/01/2044	Dryer Vent Duct Cleaning	Buildings	07/01/2041	3:00	\$ 3,450.00	\$ 7,117.56
					\$ 3,450.00	\$ 7,117.56
Landscaping						
07/03/2044	Tree Removal/Replacement and Major	Grounds	07/03/2041	3:00	\$ 10,000.00	\$ 20,630.61
					\$ 10,000.00	\$ 20,630.61
Stairways						
07/01/2044	Metal Stair Railings	Buildings	07/01/2036	8:00	\$ 3,500.00	\$ 7,220.71
					\$ 3,500.00	\$ 7,220.71
Year : 2045						
Decking						
07/01/2045	Walkway Decking	Buildings	07/01/2042	3:00	\$ 5,000.00	\$ 10,624.76
					\$ 5,000.00	\$ 10,624.76
Doors						
07/01/2045	Utility Doors	Bldg Exterior	07/01/2038	7:00	\$ 2,500.00	\$ 5,312.38
					\$ 2,500.00	\$ 5,312.38
Equipment						
07/01/2045	Baseboard Wall Heater	Maintenance C	07/01/2035	10:00	\$ 1,700.00	\$ 3,612.42
					\$ 1,700.00	\$ 3,612.42
Fire Safety						
07/01/2045	Dryer Vent Duct Cleaning		07/01/2042	3:00	\$ 3,450.00	\$ 7,331.09

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 3,450.00	\$ 7,331.09
Irrigation						
07/01/2045	Irrigation Lines and Sprinklers	Grounds	07/01/2041	4:00	\$ 4,000.00	\$ 8,499.81
					\$ 4,000.00	\$ 8,499.81
Landscaping						
07/01/2045	Rainbird Controller	Maintenance C	07/01/2035	10:00	\$ 2,125.00	\$ 4,515.52
07/01/2045	Round River Rock	Grounds	07/01/2038	7:00	1,500.00	3,187.43
					\$ 3,625.00	\$ 7,702.95
Painting						
07/01/2045	Trim, Fascia, Soffits -Power Wash Paint	Buildings	07/01/2040	5:00	\$ 5,000.00	\$ 10,624.76
					\$ 5,000.00	\$ 10,624.76
Plumbing						
07/01/2045	Backflow Valves	Grounds	07/01/2035	10:00	\$ 2,000.00	\$ 4,249.91
					\$ 2,000.00	\$ 4,249.91
Year : 2046						
Fire Safety						
07/01/2046	Dryer Vent Duct Cleaning		07/01/2043	3:00	\$ 3,300.00	\$ 7,222.71
					\$ 3,300.00	\$ 7,222.71
Masonry						
07/01/2046	Cultured Rock Walls	Grounds	07/01/2038	8:00	\$ 500.00	\$ 1,094.35
07/01/2046	Landscaping Border-Concrete Flat Rock	Grounds	07/01/2038	8:00	2,500.00	5,471.75
					\$ 3,000.00	\$ 6,566.10
Painting						
07/01/2046	Metal Stair Railings	Buildings	07/01/2034	12:00	\$ 2,500.00	\$ 5,471.75
					\$ 2,500.00	\$ 5,471.75
Roofing						
07/01/2046	Chimney Pipe Spark Arrester- Cap-Shro	Chimney	07/01/2041	5:00	\$ 5,000.00	\$ 10,943.51
07/01/2046	Gutters and Downspouts	Buildings	07/01/2042	4:00	5,000.00	10,943.51
07/01/2046	Roof - Shingle	Roof	07/01/2016	30:00	81,000.00	177,284.79
					\$ 91,000.00	\$ 199,171.81
Year : 2047						
Asphalt						
07/01/2047	Asphalt Crack Seal	Street-Parking	07/01/2044	3:00	\$ 5,000.00	\$ 11,271.81
07/01/2047	Asphalt Slurry Seal	Streets	07/01/2039	8:00	22,208.00	50,064.87
					\$ 27,208.00	\$ 61,336.68
Concrete						
07/01/2047	Driveway Aprons	Driveways	07/01/2037	10:00	\$ 10,000.00	\$ 22,543.62
07/01/2047	Sidewalks, Curbs & Gutters	Grounds	07/01/2037	10:00	10,000.00	22,543.62
					\$ 20,000.00	\$ 45,087.24

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Exterior Surfaces						
07/01/2047	Pressboard Siding Repair/Replace	Buildings	07/01/2044	3:00	\$ 5,000.00	\$ 11,271.81
					<u>\$ 5,000.00</u>	<u>\$ 11,271.81</u>
Fences/Walls/Gates						
07/01/2047	Lattice-AC Covers	Bldg Exteriors	07/01/2039	8:00	\$ 1,000.00	\$ 2,254.36
					<u>\$ 1,000.00</u>	<u>\$ 2,254.36</u>
Fire Safety						
07/01/2047	Dryer Vent Duct Cleaning	Buildings	07/01/2044	3:00	\$ 3,450.00	\$ 7,777.55
					<u>\$ 3,450.00</u>	<u>\$ 7,777.55</u>
Irrigation						
07/01/2047	Irrigation Control Valves	Maintenance C	07/01/2039	8:00	\$ 1,000.00	\$ 2,254.36
					<u>\$ 1,000.00</u>	<u>\$ 2,254.36</u>
Landscaping						
07/02/2047	Crushed Granite	Grounds	07/02/2037	10:00	\$ 2,000.00	\$ 4,508.72
07/01/2047	Plants & Shrub Replacement	Grounds	07/01/2042	5:00	3,000.00	6,763.09
07/03/2047	Tree Removal/Replacement and Major	Grounds	07/03/2044	3:00	10,000.00	22,543.62
					<u>\$ 15,000.00</u>	<u>\$ 33,815.43</u>
Roofing						
07/01/2047	Roof - Shingle		07/01/2017	30:00	\$ 81,000.00	\$ 182,603.33
					<u>\$ 81,000.00</u>	<u>\$ 182,603.33</u>
Structural						
07/01/2047	Porch Posts/Balcony Repairs	Buildings	07/01/2039	8:00	\$ 3,500.00	\$ 7,890.27
					<u>\$ 3,500.00</u>	<u>\$ 7,890.27</u>
Year : 2048						
Asphalt						
07/01/2048	Asphalt Slurry Seal		07/01/2040	8:00	\$ 22,208.00	\$ 51,566.82
					<u>\$ 22,208.00</u>	<u>\$ 51,566.82</u>
Decking						
07/01/2048	Walkway Decking	Buildings	07/01/2045	3:00	\$ 5,000.00	\$ 11,609.96
					<u>\$ 5,000.00</u>	<u>\$ 11,609.96</u>
Fire Safety						
07/01/2048	Dryer Vent Duct Cleaning		07/01/2045	3:00	\$ 3,450.00	\$ 8,010.88
					<u>\$ 3,450.00</u>	<u>\$ 8,010.88</u>
Masonry						
07/01/2048	Concrete Block Walls	Grounds	07/01/2038	10:00	\$ 7,500.00	\$ 17,414.95
					<u>\$ 7,500.00</u>	<u>\$ 17,414.95</u>
Painting						
07/01/2048	Exterior Painting	Bldg Exteriors	07/01/2036	12:00	\$ 30,000.00	\$ 69,659.79

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					\$ 30,000.00	\$ 69,659.79
Roofing						
07/01/2048	Roof - Shingle		07/01/2018	30:00	\$ 81,000.00	\$ 188,081.43
					\$ 81,000.00	\$ 188,081.43
Year : 2049						
Concrete						
07/01/2049	Concrete Retaining Wall	Bldg Exterior	07/01/2039	10:00	\$ 10,000.00	\$ 23,916.53
					\$ 10,000.00	\$ 23,916.53
Fire Safety						
07/01/2049	Dryer Vent Duct Cleaning		07/01/2046	3:00	\$ 3,300.00	\$ 7,892.45
					\$ 3,300.00	\$ 7,892.45
Irrigation						
07/01/2049	Irrigation Lines and Sprinklers	Grounds	07/01/2045	4:00	\$ 4,000.00	\$ 9,566.61
					\$ 4,000.00	\$ 9,566.61
Painting						
07/01/2049	Exterior Painting		07/01/2037	12:00	\$ 30,000.00	\$ 71,749.58
					\$ 30,000.00	\$ 71,749.58
Roofing						
07/01/2049	Roof - Shingle		07/01/2019	30:00	\$ 54,000.00	\$ 129,149.25
					\$ 54,000.00	\$ 129,149.25

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Crack Seal

Item Number	1
Type	Common Area
Category	Asphalt
Measurement Basis	Allow
Estimated Useful Life	3 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Street-Parking		Good	07/01/2017	07/01/2020	0:06	3:00	1	5,000.00	5,074.45
								\$ 5,000.00	\$ 5,074.45

Comments

Allowance to Repair every 3 years

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Overlay

Item Number	2
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	\$ 2.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets		Good	07/01/2000	07/01/2030	10:06	30:00	44,416	111,040.00	151,450.36
								\$ 111,040.00	\$ 151,450.36

Comments

New Asphalt Overlay scheduled for 2030

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt Slurry Seal

Item Number	3
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	8 Years
Basis Cost	\$ 1.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets		Good	07/01/2015	07/01/2023	3:06	8:00	22,208	22,208.00	24,628.60
			07/01/2016	07/01/2024	4:06	8:00	22,208	22,208.00	25,367.46
								\$ 44,416.00	\$ 49,996.06

Comments

Repair as Necessary with Slurry Seal coat in 2021

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Association Renovation

Item Number	48
Type	Common Area
Category	Concrete
Measurement Basis	Job
Estimated Useful Life	2 Years
Basis Cost	\$ 225,000.00
Tracking	Logistical
Method	One Time

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Poor		07/01/2020	0:06	2:00	1	225,000.00	228,350.06
								\$ 225,000.00	\$ 228,350.06

Comments

This is a one time full Renovation of all concrete components in the Association, with the emphasis on repairing and replacing the work sections of Sidewalks, Curbs, Gutters, Stairs, Retaining Walls, and driveway Aprons

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Retaining Wall

Item Number	5
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exterior		Poor	07/01/2019	07/01/2029	9:06	10:00	1	10,000.00	13,242.00
								\$ 10,000.00	\$ 13,242.00

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Stairs

Item Number	6
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	12 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exterior		Good	07/01/2019	07/01/2031	11:06	12:00	1	10,000.00	14,048.44
								\$ 10,000.00	\$ 14,048.44

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Driveway Aprons

Item Number	7
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Driveways		Good	07/01/2017	07/01/2027	7:06	10:00	1	10,000.00	12,481.86
								\$ 10,000.00	\$ 12,481.86

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sidewalks, Curbs & Gutters

Item Number	8
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2017	07/01/2027	7:06	10:00	1	10,000.00	12,481.86
								\$ 10,000.00	\$ 12,481.86

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

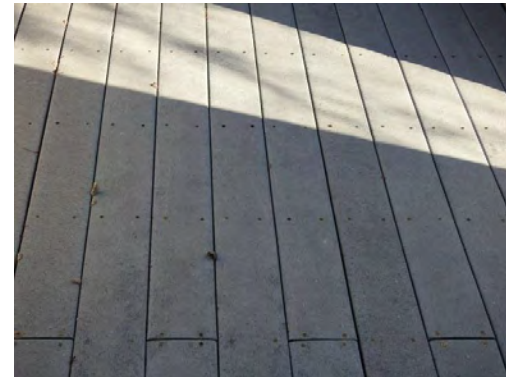
Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Walkway Decking

Item Number 9
 Type Common Area
 Category Decking
 Measurement Basis Allow
 Estimated Useful Life 3 Years
 Basis Cost \$ 5,000.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Good	07/01/2018	07/01/2021	1:06	3:00	1	5,000.00	5,226.68
								\$ 5,000.00	\$ 5,226.68

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Utility Doors

Item Number	10
Type	Common Area
Category	Doors
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exterior		Poor	07/01/2017	07/01/2024	4:06	7:00	1	2,500.00	2,855.67
								\$ 2,500.00	\$ 2,855.67

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gravel Road, Concrete Wall, Culvert

Item Number	45
Type	Common Area
Category	Drainage
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets		Good	07/01/2010	07/01/2030	10:06	20:00	1	10,000.00	13,639.26
								\$ 10,000.00	\$ 13,639.26

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

16-Box-12 Box Mailbox Pedestals (68 units)

Item Number	11
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2000	07/01/2025	5:06	25:00	5	7,500.00	8,824.01
								\$ 7,500.00	\$ 8,824.01

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Baseboard Wall Heater

Item Number	20
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 100.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Maintenance Clos		Good	07/01/2015	07/01/2025	5:06	10:00	17	1,700.00	2,000.11
								\$ 1,700.00	\$ 2,000.11

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pressboard Siding Repair/Replace

Item Number	14
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Allow
Estimated Useful Life	3 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Good	07/01/2017	07/01/2020	0:06	3:00	1	5,000.00	5,074.45
								\$ 5,000.00	\$ 5,074.45

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trim, Fascia, Flashing, Soffits Repair

Item Number	13
Type	Common Area
Category	Exterior Surfaces
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Good	07/01/2018	07/01/2026	6:06	8:00	1	3,000.00	3,635.49
								\$ 3,000.00	\$ 3,635.49

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lattice-AC Covers

Item Number	15
Type	Common Area
Category	Fences/Walls/Gates
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Average	07/01/2015	07/01/2023	3:06	8:00	1	1,000.00	1,109.00
								\$ 1,000.00	\$ 1,109.00

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Vinyl Fence & Gate Repair

Item Number	16
Type	Common Area
Category	Fencing
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2010	07/01/2025	5:06	15:00	1	5,000.00	5,882.67
								\$ 5,000.00	\$ 5,882.67

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Dryer Vent Duct Cleaning

Item Number	17
Type	Common Area
Category	Fire Safety
Measurement Basis	Each
Estimated Useful Life	3 Years
Basis Cost	\$ 150.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Average	07/01/2017	07/01/2020	0:06	3:00	23	3,450.00	3,501.37
			07/01/2018	07/01/2021	1:06	3:00	23	3,450.00	3,606.41
			07/01/2019	07/01/2022	2:06	3:00	22	3,300.00	3,553.10
								<u>\$ 10,200.00</u>	<u>\$ 10,660.88</u>

Comments

Clean every 3 years for Fire Prevention

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Vent Covers

Item Number	18
Type	Common Area
Category	HVAC
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	07/01/2012	07/01/2022	2:06	10:00	1	2,000.00	2,153.39
								\$ 2,000.00	\$ 2,153.39

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Control Valves

Item Number	21
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Maintenance Clos		Good	07/01/2015	07/01/2023	3:06	8:00	1	1,000.00	1,109.00
								\$ 1,000.00	\$ 1,109.00

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Lines and Sprinklers

Item Number	22
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	4 Years
Basis Cost	\$ 4,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2017	07/01/2021	1:06	4:00	1	4,000.00	4,181.34
								\$ 4,000.00	\$ 4,181.34

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Crushed Granite

Item Number	24
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/02/2017	07/02/2027	7:06	10:00	1	2,000.00	2,496.37
								\$ 2,000.00	\$ 2,496.37

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Plants & Shrub Replacement

Item Number	23
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2017	07/01/2022	2:06	5:00	1	3,000.00	3,230.09
								\$ 3,000.00	\$ 3,230.09

Comments

Allowance to Remove-Replace Dead or Diseased Plants

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Rainbird Controller

Item Number	19
Type	Common Area
Category	Landscaping
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 125.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Maintenance Clos		Good	07/01/2015	07/01/2025	5:06	10:00	17	2,125.00	2,500.14
								\$ 2,125.00	\$ 2,500.14

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Round River Rock

Item Number	25
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2017	07/01/2024	4:06	7:00	1	1,500.00	1,713.40
								\$ 1,500.00	\$ 1,713.40

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tree Removal/Replacement and Major Trimming

Item Number	26
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	3 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/03/2017	07/03/2020	0:06	3:00	1	10,000.00	10,148.89
								\$ 10,000.00	\$ 10,148.89

Comments

Allowance to Remove and Replace Trees too close to Structures and or Major Trimming

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lantern Lights

Item Number	28
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 125.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exterior and		Average	07/01/2010	07/01/2025	5:06	15:00	126	15,750.00	18,530.42
								\$ 15,750.00	\$ 18,530.42

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Porch Chandeliers

Item Number	27
Type	Common Area
Category	Lighting
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 175.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building Front Ent		Average	07/01/2010	07/01/2025	5:06	15:00	17	2,975.00	3,500.19
								\$ 2,975.00	\$ 3,500.19

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Block Walls

Item Number	29
Type	Common Area
Category	Masonry
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2028	8:06	10:00	1	7,500.00	9,642.23
								\$ 7,500.00	\$ 9,642.23

Comments

Allowance to Repair, Replace and Re-Grout

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Cultured Rock Walls

Item Number	30
Type	Common Area
Category	Masonry
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2014	07/01/2022	2:06	8:00	1	500.00	538.35
								\$ 500.00	\$ 538.35

Comments

Allowance to Repair, Replace and Re-Grout

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscaping Border-Concrete Flat Rock

Item Number	31
Type	Common Area
Category	Masonry
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2014	07/01/2022	2:06	8:00	1	2,500.00	2,691.74
								\$ 2,500.00	\$ 2,691.74

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Exterior Painting

Item Number	49
Type	Common Area
Category	Painting
Measurement Basis	SF
Estimated Useful Life	12 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Fair	07/01/2012	07/01/2024	4:06	12:00	2	30,000.00	34,268.00
			07/01/2013	07/01/2025	5:06	12:00	2	30,000.00	35,296.04
			07/01/2014	07/01/2026	6:06	12:00	2	30,000.00	36,354.92
			07/01/2015	07/01/2027	7:06	12:00	3	45,000.00	56,168.35
			07/01/2016	07/01/2028	8:06	12:00	2	30,000.00	38,568.94
			07/01/2017	07/01/2029	9:06	12:00	2	30,000.00	39,726.00
			07/01/2018	07/01/2030	10:06	12:00	2	30,000.00	40,917.78
			07/01/2019	07/01/2031	11:06	12:00	2	30,000.00	42,145.32
								<u>30,000.00</u>	<u>42,145.32</u>
								\$ 255,000.00	\$ 323,445.35

Comments

Repaint 2 buildings per year to complete a total of 17 Building exteriors. Each building is estimated at approximately 10,000 sq ft of exterior surface, and priced at \$1.50 per sq ft

Recommend obtaining bids from qualified contractors including precise measurements.

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Stair Railings

Item Number	32
Type	Common Area
Category	Painting
Measurement Basis	Allow
Estimated Useful Life	12 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Good	07/01/2010	07/01/2022	2:06	12:00	1	2,500.00	2,691.74
								\$ 2,500.00	\$ 2,691.74

Comments

Allowance to Repaint

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Paint Striping Streets-Curbs

Item Number	33
Type	Common Area
Category	Painting
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets		Fair	07/01/2015	07/01/2022	2:06	7:00	1	1,500.00	1,615.04
								\$ 1,500.00	\$ 1,615.04

Comments

Allowance to Repaint

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trim, Fascia, Soffits -Power Wash Paint

Item Number	34
Type	Common Area
Category	Painting
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Fair	07/01/2015	07/01/2020	0:06	5:00	1	5,000.00	5,074.45
								\$ 5,000.00	\$ 5,074.45

Comments

Allowance to Power Wash and Paint

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Backflow Valves

Item Number	46
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2015	07/01/2025	5:06	10:00	1	2,000.00	2,353.07
								\$ 2,000.00	\$ 2,353.07

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sewer Lateral Lines - Repairs

Item Number	36
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2026	6:06	8:00	1	5,000.00	6,059.15
								\$ 5,000.00	\$ 6,059.15

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storm Drains

Item Number	35
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets/Grounds		Fair	07/01/2010	07/01/2025	5:06	15:00	1	2,000.00	2,353.07
								\$ 2,000.00	\$ 2,353.07

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Chimney Pipe Spark Arrester- Cap-Shroud

Item Number	38
Type	Common Area
Category	Roofing
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Chimney		Average	07/01/2016	07/01/2021	1:06	5:00	1	5,000.00	5,226.68
								\$ 5,000.00	\$ 5,226.68

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gable Vents

Item Number	40
Type	Common Area
Category	Roofing
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 100.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Average	07/02/2010	07/02/2030	10:06	20:00	126	12,600.00	17,185.47
								\$ 12,600.00	\$ 17,185.47

Comments

Replace As Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gutters and Downspouts

Item Number	37
Type	Common Area
Category	Roofing
Measurement Basis	Allow
Estimated Useful Life	4 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Fair	07/01/2018	07/01/2022	2:06	4:00	1	5,000.00	5,383.48
								\$ 5,000.00	\$ 5,383.48

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof - Shingle

Item Number	39
Type	Common Area
Category	Roofing
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 27,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Average	07/01/2016	07/01/2046	26:06	30:00	3	81,000.00	177,284.79
			07/01/2017	07/01/2047	27:06	30:00	3	81,000.00	182,603.33
			07/01/2018	07/01/2048	28:06	30:00	3	81,000.00	188,081.43
			07/01/2019	07/01/2049	29:06	30:00	2	54,000.00	129,149.25
								<u>\$ 297,000.00</u>	<u>\$ 677,118.80</u>

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

House Number Signs

Item Number	42
Type	Common Area
Category	Signage
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2012	07/01/2022	2:06	10:00	1	2,000.00	2,153.39
								\$ 2,000.00	\$ 2,153.39

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument Signage - Metal Letters

Item Number	41
Type	Common Area
Category	Signage
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	07/01/2000	07/01/2020	0:06	20:00	1	2,000.00	2,029.78
								\$ 2,000.00	\$ 2,029.78

Comments

Replace as Necessary

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Special Assessment Loan Payment

Item Number	47
Type	Common Area
Category	Special Assessment
Measurement Basis	Each
Estimated Useful Life	0 Year
Basis Cost	\$ 48,121.00
Tracking	Logistical
Method	One Time

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Admin				05/01/2021	1:04	1:04	1	48,121.00	50,055.40
Admin				05/01/2022	2:04	2:04	1	48,121.00	51,557.06
Admin				05/01/2023	3:04	3:04	1	48,121.00	53,103.77
Admin				05/01/2024	4:04	4:04	1	48,121.00	54,696.89
								\$ 192,484.00	\$ 209,413.12

Comments

The Glen at Horizon Drive Condominium Association Inc.

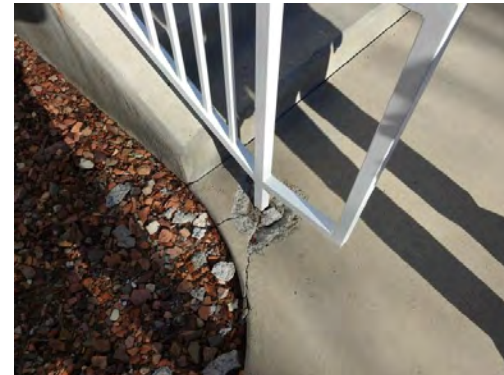
Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Stair Railings

Item Number	43
Type	Common Area
Category	Stairways
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Fair	07/01/2012	07/01/2020	0:06	8:00	1	3,500.00	3,552.11
								\$ 3,500.00	\$ 3,552.11

Comments

Allowance to Repair or Replace and Reinstall in Concrete

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Porch Posts/Balcony Repairs

Item Number 12
 Type Common Area
 Category Structural
 Measurement Basis Allow
 Estimated Useful Life 8 Years
 Basis Cost \$ 3,500.00
 Tracking Logistical
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Average	07/01/2015	07/01/2023	3:06	8:00	1	3,500.00	3,881.49
								\$ 3,500.00	\$ 3,881.49

Comments

Allowance to Repair or Replace

The Glen at Horizon Drive Condominium Association Inc.

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Walkway Pressboard Trim-Fascia

Item Number	44
Type	Common Area
Category	Trim
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Buildings		Good	07/01/2015	07/01/2022	2:06	7:00	1	3,500.00	3,768.44
								\$ 3,500.00	\$ 3,768.44

Comments

Allowance to Repair or Replace