



Community Association Engineering
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2027 Reserve Study Report

Strathmeade Square CA

Level I - Full | 8365 Thompson Road, Annandale, VA 22003

June 23, 2026

Fiscal Year 2027

Jan 1, 2027 - Dec 31, 2027



A DIVISION OF GJB ENGINEERING, INC.

A Message to Strathmeade Square CA

Dear Board Members,

Thank you for entrusting us with the responsibility of preparing your current Reserve Study. Our study finds the Association 55% funded at this time, yet sufficiently funded for the immediate needs of the next few years (major projects being resurfacing of the majority of the asphalt street system.

Our study confirms that since the 2021 study, the Association's deposits in the past five years are such that maintaining of the current \$200,000 annual funding level in the short term can be continued or, alternatively, that a small reduction in deposit to the reserves can be considered by the Board without jeopardizing sufficiency of reserve for future projects. Based on our computations, the minimum recommended annual deposit to properly fund the reserve ranges from \$120,000 to \$175,000 dependent on computation method and minimum balance threshold chosen.

We stand available to assist with the upcoming asphalt project and appreciate the opportunity to be of service.

Community Association Engineering

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Executive Summary

The Executive Summary provides a concise snapshot of the key details and findings of this Reserve Study. It is designed to give your association's board members and stakeholders a clear understanding of the community's financial position and the steps needed to ensure long-term sustainability.

On these pages, you'll find the breakdown of the critical components that shape your reserve funding plan.

Report Summary

Strathmeade Square CA

 Annandale, Virginia

Number of Units
309

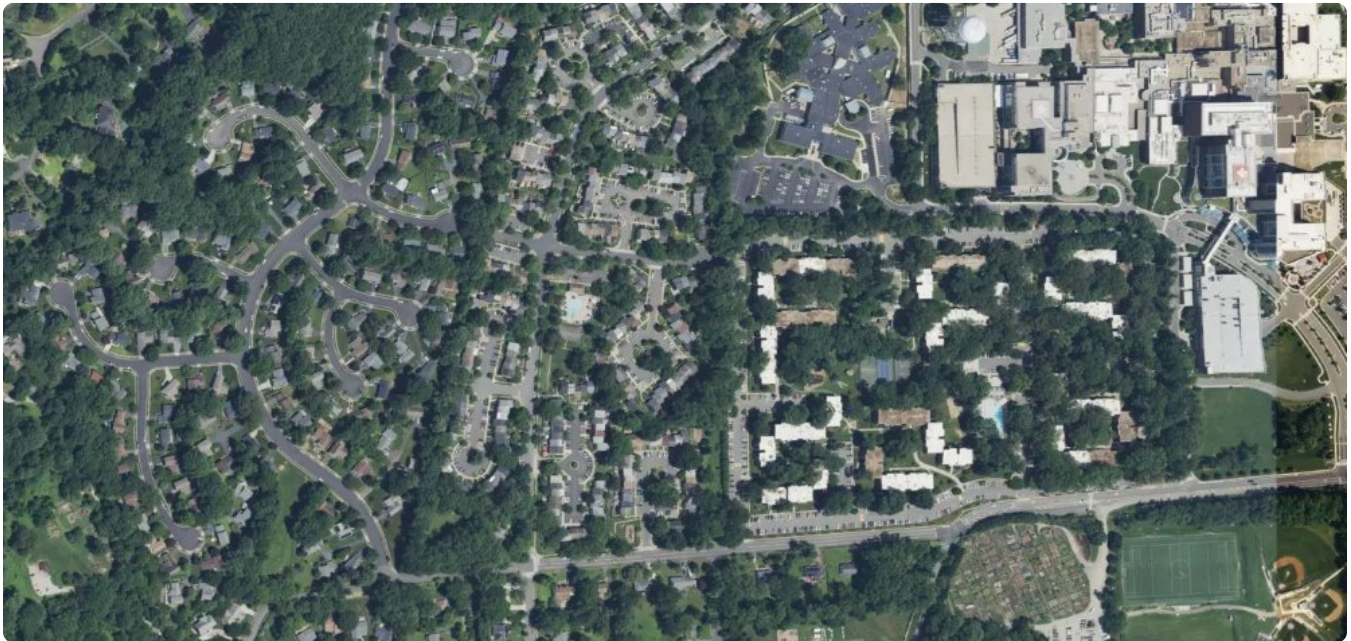
Year Built
1968

Report Level
Level I

Report Date
June 23, 2026

Inspection Date
April 8, 2026

Fiscal Year
Jan 1, 2027 - Dec 31, 2027



This map is provided for informational and planning purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product and is not to be construed or used as a "legal description."

STRATHMEADE SQUARE CA

Reserve Study

Reserve Fund Summary

Percent Funded

55%

Fair / Moderately Funded

Reserve Account Balance

\$542,000

Fully Funded Balance, Ideal Balance

\$978,191

Percent funded in reserve studies refers to the ratio of the current reserve fund balance to the Fully Funded Balance, expressed as a percentage

Inflation Rate

1%

Interest Rate

1% (After tax)

Projection Period

30 years

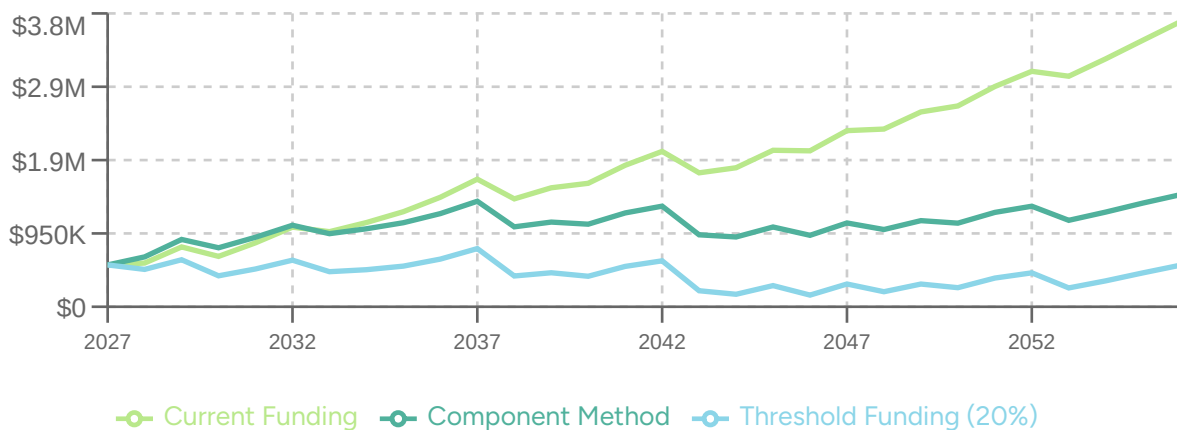
Fiscal Year

2027

Current Per Unit Deficit

\$1,412

Reserve Account Projection



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

STRATHMEADE SQUARE CA

Reserve Study

5 Year Funding Plan Summary

	2027	2028	2029	2030	2031
Current Funding 2026					
Reserve Contribution Amount	\$200,000	\$202,000	\$204,020	\$206,060	\$208,121
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Account Balance (End of year)	\$566,233	\$774,936	\$652,523	\$828,379	\$1,031,167
Fully Funded Balance	\$978,191	\$928,610	\$1,062,889	\$862,859	\$961,011
Percent Funded	55%	61%	73%	76%	86%
Component Method					
Reserve Contribution Amount	\$285,251	\$225,923	\$225,923	\$173,854	\$169,929
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Account Balance (End of year)	\$645,945	\$871,868	\$764,224	\$900,472	\$1,055,774
Fully Funded Balance	\$978,191	\$928,610	\$1,062,889	\$862,859	\$961,011
Percent Funded	55%	70%	82%	89%	94%
Threshold Funding (20%) Recommended					
Reserve Contribution Amount	\$118,212	\$119,394	\$120,588	\$121,794	\$123,012
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Account Balance (End of year)	\$484,034	\$608,891	\$400,960	\$489,599	\$603,448
Fully Funded Balance	\$978,191	\$928,610	\$1,062,889	\$862,859	\$961,011
Percent Funded	55%	52%	57%	46%	51%

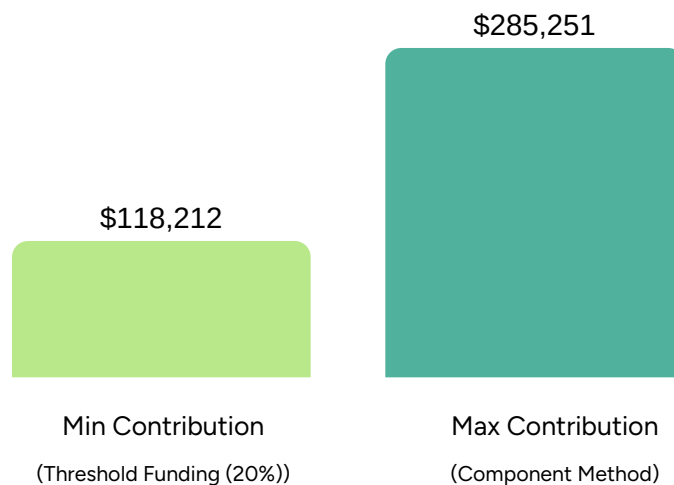
Funding Summary

The Funding Summary provides an analysis of your community's reserve fund balance, highlighting current contributions, minimum funding levels, and the target for full funding. This section includes the current balance, the fully funded balance, and the percent funded, offering a clear picture of the community's financial health.

By understanding these funding benchmarks, board members can evaluate the adequacy of reserve contributions and take proactive steps to meet the long-term needs of the association.

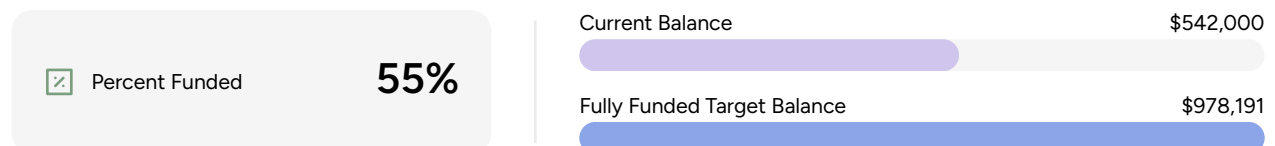
Funding Summary

How much should you contribute to reserves?



We recommend that reserve contributions be evenly distributed between members over the life of a community. An ideal contribution range is provided to help establish fair and equitable reserve contributions moving forward. Any special assessments planned or otherwise factored into the reserve study, are in addition to the contribution amounts above.

How well funded are you?



Percent funded in reserve studies refers to the ratio of the current reserve fund balance to the Fully Funded Balance, expressed as a percentage.

Funding Models

The Funding Models section explores multiple strategies for reserve fund contributions, including Baseline Funding, Fully Funded models, and any Custom Funding Plans created for your community. Each model outlines projected balances, contributions, expenses, and funding levels over the 30-year study period.

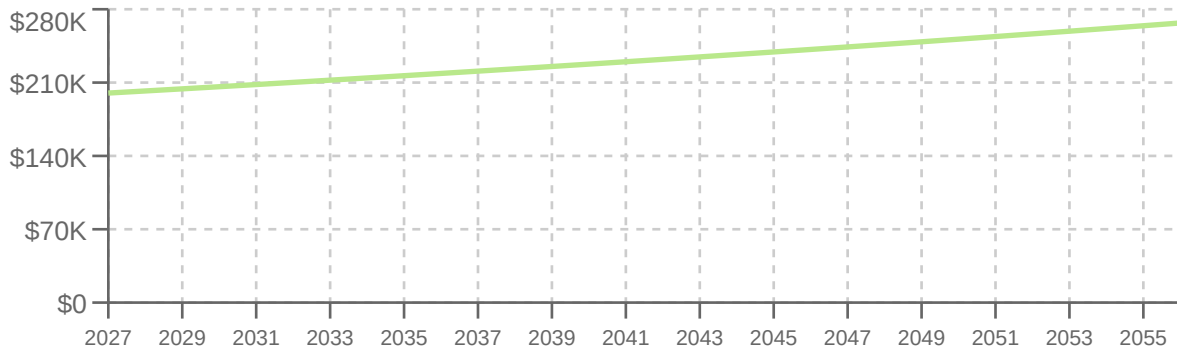
By comparing these scenarios, board members can assess the financial implications of each approach and select a plan that best meets the community's long-term needs while maintaining financial stability.

STRATHMEADE SQUARE CA

Reserve Study

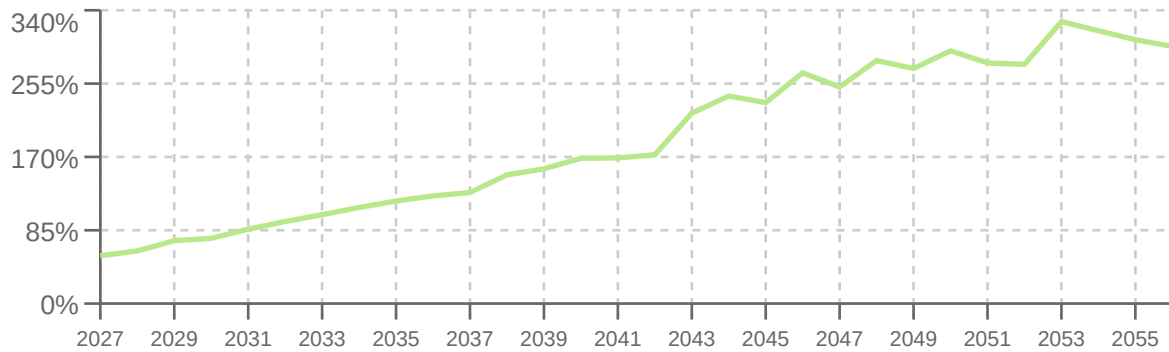
Current Funding

Contribution Amount



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

Percentage Funded



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

STRATHMEADE SQUARE CA

Reserve Study

Current Funding

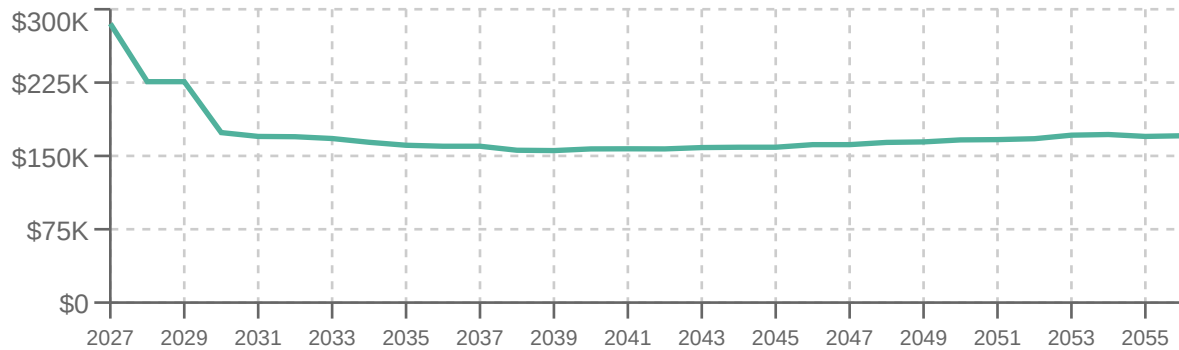
Fiscal Year	Percentage Funded	Fully Funded Balance	Starting Balance	Contribution Amount	Special Assessment	Interest Earned	Reserve Expenses
2027	55%	\$978,191	\$542,000	\$200,000	\$0	\$5,538.81	\$181,306
2028	61%	\$928,610	\$566,233	\$202,000	\$0	\$6,702.99	\$0
2029	73%	\$1,062,889	\$774,936	\$204,020	\$0	\$7,134.26	\$333,567
2030	76%	\$862,859	\$652,523	\$206,060	\$0	\$7,401.37	\$37,606
2031	86%	\$961,011	\$828,379	\$208,121	\$0	\$9,293.78	\$14,627
2032	95%	\$1,084,628	\$1,031,167	\$210,202	\$0	\$10,014.91	\$278,718
2033	103%	\$944,037	\$972,665	\$212,304	\$0	\$10,313.36	\$104,401
2034	111%	\$979,402	\$1,090,882	\$214,427	\$0	\$11,607.48	\$85,316
2035	119%	\$1,035,710	\$1,231,601	\$216,571	\$0	\$13,245.67	\$42,758
2036	125%	\$1,136,891	\$1,418,660	\$218,737	\$0	\$15,350.51	\$0
2037	129%	\$1,283,610	\$1,652,748	\$220,924	\$0	\$15,245.86	\$491,197
2038	149%	\$937,040	\$1,397,721	\$223,134	\$0	\$14,688.28	\$94,359
2039	156%	\$986,976	\$1,541,184	\$225,365	\$0	\$15,696.31	\$182,834
2040	168%	\$949,410	\$1,599,411	\$227,619	\$0	\$17,153.78	\$11,381
2041	169%	\$1,086,008	\$1,832,803	\$229,895	\$0	\$19,219.15	\$69,256
2042	172%	\$1,166,904	\$2,012,661	\$232,194	\$0	\$18,730.09	\$528,637
2043	221%	\$786,035	\$1,734,948	\$234,516	\$0	\$17,671.21	\$186,339
2044	241%	\$748,491	\$1,800,796	\$236,861	\$0	\$19,131.01	\$29,756
2045	233%	\$870,149	\$2,027,032	\$239,230	\$0	\$20,226.23	\$266,554
2046	267%	\$755,300	\$2,019,934	\$241,622	\$0	\$21,498.55	\$1,450
2047	251%	\$908,514	\$2,281,604	\$244,038	\$0	\$22,908.36	\$246,536
2048	282%	\$817,194	\$2,302,015	\$246,478	\$0	\$24,119.02	\$48,773
2049	272%	\$926,188	\$2,523,839	\$248,943	\$0	\$25,615.42	\$196,976
2050	293%	\$888,087	\$2,601,421	\$251,433	\$0	\$27,260.95	\$27,029
2051	279%	\$1,022,768	\$2,853,086	\$253,947	\$0	\$29,502.63	\$86,588
2052	277%	\$1,100,172	\$3,049,947	\$256,486	\$0	\$30,168.47	\$350,292
2053	327%	\$913,555	\$2,986,310	\$259,051	\$0	\$30,978.54	\$64,309
2054	316%	\$1,015,476	\$3,212,030	\$261,642	\$0	\$33,301.91	\$55,793
2055	306%	\$1,128,596	\$3,451,181	\$264,258	\$0	\$35,682.18	\$62,835
2056	298%	\$1,237,327	\$3,688,286	\$266,901	\$0	\$38,393.02	\$0

STRATHMEADE SQUARE CA

Reserve Study

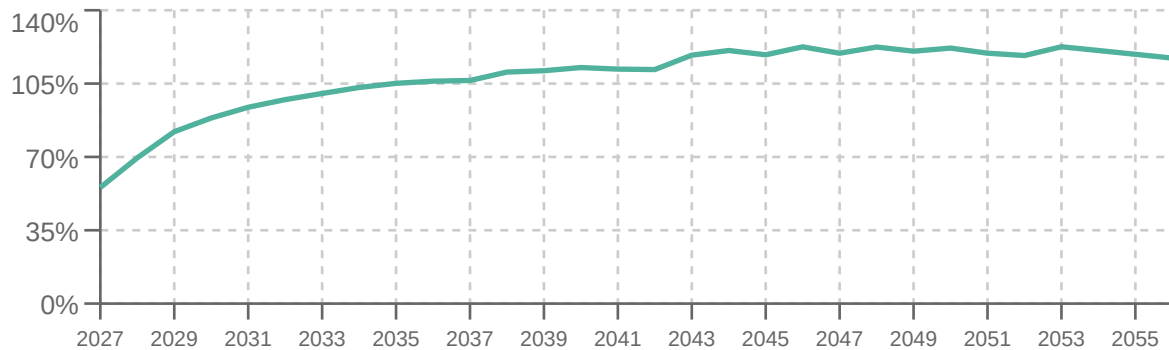
Component Method

Contribution Amount



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

Percentage Funded



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

STRATHMEADE SQUARE CA

Reserve Study

Component Method

Allocation Strategy: Cyclic Percentage

Distributes funds in balanced 10% cycles across all components in repeated cycles until funds are exhausted.

PRIVATE STREETS AND SIDEWALKS (20 COMPONENTS)						
Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
Applegate Court - Asphalt Pavement Resurfacing Phase 2	14	11	\$22,656	\$2,427	\$20,772	\$2,077
Breckenridge Court (South) - Asphalt Pavement Resurfacing	14	7	\$39,576	\$9,894	\$27,889	\$4,648
Breckenridge Court (North) - Asphalt Pavement Resurfacing	16	11	\$31,272	\$4,886	\$27,275	\$2,728
Community Center Parking Lot - Asphalt Pavement Resurfacing	16	0	\$22,728	\$13,637	\$0	\$9,091
Conquistador Court - Asphalt Pavement Resurfacing	16	0	\$15,048	\$9,029	\$0	\$6,019
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	5	5	\$44,485	\$0	\$37,403	\$9,351
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	5	5	\$87,120	\$0	\$73,251	\$18,313
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	5	5	\$7,511	\$0	\$6,315	\$1,579
Contessa Court - Asphalt Pavement Resurfacing	16	0	\$60,168	\$36,101	\$0	\$24,067
Decourcey Court - Asphalt Pavement Resurfacing	16	0	\$18,576	\$11,146	\$0	\$7,430
Glastonbury Court - Asphalt Pavement Resurfacing	16	2	\$66,864	\$35,104	\$16,552	\$16,552
Ledbury Court - Asphalt Pavement Resurfacing	16	2	\$17,376	\$9,122	\$4,301	\$4,301
Thompson Road (South) - Asphalt Pavement Resurfacing	16	2	\$15,720	\$8,253	\$3,891	\$3,891
Thompson Road (North) - Asphalt Pavement Resurfacing	16	2	\$15,624	\$8,203	\$3,868	\$3,868
Whipple Court - Asphalt Pavement Resurfacing	16	2	\$53,160	\$27,909	\$13,160	\$13,160
Webley Court - Asphalt Pavement Resurfacing	14	10	\$62,208	\$8,887	\$53,847	\$5,983
Victor Circle - Asphalt Pavement Resurfacing	16	11	\$30,648	\$4,789	\$26,731	\$2,673
Viscount Court - Asphalt Pavement Resurfacing	16	0	\$28,176	\$16,906	\$0	\$11,270
Asphalt Trail - Resurfacing	25	15	\$115,500	\$23,100	\$103,592	\$7,399
Applegate Court - Asphalt Pavement Resurfacing Phase 1	16	0	\$30,960	\$18,576	\$0	\$12,384
SUBTOTAL			\$785,376	\$247,968	\$418,849	\$166,786

Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
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STRATHMEADE SQUARE CA

Reserve Study

MISCELLANEOUS SITE (18 COMPONENTS)						
Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
Basketball Court - Resurfacing	20	6	\$22,200	\$7,770	\$13,163	\$2,633
Gazebo (DeCourcey Ct) - Replacement	20	8	\$13,500	\$4,050	\$9,248	\$1,321
Drainage & Erosion Control - Reoccurring Allowance	5	5	\$10,000	\$0	\$8,408	\$2,102
Tot Lot (Tobin Rd)- Playground Equipment Replacement	25	7	\$40,000	\$14,400	\$24,416	\$4,069
Tot Lot (Conquistador Ct)- Playground Equipment Replacement	25	5	\$15,000	\$6,902	\$7,090	\$1,773
Tot Lot (Decourcey Ct)- Playground Equipment Replacement	25	6	\$25,000	\$9,500	\$14,198	\$2,840
Tot Lot (Whipple Ct)- Playground Equipment Replacement	25	6	\$20,000	\$7,600	\$11,359	\$2,272
Tot Lots (All) - Wood Chip Replenishment (20%)	2	2	\$3,300	\$0	\$1,683	\$1,683
Gazebo (Contessa Ct) - Replacement	20	8	\$20,000	\$6,000	\$13,700	\$1,957
Tot Lots (All) - Plastic Edging Replacement	20	18	\$9,600	\$480	\$10,392	\$611
Basketball Court - Chain Link Fence Replacement	25	6	\$4,900	\$1,862	\$2,783	\$557
Basketball Court - Goal Replacement	25	20	\$9,000	\$900	\$9,578	\$504
Signage, Misc. - Partial Restoration Allowance	5	5	\$5,000	\$0	\$4,204	\$1,051
Tot Lots (Decourcey Ct) - Timber Edging Replacement with Plastic Edging (One Time Cost)	20	0	\$3,150	\$1,890	\$0	\$1,260
Retaining Wall and Drainage Swale, Concrete (Webley Ct) - Replacement	40	14	\$25,000	\$8,125	\$19,140	\$1,472
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	5	5	\$4,500	\$0	\$3,784	\$946
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	5	5	\$4,375	\$0	\$3,679	\$920
Handrails, Misc. Metal - Replacement and Restoration Allowance	10	3	\$10,000	\$4,200	\$4,069	\$2,034
SUBTOTAL			\$244,525	\$73,679	\$160,892	\$30,004

CLUBHOUSE (8 COMPONENTS)						
Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
Building Deck, Concrete, Repairs Allowance	10	5	\$10,000	\$3,000	\$6,008	\$1,502
Building Deck Railing, Metal - Replacement	40	10	\$14,040	\$5,265	\$9,220	\$1,024
Windows and Doors, Exterior - Replacement	30	10	\$11,935	\$3,978	\$8,285	\$921
Roof - Shingle Replacement	20	3	\$10,500	\$5,355	\$3,642	\$1,821
Bathrooms & Interior Renovation Allowance	10	5	\$30,000	\$9,000	\$18,024	\$4,506
Building Deck, Concrete - Replacement	10	5	\$30,000	\$9,000	\$18,024	\$4,506
Water Heater - Replacement	15	10	\$2,000	\$333	\$1,688	\$188
Heat Pump System - Replacement	15	12	\$12,000	\$1,200	\$11,295	\$1,027

STRATHMEADE SQUARE CA

Reserve Study

Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
SUBTOTAL			\$120,475	\$37,132	\$76,186	\$15,495

POOL (23 COMPONENTS)						
Component	Useful Life	Remaining Useful Life	Current Cost	Reserve Balance	Remaining Balance	Annual Contribution
Covers, Vinyl - Replacement	8	4	\$8,070	\$2,421	\$4,483	\$1,494
Diving Board - Replacement	20	14	\$9,000	\$1,350	\$8,353	\$643
Fence / Gates, 4' Chain Link - Replacement	25	18	\$3,900	\$546	\$3,890	\$229
Caulking (Pool Perimeter) - Application Allowance	4	4	\$2,686	\$0	\$2,096	\$699
Chlorine Pumps - Replacement	7	5	\$1,200	\$206	\$844	\$211
Coping Stones / Waterline Tile (Main) - Replacement	25	17	\$21,375	\$3,420	\$20,607	\$1,288
Pool Deck, Concrete - Restoration Cycle	10	2	\$132,000	\$63,360	\$35,647	\$35,647
Deck Furniture - Replacement Allowance	5	5	\$9,500	\$0	\$7,988	\$1,997
Fresh Water Line - Replacement	30	12	\$3,000	\$900	\$2,274	\$207
Guard Stands / Railings / Ladders - Replacement	15	5	\$6,500	\$2,600	\$3,385	\$846
Lights, Underwater - Replacement	25	0	\$2,500	\$1,500	\$0	\$1,000
Pump and Filters (Main) – Replacement	20	10	\$12,000	\$3,000	\$9,230	\$1,026
Skimmers - Replacement	20	15	\$19,350	\$2,419	\$18,710	\$1,336
Structure, Pool (Main) - Replacement	60	10	\$130,625	\$54,427	\$80,878	\$8,986
White Coat (Main) - Application Allowance	4	2	\$21,375	\$6,413	\$7,696	\$7,696
Structure, Pool (Wading) - Replacement	60	10	\$9,625	\$4,010	\$5,959	\$662
Shed - Replacement	20	3	\$1,000	\$510	\$347	\$173
Fence / Gates, 6' Chain Link - Replacement	25	18	\$14,350	\$2,009	\$14,314	\$842
White Coat (Wading) - Application Allowance	4	2	\$1,575	\$473	\$567	\$567
Coping Stones / Waterline Tile (Wading) - Replacement	25	17	\$3,750	\$600	\$3,615	\$226
Pump and Filters (Wading) – Replacement	15	10	\$3,500	\$583	\$2,955	\$328
Lights, Post Deck - Replacement	30	3	\$15,000	\$8,100	\$4,903	\$2,452
Pool Deck Retaining Wall - Replacement	40	15	\$78,000	\$24,375	\$61,769	\$4,412
SUBTOTAL			\$509,881	\$183,221	\$300,508	\$72,967

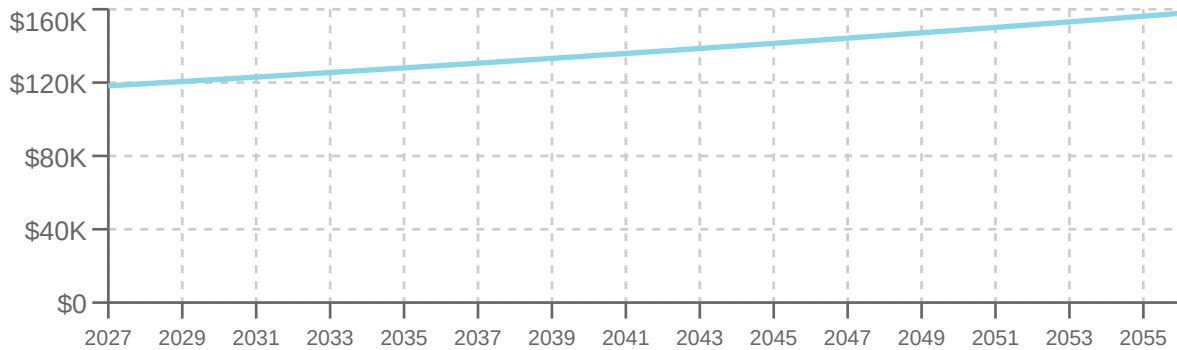
GRAND TOTAL			\$1,660,257	\$542,000	\$956,434	\$285,251
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STRATHMEADE SQUARE CA

Reserve Study

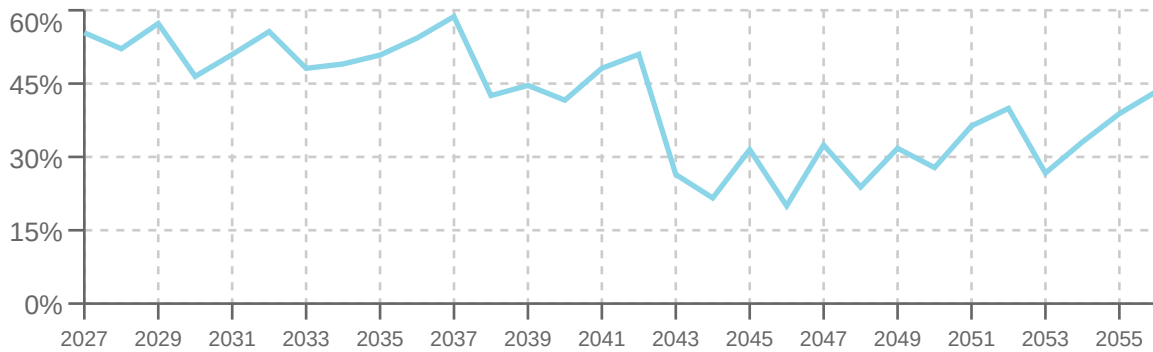
Threshold Funding (20%)

Contribution Amount



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

Percentage Funded



This graph projects the reserve account balances over time under various custom funding plans, illustrating the long-term impact of different contribution strategies.

STRATHMEADE SQUARE CA

Reserve Study

Threshold Funding (20%)

Fiscal Year	Percentage Funded	Fully Funded Balance	Starting Balance	Contribution Amount	Special Assessment	Interest Earned	Reserve Expenses
2027	55%	\$978,191	\$542,000	\$118,212	\$0	\$5,127.99	\$181,306
2028	52%	\$928,610	\$484,034	\$119,394	\$0	\$5,462.31	\$0
2029	57%	\$1,062,889	\$608,891	\$120,588	\$0	\$5,047.11	\$333,567
2030	46%	\$862,859	\$400,960	\$121,794	\$0	\$4,450.91	\$37,606
2031	51%	\$961,011	\$489,599	\$123,012	\$0	\$5,462.91	\$14,627
2032	56%	\$1,084,628	\$603,448	\$124,242	\$0	\$5,286.28	\$278,718
2033	48%	\$944,037	\$454,258	\$125,485	\$0	\$4,669.36	\$104,401
2034	49%	\$979,402	\$480,012	\$126,740	\$0	\$5,030.25	\$85,316
2035	51%	\$1,035,710	\$526,465	\$128,007	\$0	\$5,717.05	\$42,758
2036	54%	\$1,136,891	\$617,432	\$129,287	\$0	\$6,852.1	\$0
2037	59%	\$1,283,610	\$753,571	\$130,580	\$0	\$5,758.97	\$491,197
2038	43%	\$937,040	\$398,713	\$131,886	\$0	\$4,193.95	\$94,359
2039	45%	\$986,976	\$440,434	\$133,205	\$0	\$4,175.29	\$182,834
2040	42%	\$949,410	\$394,980	\$134,537	\$0	\$4,586.56	\$11,381
2041	48%	\$1,086,008	\$522,722	\$135,882	\$0	\$5,585.91	\$69,256
2042	51%	\$1,166,904	\$594,934	\$137,241	\$0	\$4,010.71	\$528,637
2043	26%	\$786,035	\$207,549	\$138,613	\$0	\$1,845.3	\$186,339
2044	22%	\$748,491	\$161,668	\$139,999	\$0	\$2,177.87	\$29,756
2045	31%	\$870,149	\$274,090	\$141,399	\$0	\$2,124.85	\$266,554
2046	20%	\$755,300	\$151,060	\$142,813	\$0	\$2,227.61	\$1,450
2047	32%	\$908,514	\$294,651	\$144,242	\$0	\$2,446.23	\$246,536
2048	24%	\$817,194	\$194,803	\$145,684	\$0	\$2,443.77	\$48,773
2049	32%	\$926,188	\$294,158	\$147,141	\$0	\$2,704.78	\$196,976
2050	28%	\$888,087	\$247,027	\$148,612	\$0	\$3,092.34	\$27,029
2051	36%	\$1,022,768	\$371,703	\$150,098	\$0	\$4,053.12	\$86,588
2052	40%	\$1,100,172	\$439,266	\$151,599	\$0	\$3,414.82	\$350,292
2053	27%	\$913,555	\$243,988	\$153,115	\$0	\$2,897.16	\$64,309
2054	33%	\$1,015,476	\$335,690	\$154,646	\$0	\$3,868.87	\$55,793
2055	39%	\$1,128,596	\$438,413	\$156,193	\$0	\$4,873.22	\$62,835
2056	43%	\$1,237,327	\$536,644	\$157,755	\$0	\$6,183.5	\$0

Component List

The Component List provides a comprehensive inventory of all shared property assets included in this Reserve Study. Each component is detailed with its useful life, remaining useful life, quantity, unit cost, and current replacement cost.

This section enables board members to understand the condition and expected expenses for maintaining or replacing these assets, forming the foundation of the reserve fund analysis and planning.

STRATHMEADE SQUARE CA

Reserve Study

Component List

Name	UL	RUL	Quantity	Change Percent	Unit Cost	Current Cost
PRIVATE STREETS AND SIDEWALKS						
Applegate Court - Asphalt Pavement Resurfacing Phase 1	16 years	0 years	1290 Square Yards	100%	\$24	\$30,960
Applegate Court - Asphalt Pavement Resurfacing Phase 2	14 years	11 years	944 Square Yards	100%	\$24	\$22,656
Breckenridge Court (South) - Asphalt Pavement Resurfacing	14 years	7 years	1649 Square Yards	100%	\$24	\$39,576
Breckenridge Court (North) - Asphalt Pavement Resurfacing	16 years	11 years	1303 Square Yards	100%	\$24	\$31,272
Community Center Parking Lot - Asphalt Pavement Resurfacing	16 years	0 years	947 Square Yards	100%	\$24	\$22,728
Conquistador Court - Asphalt Pavement Resurfacing	16 years	0 years	627 Square Yards	100%	\$24	\$15,048
Contessa Court - Asphalt Pavement Resurfacing	16 years	0 years	2507 Square Yards	100%	\$24	\$60,168
Decourcey Court - Asphalt Pavement Resurfacing	16 years	0 years	774 Square Yards	100%	\$24	\$18,576
Glastonbury Court - Asphalt Pavement Resurfacing	16 years	2 years	2786 Square Yards	100%	\$24	\$66,864
Ledbury Court - Asphalt Pavement Resurfacing	16 years	2 years	724 Square Yards	100%	\$24	\$17,376
Thompson Road (North) - Asphalt Pavement Resurfacing	16 years	2 years	651 Square Yards	100%	\$24	\$15,624
Thompson Road (South) - Asphalt Pavement Resurfacing	16 years	2 years	655 Square Yards	100%	\$24	\$15,720
Victor Circle - Asphalt Pavement Resurfacing	16 years	11 years	1277 Square Yards	100%	\$24	\$30,648
Viscount Court - Asphalt Pavement Resurfacing	16 years	0 years	1174 Square Yards	100%	\$24	\$28,176
Webley Court - Asphalt Pavement Resurfacing	14 years	10 years	2592 Square Yards	100%	\$24	\$62,208
Whipple Court - Asphalt Pavement Resurfacing	16 years	2 years	2215 Square Yards	100%	\$24	\$53,160
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)						

STRATHMEADE SQUARE CA

Reserve Study

Name	UL	RUL	Quantity	Change Percent	Unit Cost	Current Cost
5 years	5 years	2146 Square Yards	10%	\$35		\$7,511
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	5 years	5 years	1271 Linear Feet	100%	\$35	\$44,485
Sidewalks, Concrete & Masonry - Restoration-Cycle (10% of 72,600 SF)	5 years	5 years	7260 Square Feet	100%	\$12	\$87,120
Asphalt Trail - Resurfacing	25 years	15 years	3300 Square Yards	100%	\$35	\$115,500
MISCELLANEOUS SITE						
Basketball Court - Chain Link Fence Replacement	25 years	6 years	140 Linear Feet	100%	\$35	\$4,900
Basketball Court - Goal Replacement	25 years	20 years	2 Each	100%	\$4,500	\$9,000
Basketball Court - Resurfacing	20 years	6 years	555 Square Yards	100%	\$40	\$22,200
Drainage & Erosion Control - Reoccurring Allowance	5 years	5 years	1 Lump Sum	100%	\$10,000	\$10,000
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	5 years	5 years	125 Linear Feet	100%	\$35	\$4,375
Gazebo (Contessa Ct) - Replacement	20 years	8 years	1 Each	100%	\$20,000	\$20,000
Gazebo (DeCourcy Ct) - Replacement	20 years	8 years	1 Each	100%	\$13,500	\$13,500
Handrails, Misc. Metal - Replacement and Restoration Allowance	10 years	3 years	1 Lump Sum	100%	\$10,000	\$10,000
Retaining Wall and Drainage Swale, Concrete (Webley Ct) - Replacement	40 years	14 years	1 Lump Sum	100%	\$25,000	\$25,000
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	5 years	5 years	1 Allowance	100%	\$4,500	\$4,500
Signage, Misc. - Partial Restoration Allowance	5 years	5 years	1 Allowance	100%	\$5,000	\$5,000
Tot Lot (Conquistador Ct)- Playground Equipment Replacement	25 years	5 years	1 Lump Sum	100%	\$15,000	\$15,000
Tot Lot (Decourcy Ct)- Playground Equipment Replacement	25 years	6 years	1 Lump Sum	100%	\$25,000	\$25,000
Tot Lot (Tobin Rd)- Playground Equipment Replacement	25 years	7 years	1 Lump Sum	100%	\$40,000	\$40,000
Tot Lot (Whipple Ct)- Playground Equipment Replacement	25 years	6 years	1 Lump Sum	100%	\$20,000	\$20,000
Tot Lots (All) - Wood Chip Replenishment (20%)	2 years	2 years	5500 Square Feet	20%	\$3	\$3,300

STRATHMEADE SQUARE CA

Reserve Study

Name	UL	RUL	Quantity	Change Percent	Unit Cost	Current Cost
Tot Lots (All) - Plastic Edging Replacement	20 years	18 years	640 Linear Feet	100%	\$15	\$9,600
Tot Lots (Decourcey Ct) - Timber Edging Replacement with Plastic Edging (One Time Cost)	20 years	0 years	210 Linear Feet	100%	\$15	\$3,150
CLUBHOUSE						
Bathrooms & Interior Renovation Allowance	10 years	5 years	1 Allowance	100%	\$30,000	\$30,000
Building Deck, Concrete, Repairs Allowance	10 years	5 years	1 Allowance	100%	\$10,000	\$10,000
Building Deck, Concrete - Replacement	10 years	5 years	1 Lump Sum	100%	\$30,000	\$30,000
Building Deck Railing, Metal - Replacement	40 years	10 years	180 Linear Feet	100%	\$78	\$14,040
Heat Pump System - Replacement	15 years	12 years	1 Lump Sum	100%	\$12,000	\$12,000
Roof - Shingle Replacement	20 years	3 years	1500 Square Feet	100%	\$7	\$10,500
Water Heater - Replacement	15 years	10 years	1 Lump Sum	100%	\$2,000	\$2,000
Windows and Doors, Exterior - Replacement	30 years	10 years	217 Square Feet	100%	\$55	\$11,935
POOL						
Caulking (Pool Perimeter) - Application Allowance	4 years	4 years	316 Linear Feet	100%	\$8.5	\$2,686
Covers, Vinyl - Replacement	8 years	4 years	2690 Square Feet	100%	\$3	\$8,070
Chlorine Pumps - Replacement	7 years	5 years	2 Each	100%	\$600	\$1,200
Coping Stones / Waterline Tile (Main) - Replacement	25 years	17 years	285 Linear Feet	100%	\$75	\$21,375
Coping Stones / Waterline Tile (Wading) - Replacement	25 years	17 years	50 Linear Feet	100%	\$75	\$3,750
Deck Furniture - Replacement Allowance	5 years	5 years	1 Lump Sum	100%	\$9,500	\$9,500
Diving Board - Replacement	20 years	14 years	1 Each	100%	\$9,000	\$9,000
Fence / Gates, 4' Chain Link - Replacement	25 years	18 years	130 Linear Feet	100%	\$30	\$3,900
Fence / Gates, 6' Chain Link - Replacement	25 years	18 years	410 Linear Feet	100%	\$35	\$14,350
Fresh Water Line - Replacement	30 years	12 years	1 Lump Sum	100%	\$3,000	\$3,000
Guard Stands / Railings / Ladders - Replacement	15 years	5 years	1 Lump Sum	100%	\$6,500	\$6,500
Lights, Post Deck - Replacement	30 years	3 years	6 Each	100%	\$2,500	\$15,000
Lights, Underwater - Replacement	25 years	0 years	5 Each	100%	\$500	\$2,500

STRATHMEADE SQUARE CA

Reserve Study

Name	UL	RUL	Quantity	Change Percent	Unit Cost	Current Cost
Pool Deck, Concrete - Restoration Cycle	10 years	2 years	8800 Square Feet	100%	\$15	\$132,000
Pool Deck Retaining Wall - Replacement	40 years	15 years	650 Square Feet	100%	\$120	\$78,000
Pump and Filters (Main) – Replacement	20 years	10 years	1 Each	100%	\$12,000	\$12,000
Pump and Filters (Wading) – Replacement	15 years	10 years	1 Each	100%	\$3,500	\$3,500
Shed - Replacement	20 years	3 years	1 Each	100%	\$1,000	\$1,000
Skimmers - Replacement	20 years	15 years	9 Each	100%	\$2,150	\$19,350
Structure, Pool (Main) - Replacement	60 years	10 years	2375 Square Feet	100%	\$55	\$130,625
Structure, Pool (Wading) - Replacement	60 years	10 years	175 Square Feet	100%	\$55	\$9,625
White Coat (Main) - Application Allowance	4 years	2 years	2375 Square Feet	100%	\$9	\$21,375
White Coat (Wading) - Application Allowance	4 years	2 years	175 Square Feet	100%	\$9	\$1,575

Anticipated Expenditure

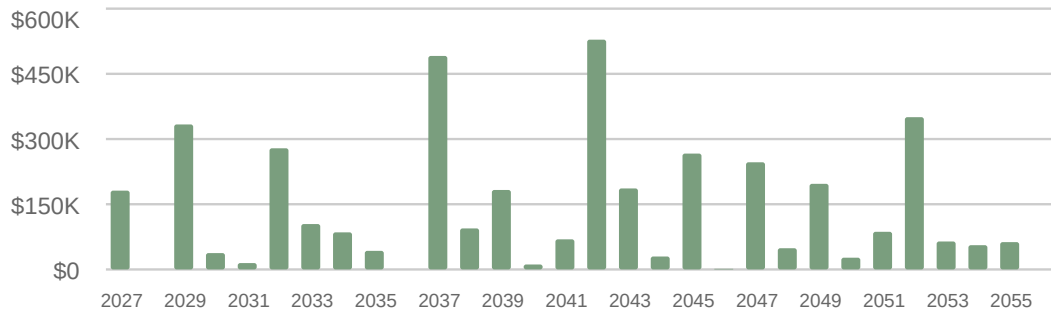
The Anticipated Expenditure section provides a comprehensive projection of expected costs for maintaining and replacing shared property components over a 30-year period. This section includes annual reserve expenditures broken down by components, detailing useful life, remaining useful life, and current replacement costs.

By understanding these long-term projections, board members can effectively plan contributions and ensure the financial stability of the community for decades to come.

STRATHMEADE SQUARE CA

Reserve Study

Annual reserve expenditures



This chart shows the projected annual reserve expenditures over a 30-year period, highlighting the anticipated costs required to maintain and replace community assets. Recommendations are provided to ensure fair and equitable reserve contributions across the community's lifespan.

Component Name	Category	Replacement cost
Year 2027		Total Cost \$181,306
Community Center Parking Lot - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$22,728
Conquistador Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$15,048
Contessa Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$60,168
Decourcey Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$18,576
Viscount Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$28,176
Lights, Underwater - Replacement	Pool	\$2,500
Applegate Court - Asphalt Pavement Resurfacing Phase 1	Private Streets and Sidewalks	\$30,960
Tot Lots (Decourcey Ct) - Timber Edging Replacement with Plastic Edging (One Time Cost)	Miscellaneous Site	\$3,150
Year 2028		No Expenses

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2029		Total Cost \$333,567
Glastonbury Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$68,208
Ledbury Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$17,725
Thompson Road (South) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$16,036
Thompson Road (North) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$15,938
Whipple Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$54,229
Pool Deck, Concrete - Restoration Cycle	Pool	\$134,653
White Coat (Main) - Application Allowance	Pool	\$21,805
White Coat (Wading) - Application Allowance	Pool	\$1,607
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,366
Year 2030		Total Cost \$37,606
Shed - Replacement	Pool	\$1,030
Roof - Shingle Replacement	Clubhouse	\$10,818
Handrails, Misc. Metal - Replacement and Restoration Allowance	Miscellaneous Site	\$10,303
Lights, Post Deck - Replacement	Pool	\$15,455
Year 2031		Total Cost \$14,627
Covers, Vinyl - Replacement	Pool	\$8,398
Caulking (Pool Perimeter) - Application Allowance	Pool	\$2,795
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,434

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2032		Total Cost \$278,718
Building Deck, Concrete, Repairs Allowance	Clubhouse	\$10,510
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	Private Streets and Sidewalks	\$46,754
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	Private Streets and Sidewalks	\$91,564
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	Private Streets and Sidewalks	\$7,894
Chlorine Pumps - Replacement	Pool	\$1,261
Deck Furniture - Replacement Allowance	Pool	\$9,985
Guard Stands / Railings / Ladders - Replacement	Pool	\$6,832
Bathrooms & Interior Renovation Allowance	Clubhouse	\$31,530
Drainage & Erosion Control - Reoccurring Allowance	Miscellaneous Site	\$10,510
Tot Lot (Conquistador Ct)- Playground Equipment Replacement	Miscellaneous Site	\$15,765
Signage, Misc. - Partial Restoration Allowance	Miscellaneous Site	\$5,255
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$4,730
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$4,598
Building Deck, Concrete - Replacement	Clubhouse	\$31,530
Year 2033		Total Cost \$104,401
Basketball Court - Resurfacing	Miscellaneous Site	\$23,566
White Coat (Main) - Application Allowance	Pool	\$22,690
White Coat (Wading) - Application Allowance	Pool	\$1,672
Tot Lot (Decourcey Ct)- Playground Equipment Replacement	Miscellaneous Site	\$26,538
Tot Lot (Whipple Ct)- Playground Equipment Replacement	Miscellaneous Site	\$21,230
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,503
Basketball Court - Chain Link Fence Replacement	Miscellaneous Site	\$5,201
Year 2034		Total Cost \$85,316
Breckenridge Court (South) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$42,431
Tot Lot (Tobin Rd)- Playground Equipment Replacement	Miscellaneous Site	\$42,885

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2035		Total Cost \$42,758
Gazebo (DeCourcey Ct) - Replacement	Miscellaneous Site	\$14,619
Caulking (Pool Perimeter) - Application Allowance	Pool	\$2,909
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,573
Gazebo (Contessa Ct) - Replacement	Miscellaneous Site	\$21,657
Year 2036		No Expenses
Year 2037		Total Cost \$491,197
Building Deck Railing, Metal - Replacement	Clubhouse	\$15,509
Windows and Doors, Exterior - Replacement	Clubhouse	\$13,184
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	Private Streets and Sidewalks	\$49,139
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	Private Streets and Sidewalks	\$96,235
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	Private Streets and Sidewalks	\$8,297
Webley Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$68,716
Deck Furniture - Replacement Allowance	Pool	\$10,494
Pump and Filters (Main) – Replacement	Pool	\$13,255
Structure, Pool (Main) - Replacement	Pool	\$144,291
White Coat (Main) - Application Allowance	Pool	\$23,611
Structure, Pool (Wading) - Replacement	Pool	\$10,632
White Coat (Wading) - Application Allowance	Pool	\$1,740
Pump and Filters (Wading) – Replacement	Pool	\$3,866
Drainage & Erosion Control - Reoccurring Allowance	Miscellaneous Site	\$11,046
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,645
Signage, Misc. - Partial Restoration Allowance	Miscellaneous Site	\$5,523
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$4,971
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$4,833
Water Heater - Replacement	Clubhouse	\$2,209

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2038		Total Cost \$94,359
Applegate Court - Asphalt Pavement Resurfacing Phase 2	Private Streets and Sidewalks	\$25,277
Breckenridge Court (North) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$34,889
Victor Circle - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$34,193
Year 2039		Total Cost \$182,834
Covers, Vinyl - Replacement	Pool	\$9,093
Caulking (Pool Perimeter) - Application Allowance	Pool	\$3,027
Chlorine Pumps - Replacement	Pool	\$1,352
Pool Deck, Concrete - Restoration Cycle	Pool	\$148,741
Fresh Water Line - Replacement	Pool	\$3,380
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,719
Heat Pump System - Replacement	Clubhouse	\$13,522
Year 2040		Total Cost \$11,381
Handrails, Misc. Metal - Replacement and Restoration Allowance	Miscellaneous Site	\$11,381
Year 2041		Total Cost \$69,256
Diving Board - Replacement	Pool	\$10,345
White Coat (Main) - Application Allowance	Pool	\$24,570
White Coat (Wading) - Application Allowance	Pool	\$1,810
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,793
Retaining Wall and Drainage Swale, Concrete (Webley Ct) - Replacement	Miscellaneous Site	\$28,737

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2042		Total Cost \$528,637
Building Deck, Concrete, Repairs Allowance	Clubhouse	\$11,610
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	Private Streets and Sidewalks	\$51,646
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	Private Streets and Sidewalks	\$101,144
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	Private Streets and Sidewalks	\$8,720
Asphalt Trail - Resurfacing	Private Streets and Sidewalks	\$134,092
Deck Furniture - Replacement Allowance	Pool	\$11,029
Skimmers - Replacement	Pool	\$22,465
Bathrooms & Interior Renovation Allowance	Clubhouse	\$34,829
Drainage & Erosion Control - Reoccurring Allowance	Miscellaneous Site	\$11,610
Signage, Misc. - Partial Restoration Allowance	Miscellaneous Site	\$5,805
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,224
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,079
Pool Deck Retaining Wall - Replacement	Pool	\$90,556
Building Deck, Concrete - Replacement	Clubhouse	\$34,829
Year 2043		Total Cost \$186,339
Conquistador Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$17,645
Contessa Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$70,552
Decourcey Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$21,782
Viscount Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$33,039
Caulking (Pool Perimeter) - Application Allowance	Pool	\$3,150
Applegate Court - Asphalt Pavement Resurfacing Phase 1	Private Streets and Sidewalks	\$36,303
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,870
Year 2044		Total Cost \$29,756
Coping Stones / Waterline Tile (Main) - Replacement	Pool	\$25,315
Coping Stones / Waterline Tile (Wading) - Replacement	Pool	\$4,441

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2045		Total Cost \$266,554
Fence / Gates, 4' Chain Link - Replacement	Pool	\$4,665
Glastonbury Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$79,979
Ledbury Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$20,784
Thompson Road (South) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$18,803
Thompson Road (North) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$18,689
Whipple Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$63,587
White Coat (Main) - Application Allowance	Pool	\$25,568
Fence / Gates, 6' Chain Link - Replacement	Pool	\$17,165
White Coat (Wading) - Application Allowance	Pool	\$1,884
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$3,947
Tot Lots (All) - Plastic Edging Replacement	Miscellaneous Site	\$11,483
Year 2046		Total Cost \$1,450
Chlorine Pumps - Replacement	Pool	\$1,450
Year 2047		Total Cost \$246,536
Covers, Vinyl - Replacement	Pool	\$9,847
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	Private Streets and Sidewalks	\$54,280
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	Private Streets and Sidewalks	\$106,303
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	Private Streets and Sidewalks	\$9,165
Caulking (Pool Perimeter) - Application Allowance	Pool	\$3,277
Deck Furniture - Replacement Allowance	Pool	\$11,592
Guard Stands / Railings / Ladders - Replacement	Pool	\$7,931
Drainage & Erosion Control - Reoccurring Allowance	Miscellaneous Site	\$12,202
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$4,027
Basketball Court - Goal Replacement	Miscellaneous Site	\$10,982
Signage, Misc. - Partial Restoration Allowance	Miscellaneous Site	\$6,101
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,491
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,338

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2048		Total Cost \$48,773
Breckenridge Court (South) - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$48,773
Year 2049		Total Cost \$196,976
Pool Deck, Concrete - Restoration Cycle	Pool	\$164,302
White Coat (Main) - Application Allowance	Pool	\$26,606
White Coat (Wading) - Application Allowance	Pool	\$1,960
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$4,108
Year 2050		Total Cost \$27,029
Shed - Replacement	Pool	\$1,257
Roof - Shingle Replacement	Clubhouse	\$13,200
Handrails, Misc. Metal - Replacement and Restoration Allowance	Miscellaneous Site	\$12,572
Year 2051		Total Cost \$86,588
Webley Court - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$78,988
Caulking (Pool Perimeter) - Application Allowance	Pool	\$3,411
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$4,190

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2052		Total Cost \$350,292
Applegate Court - Asphalt Pavement Resurfacing Phase 2	Private Streets and Sidewalks	\$29,055
Building Deck, Concrete, Repairs Allowance	Clubhouse	\$12,824
Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)	Private Streets and Sidewalks	\$57,049
Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)	Private Streets and Sidewalks	\$111,725
Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)	Private Streets and Sidewalks	\$9,632
Deck Furniture - Replacement Allowance	Pool	\$12,183
Lights, Underwater - Replacement	Pool	\$3,206
Bathrooms & Interior Renovation Allowance	Clubhouse	\$38,473
Pump and Filters (Wading) – Replacement	Pool	\$4,489
Drainage & Erosion Control - Reoccurring Allowance	Miscellaneous Site	\$12,824
Signage, Misc. - Partial Restoration Allowance	Miscellaneous Site	\$6,412
Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,771
Fence, Stockade - Periodic Partial Replacement Allowance (25%)	Miscellaneous Site	\$5,611
Building Deck, Concrete - Replacement	Clubhouse	\$38,473
Water Heater - Replacement	Clubhouse	\$2,565
Year 2053		Total Cost \$64,309
Basketball Court - Resurfacing	Miscellaneous Site	\$28,755
Chlorine Pumps - Replacement	Pool	\$1,554
White Coat (Main) - Application Allowance	Pool	\$27,686
White Coat (Wading) - Application Allowance	Pool	\$2,040
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$4,274
Year 2054		Total Cost \$55,793
Victor Circle - Asphalt Pavement Resurfacing	Private Streets and Sidewalks	\$40,094
Heat Pump System - Replacement	Clubhouse	\$15,699

STRATHMEADE SQUARE CA

Reserve Study

Component Name	Category	Replacement cost
Year 2055		Total Cost \$62,835
Gazebo (DeCourcey Ct) - Replacement	Miscellaneous Site	\$17,837
Covers, Vinyl - Replacement	Pool	\$10,663
Caulking (Pool Perimeter) - Application Allowance	Pool	\$3,549
Tot Lots (All) - Wood Chip Replenishment (20%)	Miscellaneous Site	\$4,360
Gazebo (Contessa Ct) - Replacement	Miscellaneous Site	\$26,426
Year 2056		No Expenses

Reserve Component Analysis

The Reserve Component Inventory provides a detailed breakdown of all components assessed during the site visit. This section includes images, descriptions, and key data such as useful life, remaining useful life, quantity, and current replacement costs for each component.

By offering a visual and data-driven overview, this inventory enables board members to understand the scope of assets under management and the financial requirements for their maintenance and replacement.

Reserve Component Inventory



Date of Field Observations and Site Visit: **April 8, 2026**

On-Site Observation

When on-site our team conducts a representative sampling of common areas instead of inspecting every single area. This approach is designed to efficiently cover a broad range of components while ensuring that our observations are representative of the overall condition of the property. The samplings were chosen based on a stratified approach, ensuring a diverse and comprehensive representation of various property areas, including both high-traffic and less frequently used spaces.

We employed satellite and direct field measurements for a portion of the common areas. These methods provided us with precise data on the dimensions and current state of these spaces. In some instances, drawing takeoffs were utilized, particularly for areas where satellite or direct measurement was impractical or where existing architectural plans provided sufficient accuracy.

We collected photographic evidence during on-site visits to support our findings and provide visual documentation of the property's condition. It is important to note that our observations were limited to visible and accessible areas. Components that were not accessible during our visit or required invasive methods for assessment were not included in this study. Where possible, we consulted with specialized experts, particularly for complex systems to ensure a thorough and accurate assessment.

STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Applegate Court - Asphalt Pavement Resurfacing Phase 1



Condition: **Poor**



Cost: **\$30,960**



Quantity: **1290 Square Yards**



Useful Life: **16 years**



Next replacement in: **2027**



Replacement timeline:

1. 2027

2. 2043

This line item provides for milling and replacing the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This portion of Applegate requires immediate attention.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Applegate Court - Asphalt Pavement Resurfacing Phase 2



Condition: **Good**



Cost: **\$22,656**



Quantity: **944 Square Yards**



Useful Life: **14 years**



Next replacement in: **11 years**



Replacement timeline:

1. 2038

2. 2052

This line item provides for milling and replacing the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. Management reports resurfacing of this street by a landscaping company in 2023 and no specifications were provided. We have reduced the lifespan for this street's new surface due to that fact and uncertain conditions below surface. Refer to "Additional Information on Asphalt" base layer at end of this report.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Breckenridge Court (South) - Asphalt Pavement Resurfacing



Condition: **Good**



Cost: **\$39,576**



Quantity: **1649 Square Yards**



Useful Life: **14 years**



Next replacement in: **7 years**



Replacement timeline:

1. 2034

2. 2048

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.

This street was reported to be resurfaced in 2019.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Breckenridge Court (North) - Asphalt Pavement Resurfacing



Condition: Fair



Cost: \$31,272



Quantity: 1303 Square Yards



Useful Life: 16 years



Next replacement in: 11 years



One-time replacement:

2038

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Community Center Parking Lot - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$22,728**Quantity: **947 Square Yards**Useful Life: **16 years**Next replacement in: **2027**

One-time replacement:

2027

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Conquistador Court - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$15,048**Quantity: **627 Square Yards**Useful Life: **16 years**Next replacement in: **2027**

Replacement timeline:

1. 2027**2. 2043**

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Contessa Court - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$60,168**Quantity: **2507 Square Yards**Useful Life: **16 years**Next replacement in: **2027**

Replacement timeline:

1. 2027**2. 2043**

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Decourcey Court - Asphalt Pavement Resurfacing



Condition: **Poor**



Cost: **\$18,576**



Quantity: **774 Square Yards**



Useful Life: **16 years**



Next replacement in: **2027**



Replacement timeline:

1. 2027

2. 2043

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Glastonbury Court - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$66,864**Quantity: **2786 Square Yards**Useful Life: **16 years**Next replacement in: **2 years**

Replacement timeline:

1. 2029

2. 2045

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association's chosen civil engineer. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly installed and maintained by a qualified asphalt contractor.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Ledbury Court - Asphalt Pavement Resurfacing

Condition: **Fair**Cost: **\$17,376**Quantity: **724 Square Yards**Useful Life: **16 years**Next replacement in: **2 years**

Replacement timeline:

1. 2029

2. 2045

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Thompson Road (North) - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$15,624**Quantity: **651 Square Yards**Useful Life: **16 years**Next replacement in: **2 years**

Replacement timeline:

1. 2029

2. 2045

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Thompson Road (South) - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$15,720**Quantity: **655 Square Yards**Useful Life: **16 years**Next replacement in: **2 years**

Replacement timeline:

1. 2029

2. 2045

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Victor Circle - Asphalt Pavement Resurfacing

Condition: **Poor**Cost: **\$30,648**Quantity: **1277 Square Yards**Useful Life: **16 years**Next replacement in: **11 years**

Replacement timeline:

1. 2038

2. 2054

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Viscount Court - Asphalt Pavement Resurfacing

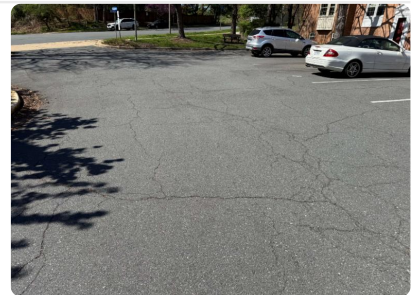
Condition: **Poor**Cost: **\$28,176**Quantity: **1174 Square Yards**Useful Life: **16 years**Next replacement in: **2027**

Replacement timeline:

1. 2027**2. 2043**

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.

This street was reported to be resurfaced in 2015, so the surface lifespan has been considerably less than the industry average of 15 to 16 years.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Webley Court - Asphalt Pavement Resurfacing



Condition: **Good**



Cost: **\$62,208**



Quantity: **2592 Square Yards**



Useful Life: **14 years**



Next replacement in: **10 years**

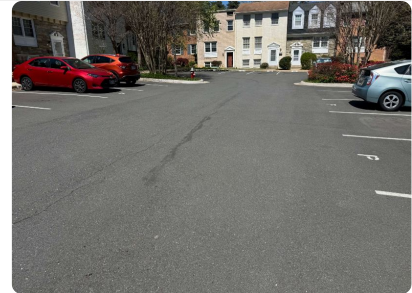


Replacement timeline:

1. 2037

2. 2051

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained. Management reports resurfacing of this street by a landscaping company in 2022 and no specifications were provided. We have reduced the lifespan for this street's new surface due to uncertain conditions below surface. Refer to "Additional Information on Asphalt" base layer at end of this report.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Whipple Court - Asphalt Pavement Resurfacing



Condition: Fair



Cost: \$53,160



Quantity: 2215 Square Yards



Useful Life: 16 years



Next replacement in: 2 years



Replacement timeline:

1. 2029

2. 2045

This line item provides for milling and replacing of the top 2 inches of existing asphalt pavement to address aging, network cracking, and oxidation. Includes base surface cleaning, application of tack coat, installation of hot-mix surface grade asphalt, and compaction. Replacement anticipates and assumes repair of base asphalt layer where necessary as directed by the Association qualified professional. This process restores the structural integrity of the pavement section and has a service life of approximately 16 years when properly maintained.

This street was reported to be resurfaced in 2016, so the surface lifespan is considerably less than the industry average of 15 to 16 years. Proper specifications may not have been used on previous project, or inspection may not have been performed to ensure conformance to industry/contract standards.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Asphalt Pavement Repairs - Interim Repairs, Patching, and Crackfilling (10% of 22,115 SY)

Condition: **Poor**Cost: **\$7,511**Quantity: **2146 Square Yards**Useful Life: **5 years**Next replacement in: **5 years**

Replacement timeline:

1. 2032

2. 2037

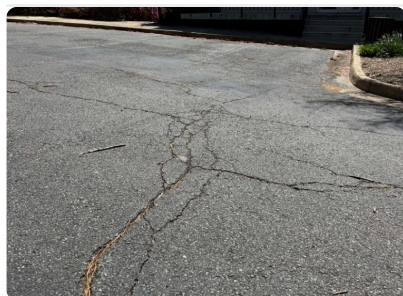
3. 2042

4. 2047

5. 2052

6. 2057

This line item provides for periodic preventive maintenance typically performed every 5 years. Includes localized spot patching, crackfilling to prevent water infiltration, and other minor asphalt repairs.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Curb and Gutter, Conc. (CG-6) - Restoration Cycle (10% of 12,714 LF)



Condition: Fair



Cost: \$44,485



Quantity: 1271 Linear Feet



Useful Life: 5 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2037

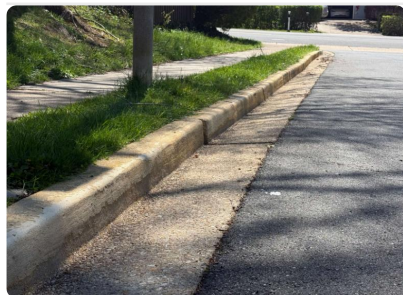
3. 2042

4. 2047

5. 2052

6. 2057

This line item provides for the periodic removal and replacement of localized concrete CG-6 curb & gutter sections that have failed due to cracking, settlement, tree root intrusion, or drainage obstruction. Includes concrete saw-cutting, demolition, disposal of old concrete, subgrade compaction, reinforcement (where necessary), and pouring of new concrete to match existing profiles.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Sidewalks, Concrete & Masonry - Restoration Cycle (10% of 72,600 SF)



Condition: Fair



Cost: \$87,120



Quantity: 7260 Square Feet



Useful Life: 5 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2037

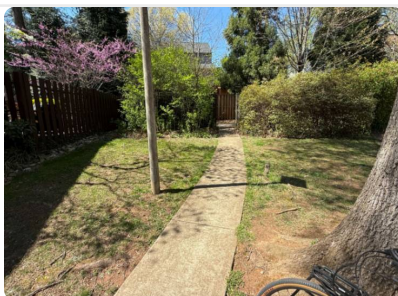
3. 2042

4. 2047

5. 2052

6. 2057

This line item provides for the periodic inspection, grinding, and partial remove/replace of concrete sidewalks to address trip hazards, localized cracking, and spalling. This component covers miscellaneous replacement throughout the association to maintain function and safety.



STRATHMEADE SQUARE CA

Reserve Study



Private Streets and Sidewalks

Asphalt Trail - Resurfacing

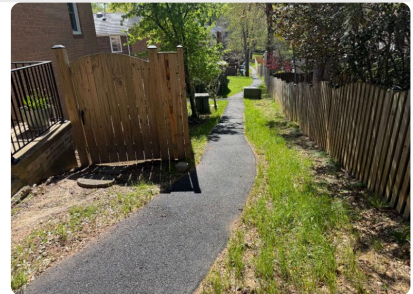
Condition: **Good**Cost: **\$115,500**Quantity: **3300 Square Yards**Useful Life: **25 years**Next replacement in: **15 years**

Replacement timeline:

1. 2042

Management reports a \$51,000 project resurfacing trails in 2025. Locations and quantity not indicated in documentation.

Association records indicate that the trails were previously resurfaced in 2004/2005 (unknown quantity) and 1,300 SY in 2017/2018. Remaining sections requiring overlay should be included in upcoming 2027 or 2029 paving projects. Lifespan is an average of existing conditions for entire trail system, but repairs should be done as conditions mandate.



Miscellaneous Site

Basketball Court - Chain Link Fence Replacement

Condition: **Fair**Cost: **\$4,900**Quantity: **140 Linear Feet**Useful Life: **25 years**Next replacement in: **6 years**

Replacement timeline:

1. 2033

This line item is provided for funding replacement of a chain link fence that surrounds both ends of the basketball court.

STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Basketball Court - Goal Replacement



Condition: **Good**



Cost: **\$9,000**



Quantity: **2 Each**



Useful Life: **25 years**



Next replacement in: **20 years**



Replacement timeline:

1. 2047

This line item is provided for funding replacement of two basketball poles and goals. Management reports at least one of the goals was replaced in 2021. Cost is based on 2021 cost stated by Association.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Basketball Court - Resurfacing



Condition: Fair



Cost: \$22,200



Useful Life: 20 years



Quantity: 555 Square Yards



Next replacement in: 6 years

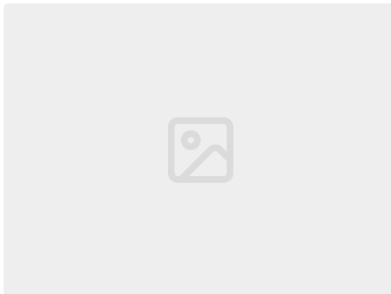


Replacement timeline:

1. 2033

2. 2053

This line item is provided for funding the resurfacing of the asphalt basketball court surface. Management reports \$27,000 worth of unspecified work on "sport court", which we assume is associated with the basketball court



Miscellaneous Site

Drainage & Erosion Control - Reoccurring Allowance



Condition: Fair



Cost: \$10,000



Useful Life: 5 years



Quantity: 1 Lump Sum



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2037

3. 2042

4. 2047

5. 2052

6. 2057

Provides funds for the replacement and restoration of privately maintained site drainage systems, common area slopes, and swales. Includes addressing erosion areas and restoring/placing rip-rap where needed. This is an allowance amount and should be adjusted by the Board as needs dictate.

We recommend civil engineers be utilized to design any remedial drainage and erosion systems. Vendor designs should be considered temporary in nature.

STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Fence, Stockade - Periodic Partial Replacement Allowance (25%)



Condition: Fair



Cost: \$4,375



Quantity: 125 Linear Feet



Useful Life: 5 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2037

3. 2042

4. 2047

5. 2052

6. 2057

This line item is for funding a periodic partial replacement of approximately 25% of the total timber retaining walls found throughout the community once every 5 years. Cycle is for funding purposes only - walls should be replaced only as conditions dictate. Cost includes safety railings where required by code.



Miscellaneous Site

Gazebo (Contessa Ct) - Replacement



Condition: Fair



Cost: \$20,000



Quantity: 1 Each



Useful Life: 20 years



Next replacement in: 8 years



Replacement timeline:

1. 2035

2. 2055

This line item provides funding for replacement of all elements of the gazebo (includes shingle roof). Date of original construction unknown.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Gazebo (DeCoursey Ct) - Replacement



Condition: **Fair**



Cost: **\$13,500**



Quantity: **1 Each**



Useful Life: **20 years**



Next replacement in: **8 years**



Replacement timeline:

1. 2035

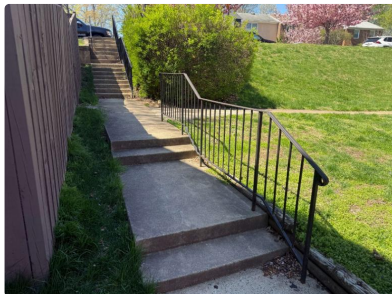
2. 2055

This line item provides funding for replacement of all elements of the gazebo (includes shingle roof). Original date of construction unknown.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Handrails, Misc. Metal - Replacement and Restoration Allowance



Condition: Fair



Cost: \$10,000



Quantity: 1 Lump Sum



Useful Life: 10 years



Next replacement in: 3 years



Replacement timeline:

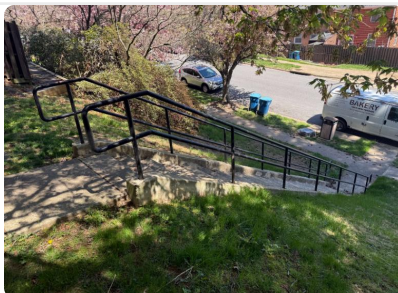
1. 2030

2. 2040

3. 2050

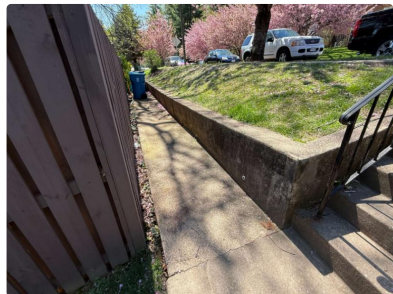
This line item is provided for funding the replacement and restoration of existing handrails found throughout the community.

Rusting noted on a number of handrails. We recommend regular painting to avoid further damage.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Retaining Wall and Drainage Swale, Concrete (Webley Ct) - Replacement



Condition: **Fair**



Cost: **\$25,000**



Quantity: **1 Lump Sum**



Useful Life: **40 years**



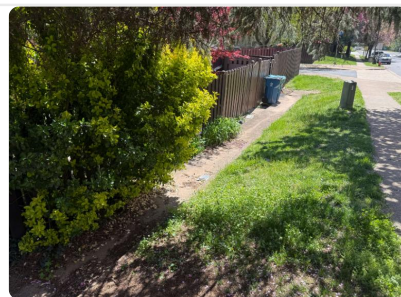
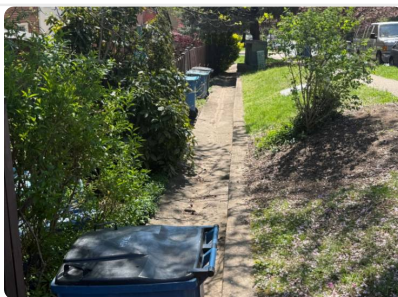
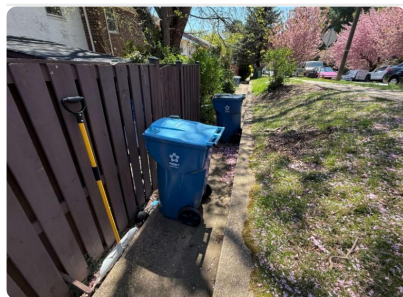
Next replacement in: **14 years**



Replacement timeline:

1. 2041

This line item is provided for funding the replacement of a concrete retaining wall and drainage swale between Webley Court and Beverly Drive.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Retaining Wall, Timber - Periodic Partial Replacement Allowance (25%)



Condition: **Fair**



Cost: **\$4,500**



Quantity: **1 Allowance**



Useful Life: **5 years**



Next replacement in: **5 years**



Replacement timeline:

1. 2032

2. 2037

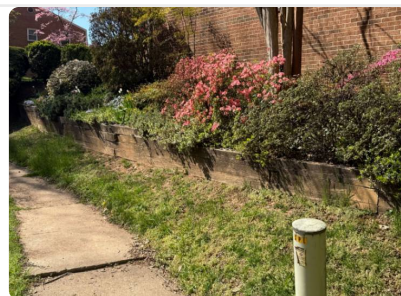
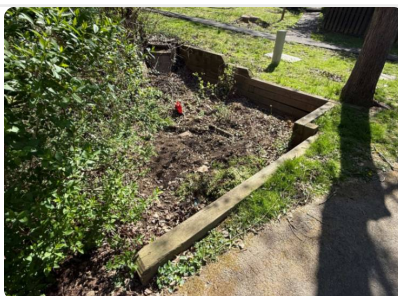
3. 2042

4. 2047

5. 2052

6. 2057

This line item is for funding a periodic partial replacement of approximately 25% of the total timber retaining walls found throughout the community once every 5 years.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Signage, Misc. - Partial Restoration Allowance



Condition: Fair



Cost: \$5,000



Quantity: 1 Allowance



Useful Life: 5 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2037

3. 2042

4. 2047

5. 2052

6. 2057

Provides a funding allowance for periodic, as needed replacement of community traffic control and information signs.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lot (Conquistador Ct)- Playground Equipment Replacement



Condition: Fair



Cost: \$15,000



Quantity: 1 Lump Sum



Useful Life: 25 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2057

Complete replacement of recreational playground apparatus (swings, slide structure, climbing unit), including removal of existing structures, installation of new equipment, and replacement of border/edging.

Our review of tot lot equipment does not constitute a safety inspection. The tot lot should be inspected at least once a year (preferably in the spring) by a qualified inspector to ensure that all play equipment is in good working order and that the mulch chip beds are of adequate depth.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lot (Decourcey Ct)- Playground Equipment Replacement



Condition: Fair



Cost: \$25,000



Quantity: 1 Lump Sum



Useful Life: 25 years



Next replacement in: 6 years



Replacement timeline:

1. 2033

Complete replacement of recreational playground apparatus (swings, slide structure, climbing unit), including removal of existing structures, installation of new equipment, and replacement of border/edging.

Our review of tot lot equipment does not constitute a safety inspection. The tot lot should be inspected at least once a year (preferably in the spring) by a qualified inspector to ensure that all play equipment is in good working order and that the mulch chip beds are of adequate depth.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lot (Tobin Rd)- Playground Equipment Replacement



Condition: Fair



Cost: \$40,000



Quantity: 1 Lump Sum



Useful Life: 25 years



Next replacement in: 7 years



Replacement timeline:

1.2034

Complete replacement of recreational playground apparatus (swings, slide structure, climbing unit), including removal of existing structures, installation of new equipment, and replacement of border/edging.

Our review of tot lot equipment does not constitute a safety inspection. The tot lot should be inspected at least once a year (preferably in the spring) by a qualified inspector to ensure that all play equipment is in good working order and that the mulch chip beds are of adequate depth.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lot (Whipple Ct)- Playground Equipment Replacement



Condition: Fair



Cost: \$20,000



Quantity: 1 Lump Sum



Useful Life: 25 years



Next replacement in: 6 years



Replacement timeline:

1. 2033

Complete replacement of recreational playground apparatus (swings, slide structure, climbing unit), including removal of existing structures, installation of new equipment, and replacement of border/edging.

Our review of tot lot equipment does not constitute a safety inspection. The tot lot should be inspected at least once a year (preferably in the spring) by a qualified inspector to ensure that all play equipment is in good working order and that the mulch chip beds are of adequate depth.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lots (All) - Wood Chip Replenishment (20%)



Condition: **Fair**



Cost: \$3,300



Quantity: 5500 Square Feet



Useful Life: 2 years



Next replacement in: 2 years



Replacement timeline:

1. 2029

2. 2031

3. 2033

4. 2035

5. 2037

6. 2039

7. 2041

8. 2043

9. 2045

10. 2047

11. 2049

12. 2051

13. 2053

14. 2055

15. 2057

This line item provides for the periodic replenishment of wood chip mulch to tot lots.

STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lots (All) - Plastic Edging Replacement

Condition: **Good**Cost: **\$9,600**Quantity: **640 Linear Feet**Useful Life: **20 years**Next replacement in: **18 years**

Replacement timeline:

1. 2045

This line item provides funding for a full replacement of the plastic tot lot edging for all tot lots.

It is important for anchor bolts to be fully sunk into edging as they pose a safety hazard when sticking out.



STRATHMEADE SQUARE CA

Reserve Study



Miscellaneous Site

Tot Lots (Decourcey Ct) - Timber Edging Replacement with Plastic Edging (One Time Cost)



Condition: **Critical**



Cost: **\$3,150**



Quantity: **210 Linear Feet**



Useful Life: **20 years**



Next replacement in: **2027**



One-time replacement:

2027

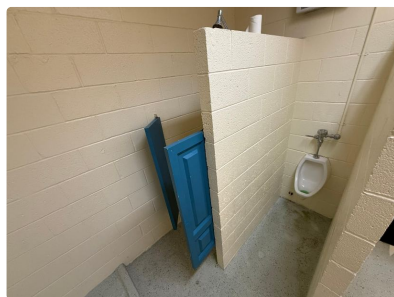
This line item provides funding for a full replacement of the plastic tot lot edging for all tot lots.

It is important for anchor bolts to be fully sunk into edging as they pose a safety hazard when sticking out.



STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Bathrooms & Interior Renovation Allowance



Condition: Fair



Cost: \$30,000



Quantity: 1 Allowance



Useful Life: 10 years



Next replacement in: 5 years



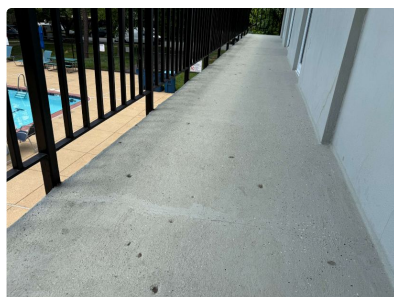
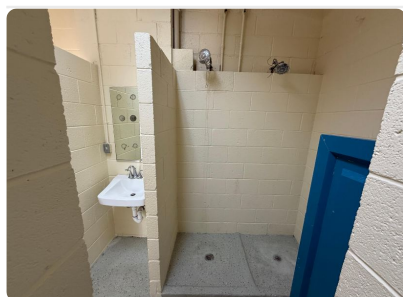
Replacement timeline:

1. 2032

2. 2042

3. 2052

This line item is provided for funding all interior renovations of the clubhouse. Bathhouse flooring reported to be replaced in 2022.



Clubhouse

Building Deck, Concrete, Repairs Allowance



Condition: Fair



Cost: \$10,000



Quantity: 1 Allowance



Useful Life: 10 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2042

3. 2052

This line item is provided for funding repairs and waterproofing of the concrete deck that wraps around the clubhouse.

We suggest hiring a structural engineer to inspect the deck once a year.

STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Building Deck, Concrete - Replacement

Condition: **Poor**Cost: **\$30,000**Quantity: **1 Lump Sum**Useful Life: **10 years**Next replacement in: **5 years**

Replacement timeline:

1. 2032

2. 2042

3. 2052

This line item is provided for funding repairs and waterproofing of the concrete deck that wraps around the clubhouse. A concrete walkway is cantilevered from the building structure on all 4 sides of the upper level of the Community Building. The absence of a waterproof traffic coating on the exposed structural concrete is allowing water penetration and if not stopped, it will result in damage to the steel reinforcing and will require a expensive restoration project. We have included the installation of a protective waterproofing membrane in the component list. The project should include the restoration of the metal railing and the metal railing attachment points as well. We also recommend a structural engineer inspect the deck bi-annually.

STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Building Deck Railing, Metal - Replacement



Condition: Fair



Cost: \$14,040



Useful Life: 40 years



Replacement timeline:



Quantity: 180 Linear Feet



Next replacement in: 10 years

1. 2037

This line item is provided for funding the replacement of the metal deck railing that wraps around the clubhouse. We noted during our assessment that many of the railing anchors are rusting and should be painted to avoid replacement of the railing prematurely.



Clubhouse

Heat Pump System - Replacement



Cost: \$12,000



Useful Life: 15 years



Replacement timeline:



Quantity: 1 Lump Sum



Next replacement in: 12 years

1. 2039

2. 2054



STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Roof - Shingle Replacement



Condition: **Poor**



Cost: **\$10,500**



Quantity: **1500 Square Feet**



Useful Life: **20 years**



Next replacement in: **3 years**

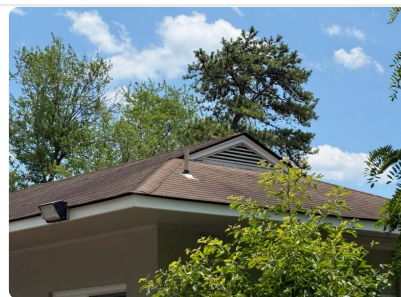


Replacement timeline:

1. 2030

2. 2050

This line item is provided for funding the replacement of the shingle roof of the clubhouse. Conditions are poor at present and should be inspected annually to determine replacement timing.



STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Water Heater - Replacement

Condition: **Good**

Cost: \$2,000



Quantity: 1 Lump Sum



Useful Life: 15 years



Next replacement in: 10 years



Replacement timeline:

1. 2037

2. 2052



STRATHMEADE SQUARE CA

Reserve Study



Clubhouse

Windows and Doors, Exterior - Replacement



Condition: **Fair**



Cost: **\$11,935**



Quantity: **217 Square Feet**



Useful Life: **30 years**



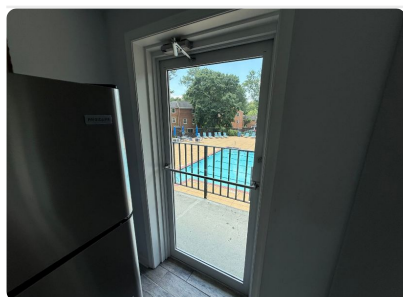
Next replacement in: **10 years**



Replacement timeline:

1. 2037

This line item is provided for funding replacement of exterior windows and doors of the clubhouse



STRATHMEADE SQUARE CA

Reserve Study



Pool

Caulking (Pool Perimeter) - Application Allowance



Condition: **Fair**



Cost: **\$2,686**



Quantity: **316 Linear Feet**



Useful Life: **4 years**



Next replacement in: **4 years**



Replacement timeline:

1. 2031

2. 2035

3. 2039

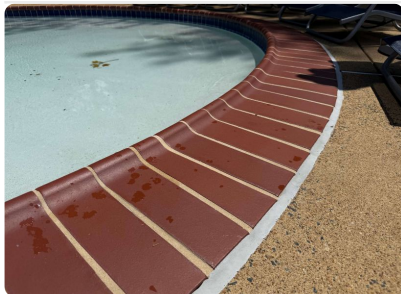
4. 2043

5. 2047

6. 2051

7. 2055

This line item is provided for funding the application of caulk throughout the perimeter of both pools.



STRATHMEADE SQUARE CA

Reserve Study



Pool

Covers, Vinyl - Replacement



Condition: Fair



Cost: \$8,070



Quantity: 2690 Square Feet



Useful Life: 8 years



Next replacement in: 4 years



Replacement timeline:

1. 2031

2. 2039

3. 2047

4. 2055

This line item provides for the replacement of the main and wading pool covers.



Pool

Chlorine Pumps - Replacement



Condition: Good



Cost: \$1,200



Quantity: 2 Each



Useful Life: 7 years



Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2039

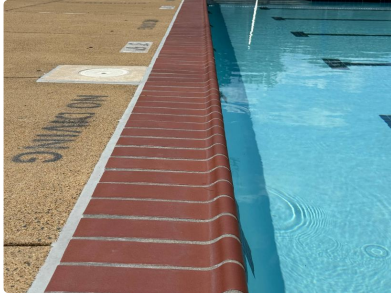
3. 2046

4. 2053

100 gallon chemical tank replaced in 2024

STRATHMEADE SQUARE CA

Reserve Study



Pool

Coping Stones / Waterline Tile (Main) - Replacement



Condition: Fair



Cost: \$21,375



Quantity: 285 Linear Feet



Useful Life: 25 years



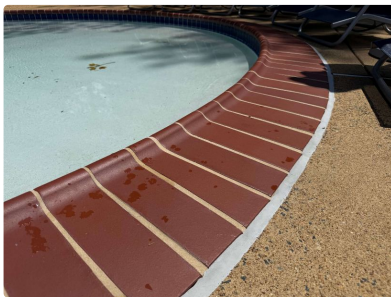
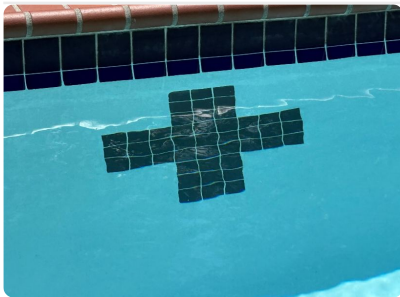
Next replacement in: 17 years



Replacement timeline:

1. 2044

This line item provides for the replacement of the masonry coping stones running along the edge of the main and wading pool.



Pool

Coping Stones / Waterline Tile (Wading) - Replacement



Condition: Fair



Cost: \$3,750



Quantity: 50 Linear Feet



Useful Life: 25 years



Next replacement in: 17 years



Replacement timeline:

1. 2044

This line item provides for the replacement of the masonry coping stones running along the edge of the main and wading pool.

STRATHMEADE SQUARE CA

Reserve Study



Pool

Deck Furniture - Replacement Allowance

Condition: **Good**Cost: **\$9,500**Quantity: **1 Lump Sum**Useful Life: **5 years**Next replacement in: **5 years**

Replacement timeline:

1. 2032

2. 2037

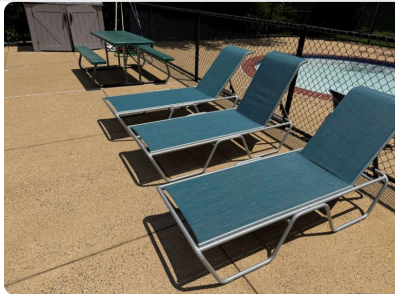
3. 2042

4. 2047

5. 2052

6. 2057

This line item provides for an allowance to replace chairs, loungers, tables, umbrellas, and picnic tables. Also included is a pool basketball hoop.



STRATHMEADE SQUARE CA

Reserve Study



Pool

Diving Board - Replacement

Condition: **Good**Cost: **\$9,000**Quantity: **1 Each**Useful Life: **20 years**Next replacement in: **14 years**

Replacement timeline:

1. 2041

This line item provides for the replacement of the diving board. Management reports that the jig for the diving board was replaced in 2023 and board replaced in 2024.

We recommend an annual safety inspection be performed by a qualified expert.



Pool

Fence / Gates, 4' Chain Link - Replacement

Condition: **Fair**Cost: **\$3,900**Quantity: **130 Linear Feet**Useful Life: **25 years**Next replacement in: **18 years**

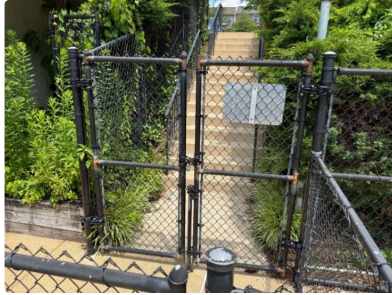
Replacement timeline:

1. 2045

This line item provides for the replacement of the 4' chain link fencing and gates.

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Reserve Study



Pool

Fence / Gates, 6' Chain Link - Replacement



Condition: Fair



Cost: \$14,350



Quantity: 410 Linear Feet



Useful Life: 25 years



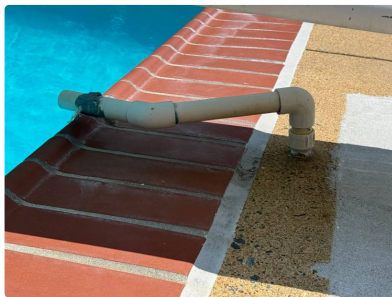
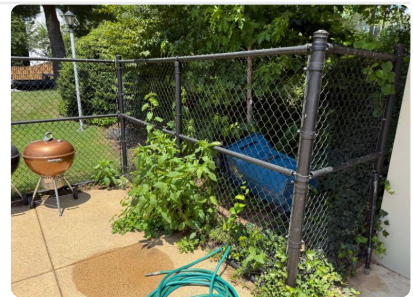
Next replacement in: 18 years



Replacement timeline:

1. 2045

This line item provides for the replacement of the 6' chain link perimeter fencing and gates.



Pool

Fresh Water Line - Replacement



Condition: Fair



Cost: \$3,000



Quantity: 1 Lump Sum



Useful Life: 30 years



Next replacement in: 12 years



Replacement timeline:

1. 2039

This line item provides for the replacement of the pool fresh water line.

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Reserve Study



Pool

Guard Stands / Railings / Ladders - Replacement



Cost: \$6,500



Quantity: 1 Lump Sum



Useful Life: 15 years



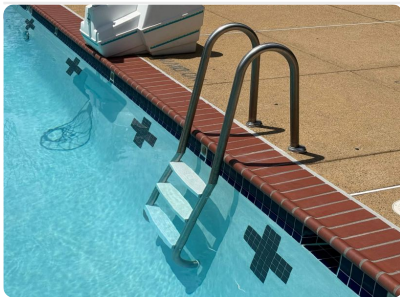
Next replacement in: 5 years



Replacement timeline:

1. 2032

2. 2047



Pool

Lights, Post Deck - Replacement



Cost: \$15,000



Quantity: 6 Each



Useful Life: 30 years

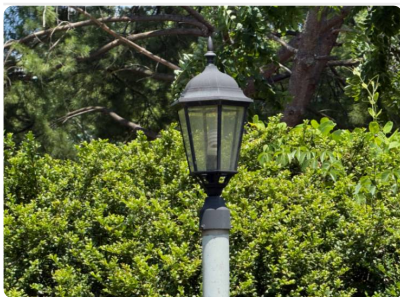


Next replacement in: 3 years



Replacement timeline:

1. 2030



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Reserve Study



Pool

Lights, Underwater - Replacement



Condition: **Fair**



Cost: **\$2,500**



Quantity: **5 Each**



Useful Life: **25 years**



Next replacement in: **2027**



Replacement timeline:

1. 2027

2. 2052

This line item provides for the replacement of underwater lights located in the main pool



STRATHMEADE SQUARE CA

Reserve Study



Pool

Pool Deck, Concrete - Restoration Cycle



Condition: Fair



Cost: \$132,000



Quantity: 8800 Square Feet



Useful Life: 10 years



Next replacement in: 2 years

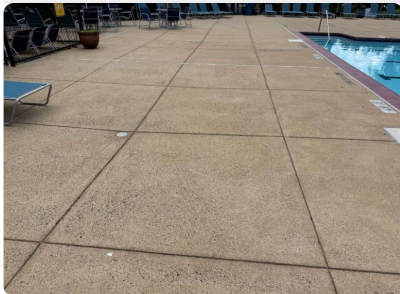


Replacement timeline:

1. 2029

2. 2039

3. 2049



Pool

Pool Deck Retaining Wall - Replacement



Cost: \$78,000



Quantity: 650 Square Feet



Useful Life: 40 years



Next replacement in: 15 years



Replacement timeline:

1. 2042



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Reserve Study



Pool

Pump and Filters (Main) – Replacement

Condition: Good

Cost: \$12,000



Quantity: 1 Each



Useful Life: 20 years



Next replacement in: 10 years



Replacement timeline:

1. 2037

2. 2057

Management reports maintenance of pump room by High Sierra Pools in 2021 (\$8,000). Management reports replacement of pump, and pump bearings and seals in 2023 and 2024.



STRATHMEADE SQUARE CA

Reserve Study



Pool

Pump and Filters (Wading) – Replacement

Condition: **Good**

Cost: \$3,500



Quantity: 1 Each



Useful Life: 15 years



Next replacement in: 10 years



Replacement timeline:

1. 2037

2. 2052

Management reports replacement of pump, and pump bearings and seals in 2023 and 2024.



Pool

Shed - Replacement

Condition: **Fair**

Cost: \$1,000



Quantity: 1 Each



Useful Life: 20 years



Next replacement in: 3 years



Replacement timeline:

1. 2030

2. 2050

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Reserve Study



Pool

Skimmers - Replacement



Condition: Fair



Cost: \$19,350



Useful Life: 20 years



Quantity: 9 Each



Next replacement in: 15 years



Replacement timeline:

1. 2042



Pool

Structure, Pool (Main) - Replacement



Condition: Fair



Cost: \$130,625



Useful Life: 60 years



Quantity: 2375 Square Feet



Next replacement in: 10 years



Replacement timeline:

1. 2037

STRATHMEADE SQUARE CA

Reserve Study



Pool

Structure, Pool (Wading) - Replacement



Cost: \$9,625



Quantity: 175 Square Feet



Useful Life: 60 years



Next replacement in: 10 years



Replacement timeline:

1. 2037



Pool

White Coat (Main) - Application Allowance



Condition: Poor



Cost: \$21,375



Quantity: 2375 Square Feet



Useful Life: 4 years



Next replacement in: 2 years



Replacement timeline:

1. 2029

2. 2033

3. 2037

4. 2041

5. 2045

6. 2049

7. 2053

8. 2057

This line item provides for the reapplication of white coat to the main pool.



Pool

White Coat (Wading) - Application Allowance



Condition: Poor



Cost: \$1,575



Quantity: 175 Square Feet



Useful Life: 4 years



Next replacement in: 2 years



Replacement timeline:

1. 2029

2. 2033

3. 2037

4. 2041

5. 2045

6. 2049

7. 2053

8. 2057

This line item provides for the reapplication of white coat to the wading pool.

Introduction to Reserve Studies

A reserve study is a comprehensive evaluation of a property's major physical components and the costs associated with maintaining, repairing, and replacing them over time. It considers factors such as the age and condition of each component, its anticipated remaining useful life, and external influences including inflation, interest rates, and market conditions. The primary purpose of a reserve study is to assist property owners and associations in planning and budgeting for long-term capital needs in a structured and predictable manner.

What is a Reserve Study?

Historically, many communities addressed major repair, and replacement needs only as they arose, without the benefit of long-term financial planning. This reactive approach frequently resulted in unexpected expenses, insufficient funds, and difficulty covering large capital projects. Over time, this lack of planning often caused communities to defer maintenance, leading to accelerated deterioration, higher repair costs, and reduced longevity of common area assets.

As these challenges became more evident, association managers and community associations increasingly recognized the importance of proactive, long-range financial planning. Reserve studies emerged as a practical tool to help communities anticipate future needs and ensure adequate funding is available to preserve and protect common property assets over time.

Types of Reserve Studies

Reserve studies are typically prepared at four levels, depending on scope and whether a site inspection is performed.



Level I – Full Reserve Study

A complete study with an on-site inspection and full financial analysis. Used when no current study exists or a full update is needed.



Level II – Update with Site Visit

An update to an existing study that includes an on-site review to confirm components, assess condition, and update costs and funding.



Level III – Update without Site Visit

An off-site update based on prior studies and information provided by the association. No visual inspection is performed.



Level IV – Preliminary (Pre-Construction)

A planning-level study prepared before construction, based on design documents and used primarily for budgeting.



Structural Integrity Reserve Study

A Structural Integrity Reserve Study (SIRS) is a reserve study that focuses specifically on critical structural and life-safety components of a building. It is more limited in scope than a traditional full reserve study.

Best practice is for a site inspection-based reserve study **update at least every third year**.

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Reserve Study

Reserve studies provide a detailed review of an association's physical components and their projected costs across a defined planning horizon. The analysis incorporates the age, condition, and remaining useful life of each component, along with assumptions regarding inflation, interest earnings, and market trends. The objective is to give property owners and boards a clear roadmap for funding future repairs, replacements, and major maintenance activities.

One of the primary advantages of a reserve study is its ability to reduce the likelihood of unexpected expenses and reserve shortfalls. By identifying future capital needs in advance, associations can plan contributions accordingly and maintain sufficient reserves to address issues as they occur. This proactive approach helps minimize the need for special assessments or borrowing, both of which can place financial strain on homeowners and the community.

In addition, reserve studies support informed decision-making and effective prioritization of expenditures. By understanding which components are nearing the end of their useful life and which can be deferred, associations can allocate resources more efficiently and focus spending where it is most needed. This ensures that available funds are used strategically and responsibly.

Reserve studies also play an important role in promoting transparency and confidence among homeowners. By clearly outlining reserve balances, projected expenses, and long-term funding plans, associations demonstrate responsible financial stewardship. This openness helps build trust, encourages homeowner engagement, and contributes to a stronger sense of community.

Reserve Study Objectives

When performing a reserve study, establishing clear objectives and expected outcomes is essential to ensuring the study delivers meaningful value to the community. Clearly defined goals allow association managers and board members to better plan and confirm that sufficient funds will be available to maintain common property over the long term.

A primary goal of a reserve study is to evaluate the condition and estimated remaining useful life of each major common area component. With this information, managers and associations can plan appropriately for upcoming repairs and replacements and ensure funding is in place when those needs arise. This planning process helps reduce the risk of unforeseen expenses and funding gaps that could negatively impact homeowners and the financial stability of the association.

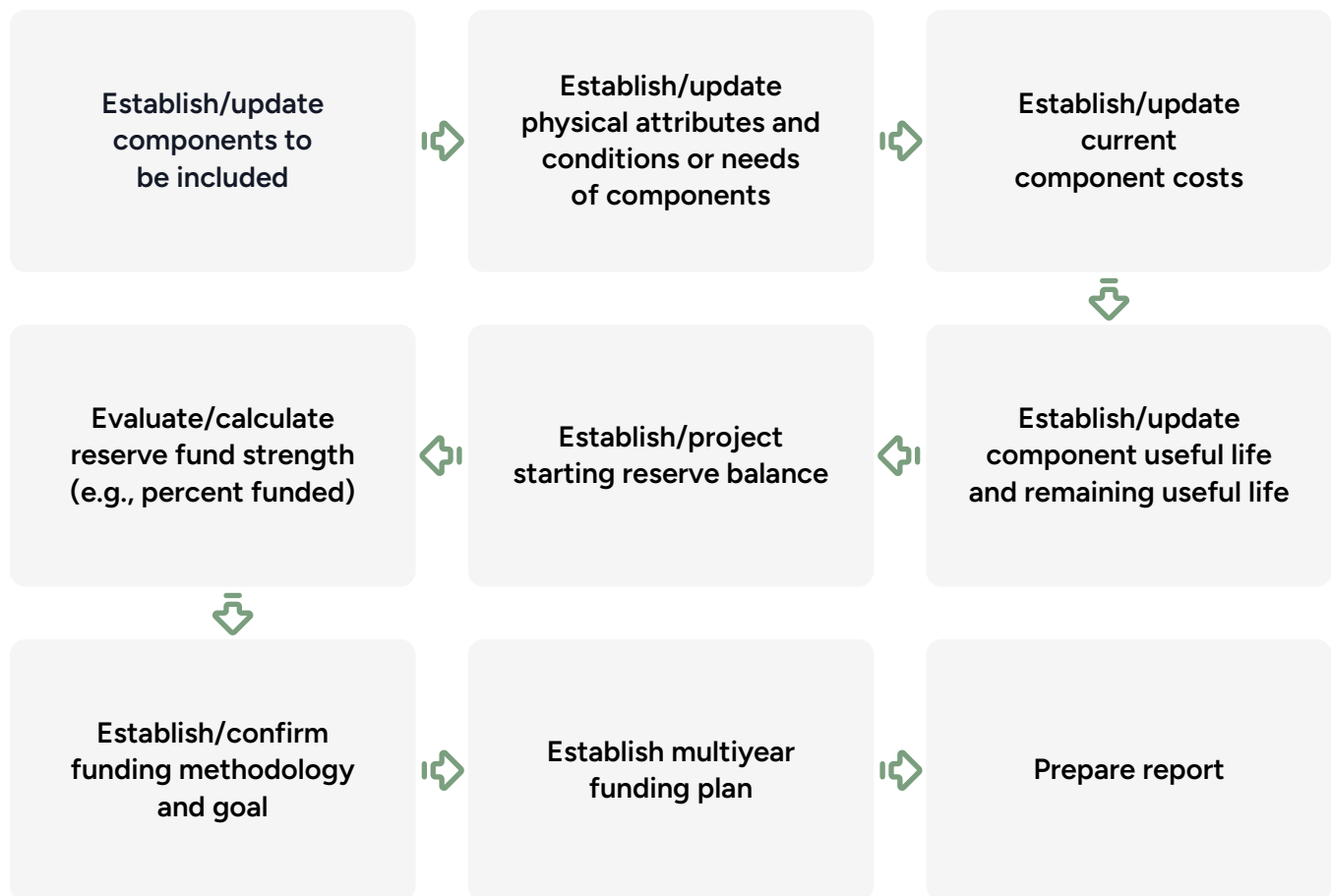
Another important objective is identifying potential reserve funding deficiencies. If the study determines that existing reserve balances or contribution levels are insufficient to meet projected expenses, association managers and boards can take corrective action. This may include adjusting assessments, revising budgets, or modifying spending priorities. Addressing funding gaps early helps ensure the association remains financially prepared for future obligations.

Reserve studies also aim to enhance transparency and strengthen trust between the association and its members. By providing a clear and detailed explanation of reserve funding levels and anticipated costs, managers and boards demonstrate accountability and proactive financial management. This transparency fosters confidence among homeowners and supports a collaborative community environment.

Ultimately, the intended outcome of a reserve study is the proper upkeep and long-term success of the community. Through proactive planning and disciplined budgeting, associations can maintain their common property, avoid financial surprises, and ensure long-term sustainability.

Reserve Study Methodology

A reserve study follows a structured process designed to gather, evaluate, and analyze information related to an association's physical assets and long-term financial needs. The methodology includes data collection, analysis, assumptions, limitations, and interpretation of results to provide a comprehensive view of current conditions and future obligations.



Community Associations Institute Reserve Study Standards. www.caionline.org

Establishing the Association's Reserve Responsibility

The components included in a reserve study are determined based on the unique characteristics and needs of the property or community being evaluated. Identifying which items qualify as reserve components involves assessing several factors. A commonly used approach is a three-part test to determine whether an item should be treated as a reserve component rather than an operating or routine maintenance expense. Generally, to qualify as a reserve component, a project must meet the following criteria:



The association has the obligation to maintain or replace the existing element.



The need and schedule for this project can be reasonably anticipated.



The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

These criteria are derived from the Community Associations Institute's (CAI) Reserve Study Standards. The standards are intended to provide consistent guidance and methodology for preparing reserve studies across a wide range of association types and physical configurations.

What components are not factored into a reserve study

Associations must also understand which assets or aspects of the community are excluded from the reserve study. Determining exclusions requires careful consideration of the property's responsibilities and the nature of each asset. Certain items may fall outside the scope of reserve funding due to their cost, frequency of replacement, or classification as operational expenses. The following steps and considerations are commonly used to identify components that are excluded from the reserve study:



Long-life components.

Components that do not have a predictable useful life and are beyond the 30 year projection window.



Unit owner responsibility.

Components or activities that are the responsibility of the individual unit owners.



Operating account expenses.

Expenses that are currently addressed via the Association's annual operating budget.



Cost is too low to include.

Components or assets that are identified as not meeting a minimum threshold.



Responsibility of other groups.

Components or assets that are designated as the responsibility of others to maintain, repair or replace.

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Data Collection and Site Inspection

Once the reserve component list has been established, the next step is to gather relevant information about the property. This process includes a site visit(s) during which detailed measurements, photographs, and observations are recorded to document the current condition of each component. Historical documentation such as maintenance records, prior reserve studies, and financial statements are also reviewed to better understand past expenditures, repair history, and existing practices.

During the site inspection, measurements, detailed notes and photographic documentation are collected to support the condition assessment and analysis of each reserve component.

Component Analysis

After data collection is complete, each component is evaluated in detail. This analysis includes assessing current condition, estimating remaining useful life, and projecting future costs for maintenance, repair, and replacement.

Condition assessments are based on visual inspections, information supplied, applicable industry standards, and professional judgment. Remaining useful life estimates consider factors such as component age, historical performance, maintenance history, and relevant technological or material advancements. These estimates help determine when future repairs or replacements are likely to occur.

Projected costs are developed using current market pricing, labor and material costs, and assumed inflation rates. Cost estimates are informed by industry benchmarks, regional market data, historical project information, vendor pricing from local contractors and suppliers, and nationally recognized construction cost databases.

All cost estimates are intended for planning and budgeting purposes only. Actual costs may vary due to market conditions, material availability, labor factors, project scope, timing, and other variables beyond the preparer's control. Associations are encouraged to obtain updated bids and professional evaluations well in advance of major projects to confirm scope and budget requirements.

Financial Analysis and Financial Projections

Following the component analysis, the financial portion of the reserve study is performed. This step evaluates the association's current reserve funding status and projects future funding needs.

The financial analysis is based on information provided by the Association, including current reserve balances, contribution levels, existing debt obligations, and assumed interest rates. Historical financial records, detailed budgets, and financial statements are typically not provided for review. Accordingly, the analysis reflects the information made available at the time of the study and is intended to assess funding adequacy under those assumptions.

Using projected component costs, assumed inflation rates, and anticipated investment returns, the required annual reserve contributions are calculated. The analysis identifies an appropriate funding target designed to meet future obligations while maintaining adequate reserve balances throughout the projection period.



Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection.



Threshold Funding

Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.



Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

*It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Financial Recommendations and Funding Strategy

Based on the results of the reserve study, several recommendations may be made to improve financial planning, support ongoing maintenance of common property, and promote long-term community stability. These recommendations reflect the analysis of current reserve levels, projected expenses, and future funding requirements.



Annual contributions

A key recommendation is to evaluate and, if necessary, adjust annual reserve contributions to ensure sufficient funds are accumulated over time. Gradual increases in contributions can strengthen reserve balances and reduce the likelihood of future funding shortfalls.

The association should establish a contribution level that, at a minimum, meets anticipated capital needs without relying on special assessments or deferred maintenance. Funding goals should balance the interests of current homeowners while avoiding undue burden on future owners.



Prioritize maintenance and repairs

Using the projected costs and remaining useful life estimates, associations should prioritize maintenance and repair activities. Consistent preventative maintenance and timely repairs can extend component life, reduce long-term costs, and improve the efficiency of reserve spending. Developing a maintenance plan aligned with reserve study recommendations supports effective asset management.



Review reserve investment strategies

The reserve study does not include recommendations regarding changes to the Association's reserve investment strategy. Investment decisions fall outside the scope of this study and should be evaluated by the Association in consultation with qualified financial or investment professionals. The financial projections presented herein assume reasonable and conservative interest earnings for planning purposes only and are not intended to advise on investment selection, risk tolerance, or portfolio structure.

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Reserve Study

**Interest and its Impact on Reserves**

Interest earnings play an important role in the long-term performance of a reserve fund. Through compounding and steady accumulation, interest can enhance reserve balances over time and provide additional resources for future repair and replacement needs.

At the same time, it is essential to balance return objectives with the need for safety and liquidity. Reserve funds are typically intended to preserve capital and ensure funds are available when needed, rather than to pursue aggressive investment strategies. Associations should work closely with financial professionals to establish an appropriate balance between earning interest and maintaining accessibility and stability of reserve funds.

Terms & Conditions

This section outlines the terms and conditions governing the use and interpretation of this reserve study. These terms establish the scope, limitations, and responsibilities associated with the information contained in this report.

Terms & Conditions

General.

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Community Association Engineering cannot be held responsible for subsequent changes in physical/financial environmental conditions and/or legislation over which we have no control.

Structural integrity evaluations are not included in the reserve study unless otherwise noted. Any on-site inspection should not be considered a project audit or quality inspection. This reserve study is based on visual inspections of the physical plant's major components.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. Community Association Engineering shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The authors of this report make no representation or warranty, expressed or implied, with respect to the contents of this publication or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this publication or any part thereof. Our best professional judgment has been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

The accuracy of the reserve study is also dependent on the accuracy and completeness of the information provided to the Reserve Professional. The Reserve Professional shall not be liable for inaccuracies in the reserve study attributable to incomplete or incorrect information provided to its representatives. Material issues which, if not disclosed, would cause a distortion of the association's situation.

STRATHMEADE SQUARE CAReserve Study

Community Association Engineering nor any of its representatives, agents or employees maintain management roles or vested interest in, or have other business relationships with the Association. There is no perceived or actual conflicts of interest between Community Association Engineering and the Association. Our reserve studies are prepared by a reserve study professional.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement. All our reserve studies are prepared by or under the direct supervision of a Reserve Professional.

Community Association Engineering has been engaged to conduct a reserve study which includes both physical analysis and financial analysis of the common area components and reserves. Community Association Engineering shall incur no civil liability for any claims, losses, damages, or expenses related to the performance of the physical or financial portions of the reserve study. In any situation or matter related to this Reserve Study, the liability of Community Association Engineering is limited to the fees charged for the services provided.

All reserve study updates are based, in part, on information obtained from the most recent reserve study conducted prior to this assessment. The accuracy and completeness of the current reserve study are significantly influenced by the accuracy and thoroughness of the last reserve study. For update with site visit and update with no site visit levels of service, the client is considered to have deemed previously developed component lists and quantities as accurate and reliable.

Preventive maintenance is a key factor affecting life-cycle costs and the long-term condition of common elements. Associations are encouraged to maintain a comprehensive preventive maintenance plan prepared in coordination with the reserve study, where applicable. Such a plan should address all common elements of the community, including those not included as reserve components.

Information regarding ongoing maintenance or repairs has been incorporated into this reserve study only to the extent such information was disclosed by the Association. The reserve study provider's knowledge of maintenance plans, programs, or practices is limited to information provided by the client. Review, audit, or evaluation of maintenance plans, contracts, or performance is outside the scope of this reserve study.

Corrective maintenance needs, related costs, and timing cannot be fully evaluated unless supported by documentation provided by the Association, including the most recent periodic structural inspection reports where required by law. In the absence of such documentation, the reserve study reflects observed conditions and information available at the time of preparation.



Community Association Engineering

a division of GJB Engineering, Inc.

35 years of providing quality engineering with personal service to Northern Virginia's HOA's

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P.O. Box 1214, Newington, Virginia 22122

CAI REQUIRED DISCLOSURES

As a member firm of CAI, our firm strives to comply with recommendations by the Community Associations Institute, a private trade association of our industry. The disclosures below are related to the CAI Reserve Study preparation guidelines for the reserve study we have prepared for your community. Numbering below follows the CAI documents on the topic.

For the purposes of understanding these disclosures below for this particular study, your community requested and we performed a **Level 1 Full Study** in accordance with CAI guidelines.

1. Our firm has no affiliations or involvement with the client community association which this report is prepared that would, in our firm's opinion, result in a perceived or real conflict of interest.
2. Unless stated as a Level 3 Update, the quantities listed in this study were measured by field measurement, measured from original construction plans, and/or from online public sources such as GIS, iPave, and other geographic geometric measuring methods and the condition assessment was performed by an onsite visual observation by a stated author of the study.
3. If a technical subject matter expert outside of our firm has been deemed appropriate for the client community association to further consult with, such has been stated herein. Community Association Engineering (a division of GJB Engineering, Inc.) is a full-service site civil engineering firm and if no subject matter experts are listed herein or recommended for consultation, the reader of this study can assume that our firm can provide more detailed consultations as may be needed by the client for common element maintenance such as asphalt repair, drainage improvement, etc. Such additional, more detailed consulting is considered Additional Engineering Services, for which the base fee for the reserve study does not cover.
4. This reserve study includes estimates and projections of inflation, interest accrued on reserve funds, and annual increases in deposits to reserves. Our client community association should consult their CPA, financial planner, property management firm, and/or auditor to verify the estimates of inflation and interest accrual. All costs, income, and recommendations are stated in dollars of the study year stated herein.
5. The author(s) of this study are Gregory J. Budnik, P.E., R.S., and Alex Budnik. Greg Budnik is a licensed professional civil engineer in the Commonwealth of Virginia for over thirty-five years and has been preparing reserve studies for over thirty years. He is also a CAI Reserve Specialist. Alex Budnik has been preparing site engineering and construction plans for residential construction over ten years, is a VDOT-trained asphalt inspector, and has been responsible for preparing reserve studies for three years.
6. If this study is stated herein as a Level 2 update, our firm has performed a previous Level 1 Full Study and the quantities and component list are based on our prior study unless the client community association added or removed components since said prior study. If this study is stated herein as a Level 1 Full Study, our firm did not use a prior study by our firm or any other firm to prepare our study. If this study is stated herein as a Level 3 or line-item update, the use of any other firm's work is stated herein and if such firm was a licensed regulant under Virginia DPOR, permission was obtained and said data was checked (to the extent necessary) by our firm prior to use of such data.

7. It is common that, during the preparation of our reserve studies, our client community associations and their management firms do not disclose or do not have available all information related to past maintenance and replacements performed, decisions related to reserve funding and spending, prior study recommendations by other reserve study firms or maintenance vendors, and the actions that may or may not have been taken in regard to same. As such, our study cannot and has not taken into account information we have not been provided by our client community association. The client community association shall remain aware of the possible distortion to results which the absence of such records may cause in our analysis and recommendations.

8. Information provided by the official representative of the client community association regarding financial, physical, quantity, or historical issues will be deemed reliable by our firm and may be used in the preparation of this study. Our firm does not provide audit, quality/forensic analysis, or background checks of such information or historical records provided to our firm.

9. The actual or projected total reserves funds on hand presented in the reserve study is based upon information provided by the client community association and was not audited by our firm.

10. If this study is stated herein as a Level 2 or 3 Update, our firm has not re-measured the components listed herein and the quantity information is from a prior study. Because the client requested a Level 2 or 3 Update, rather than a Level 1 Full Study, the client community association acknowledges that the previous component list and quantities are being deemed accurate and reliable.

11. Information provided by the official representative of the client community association regarding any ongoing or recently completed reserve-funded project or a project that is under a warranty from a construction vendor will be deemed reliable by our firm and may be deemed reliable by our firm and may be used in the preparation of this study. Our firm study and condition assessment does not constitute a project audit or quality inspection and cannot be used by the client community association for such purpose.

12. This study does NOT include a structural assessment of any components unless otherwise specifically noted herein.

13A. Preventive maintenance is a critical aspect affecting a community's life cycle costs, structures, and safety. Our firm encourages the client community association to create and implement a preventive maintenance plan regarding the components stated in our reserve study and others not required to be included in our study. Unless otherwise specifically stated herein, our firm has not been provided with a copy of the client community association's preventive maintenance plan. The preventive maintenance plan should incorporate all applicable common elements, not just those components included within the reserve study.

13B. For all studies stated herein as Level 1 and 2, if quantifiable reliable information was provided to our firm by the client community association regarding ongoing maintenance or repair performed on components, such has been included in the computations for this study.

13C. The client community association acknowledges that our firm can only be aware of preventive maintenance plans or programs that have been specifically disclosed to our firm by the client. Our firm does not audit, evaluate, or opine on any maintenance plans or maintenance contract provided to us as part of our study. Assessments of preventative maintenance programs that are within our firm's practice and discipline are performed under the Additional Engineering Services portion of our engineering services agreement with the client community association. Unless specifically stated herein, no plan was presented to our firm for consideration with this study.

13D. *Required disclosure by CAI 2023 Reserve Study standards:* In cases of structural components, unless the client community association provides our firm with a copy of the most recent structural inspection report, our study does not guarantee our estimates of lifespan and replacement cost are accurate, nor does our firm's condition assessment guarantee or warrant a component free of structural defects.

14. Our study generally does not consider component replacements which cost less than \$1,000 to be necessary to include in the component list or the reserve funding analysis/recommendations. If exceptions to this general policy have been made with a particular study, it will be stated herein.
15. Certain components are considered "long-lived". Long-lived components have the distinction of having a remaining useful life of over 30 years. Since our study analyzes only the next thirty years of expenses and income, these long-lived items are either wholly, mostly, or partially not included in the component list and in the reserve fund annual deposit computations. As such, unless specifically noted otherwise, the components included within this study have an anticipated estimated remaining useful life of 30 years or less from the time the field observations used in preparing the study was performed.
16. Please refer to our standard terms and conditions in your engineering agreement with our firm and to CAI study preparation standards relative to our firm's limitations regarding civil liability.
17. This study may include recommendations for further study by our firm or other outside professional consultants or subject matter experts to supplement or augment the findings of this reserve study.
18. Our firm has no familial or marital relationship with the client, no ownership interest in the client, and no ongoing business relationship with the client other than civil engineering services related to the performance of services within our engineering agreement that the client community association has requested.
19. The month and year that field observations were performed by our firm is stated herein. If a specific date is not stated herein, the month and year of the inspection are the month and year of the report.
20. This study contains information that was provided by the client community association Board of Directors, their property management firm, and other authorized agents of the client community association.

Please refer any questions regarding these disclosures to the author of your study or to Mr. Budnik below. We appreciate the opportunity to be of service to your community.

For GJB Engineering, Inc. (d/b/a Community Association Engineering)
by Gregory J. Budnik, P.E., R.S., President:

A handwritten signature in black ink, appearing to read 'GJB', is written over a light gray rectangular background.

General Disclaimers and Qualifying Statements for Reserve Studies

Cost and Lifespan Estimating: Estimations of construction cost, lifespan and other projects of costs associated with construction, maintenance and improvements should be considered approximate, subject to change based on market and other conditions outside the control of CAE and are for preliminary budgeting purposes only. CAE assumes no responsibility for any cost or lifespan estimates given to the client as CAE has no control over the cost of labor, materials, equipment, or services furnished by others, over competitive bids or market conditions or the Client's maintenance of elements under Client's control or responsibility. The costs stated herein should be considered approximate. Actual replacement costs may differ significantly from the projections in the analysis due to factors such as ensuing maintenance practices, inflation, market conditions and variations in prices based on bid date and specific client requirements, future technological developments, regulatory actions, and other unforeseeable factors. Costs listed in this report are based on present day dollars only and will require a financial analysis to determine alternative funding methods which could be employed.

Source materials: This study was prepared exclusively from information obtained through public record, public officials, and the Association. Therefore, the information contained within should be considered approximate. All of these sources are assumed generally acceptable for the purposes of this study.

Studies are not Construction Specifications or a Construction Schedule: Nothing in this study should be construed as representing construction information such as specifications or an absolute schedule for maintenance. Lifespans and timelines stated in the study are to establish funding timing only. Qualified professionals in each area of maintenance should be consulted for accurate determination of when actual maintenance and replacements should occur and the specifications for such work.

Limitation on Use of Study: Community Association Engineering has prepared this study for the sole and exclusive use of the Association and will not accept responsibility for any action resulting from the use or distribution of this study to or by others for purposes other than those intended by our firm.

No Warranty or Guarantee Provided: No field survey or subsurface/destructive investigations were conducted as a part of this study, although site visits were made to confirm the approximate quantity and/or existence/non-existence of certain features. This study does not guarantee that potential problems do not exist that were not apparent given the type of information available or the type and level of inspection conducted or that relate to subjects beyond or unrelated to the scope of this study, such as structural engineering or architectural design.

Not a Review for Safety or Code: The assessments listed in this report were limited to visual, non-destructive observations of readily accessible, non-hazardous areas and did not include an inspection of any items for compliance with federal, state, or local codes or ordinances. Where violation of codes or ordinances is suspected, it has been noted in the report. The inspections do not constitute a warranty of those items inspected or estimated, but merely a visual observation of the subject property. Inspections and condition assessments did not include a review for safety or hazardous conditions, however we reserve the right to raise certain concerns noted during our site visit. Should the study mention or note unsafe or hazardous conditions, that commentary is specific only to stated areas/items and should not be assumed to preclude the existence of other unsafe or hazardous conditions we do not specifically mention.

Annual Review by Board required by Virginia law: During the annual review of reserves that the Association is required to perform under Virginia Code 55-514.1, the Board should identify, along with its financial planner, CPA or property manager the appropriate inflation factor, if any, for a given year to be applied to the 2021 annual funding recommendations herein. Our firm can provide Level 3 updates as needed to implement such recommended inflation factors, investment income returns, and other non-technical adjustments as needed.

Additional Considerations for Asphalt Streets 40 years and older and the use of sealcoating products

As a community containing private asphalt streets enters its fifth decade of life, the base layer of asphalt (that layer below the surface which remains after periodic milling of the surface) requires replacement in increasing percentages during both minor and major repair cycles. It is unfortunately common, however, that resurfacing projects designed by asphalt vendors and construction companies do not fully consider the fact that base asphalt's lifespan is approximately 35 years and that replacement in older communities should be included as a basic specification. As a result of failing to include base asphalt replacement, our firm is witnessing shortening lifespans for new surfaces installed in communities that are over forty years old.

By the end of the fourth decade of service, the base asphalt within two-layer street pavements needs to be visually assessed after milling, and where appropriate, tested informally or formally to determine if the base asphalt is still sufficient to receive and distribute the loads from the new surface and provide adequate structural support to that new surface. This is especially important for pavement within the travel lanes, where base asphalt deteriorates faster. Failure to establish a process in the design of and during the construction of major asphalt resurfacing projects to replace deficient base asphalt leads to a significant reduction in the lifespan of the new surface. This increases the overall Association cost of operating and maintaining the streets.

We have attempted to account for the increasing need to replace base asphalt by increasing the unit price of resurfacing projects to allow for large-scale base asphalt layer replacement during resurfacing projects where deemed necessary by professionals hired by the Association for those projects. Lifespans stated in our study take into account the shorter lifespan we have witnessed for asphalt now containing higher quantity of recycled materials and residing on top of 40+ year old base asphalt. Lifespans and pricing stated herein also assume the use of a professional engineer preparing the specifications for major projects and to inspect the base asphalt during actual construction work on such major projects.

The lifespans and costs stated herein are for the purposes of establishing funding baseline amounts for major asphalt replacement and repairs. A reserve study is not required to be, nor does it constitute a construction schedule for resurfacing, but rather is simply an estimate of the schedule for accruing necessary funding. Since streets do not experience consistent lifespan (typically due to varied past maintenance, varying pavement thickness, varying base asphalt conditions, and subgrade soil and water conditions, etc.), we average the lifespan based on our condition assessment of the surface.

Our firm recommends that, in the years leading up to major resurfacing projects, the Association commission a detailed study of the asphalt within the community by a professional engineer (such as our firm). Once that study is completed, a more exacting schedule and prioritization of street resurfacing can be infused into the Board's decision matrix and, if appropriate, the next reserve study update.

Sealcoating/Rejuvenation: This optional product is included in the reserve schedule should the community wish to utilize these products on their asphalt surface. The sealcoating line item, if listed in the reserve components, is for sealing all community-maintained streets with an asphalt emulsion sealing product. Please be aware that, based on our firm's experience and research with asphalt sealcoating products, it is our opinion that the cost of sealing asphalt pavement may not financially justify the vendor-claimed benefits from an engineering perspective. These products do, however, provide a uniform "blacktop" appearance, which the Board may find has aesthetic merit worthy of consideration at appropriate times. This uniform appearance may be particularly desirable on streets that have or are scheduled for significant areas of asphalt patching, but not a full resurfacing. Please note that sealcoating (also referred to as "rejuvenation" by certain trademarked products) should not to be confused with crackfilling or required maintenance practices. Sealcoating is typically not recommended by our firm for asphalt maintenance purposes for communities over 40 years old as it is our professional opinion that the street lifespan will not be extended by its use. Should the Association wish to apply such products for aesthetic reasons, our firm stands available to assist with such projects.