

**WATERGATE COMMUNITY ASSOCIATION
REPLACEMENT FUND EXPENDITURE PROJECTION
FIRST FIVE YEARS RESERVE EXPENDITURES**

		JULY 1, 2016 - JUNE 30, 2021				
		Per 04/08/2016 Community Reserve Solutions Study Revision 4				
		Year 1	Year 2	Year 3	Year 4	Year 5
		FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021
1	Sanitary Sewer Renovation-Admiral Drive	506,544				
2	Sanitary Sewer Renovation-Commodore Drive		1,028,239			
3	Sanitary Sewer Renovation-Ensign Drive		146,598			
4	Sanitary Sewer Renovation-Powell St (Bldg B)		116,160			
5	Sanitary Sewer Renovation-Powell St (Bldg D)			775,483		
6	Sanitary Sewer Renovation-Ensign Drive			383,937		
7	Rekey Buildings	325,000				
8	Exterior Lighting Upgrades		180,000			
9	Elevator Jacks	160,000	160,000		160,000	
10	Security System Upgrade		150,000			
11	Swimming Pool Replastering- Bldg B	54,523				
12	Swimming Pool Replastering- Bldg D	54,523				
13	Storm Sewers- Anchor Drive	40,000				
14	Storm Sewers- Commodore Drive		40,000			
15	Storm Sewers- Admiralr Drive		40,000			
16	Storm Sewers- Captain Drive			40,000		
17	Storm Sewers- Ensign Drive			40,000		
18	Sidewalk Replace. Allow. - Major	30,000	30,000	30,000	30,000	
19	Mail Boxes			177,600		
20	Mail Boxes- Parking Garage Lobbies	30,000				
21	Electrical-Street Lights and Poles	25,000	50,000	25,000	25,000	25,000
22	Electrical- Clipper Club Interior			25,000		
23	Electrical- Clipper Club Exterior			30,500		
24	Clipper Club Furniture			65,000		
25	Courtyard Cap Slab Repair Allowance	25,000	25,000	25,000	25,000	25,000
26	Automatic Doors	24,000	48,000			
27	Irrigation 1.5" Air Gap Device-Courtyard	21,000				
28	Tree, Turf & Planting Replacement- All	20,000	20,000	20,000	20,000	20,000
29	Hallway Overhead Smoke Doors Repair Allow.	20,000				
30	Post Tensioned Cone. Slab Repairs	20,000	20,000	20,000	20,000	20,000
31	Fire Alarm Annual Testing	16,000	16,000	16,000	16,000	16,000
32	Lagoon Liner		100,000			
33	Energy Improvements		50,000			
34	Clipper Club Ext. Waterproffing/Siding Repair		40,000			
35	Asphalt Repairs- Roads			15,000	15,000	
36	Asphalt Sealing/Striping/Repair- Pkg Garages				245,026	
37	Communication Systems			25,000		
38	Phone System			20,000		
39	Exterior Waterproofing- Bldg F/B				950,000	
40	Exterior Waterproofing- Bldg D/A					950,000
41	Exterior Waterproofing-rest of the bldgs & areas: year 6-7					
42	Exterior- Stucco Repair Bldg F/B				100,000	
43	Exterior- Stucco Repair Bldg D/A					100,000
44	Exterior-Stucco Repair-rest of the bldgs & areas: year 6-7					
45	Downspouts- Bldg F (bldg B,D,A,C,E year 6-9)					14,500
46	Interior- Club Houses & Office Lockers				30,000	
47	Interior- Clipper Club Carpeting					32,550
48	Iron Fence at Pond					28,500
49	Iron Fence at Garage					28,500
50	Iron Railings at Entry Lobbies					24,200
51	Iron Cyclone at Tennis Courts					24,600
52	Other Components (under \$14,500)	242,247	243,897	167,979	123,903	134,562
53	5% Unscheduled Expense Multiplier	80,692	125,195	95,075	87,996	72,171
54	Projected Annual Replacement Expenses	1,694,529	2,629,089	1,996,574	1,847,925	1,515,582
55	Inflation Factor Multiplier	1.000	1.025	1.051	1.077	1.104
56	Projected Inflated Annual Reserve Expenses	1,694,530	2,694,816	2,097,650	1,990,014	1,672,920

5 Yr Exp.
\$10,149,930