Line Item / Description / [footnote]	Life Expectancy	Condition Life Remaining	Quantity	Unit of Measure	Unit Cost	Line item cost	Normalized over 50 yrs	50 yrs cost	notes	
RS-1 Pool (5,000 per year)						5,000	50.0	250,000.0		
RS-16 BUILDING 13 - Basement Stairwell-masonry & railing	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-16.1 BUILDING 13 - Basement Circuit Breaker Box Replace upgrade to moisture res	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-16.2 BUILDING 13 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	0.0	0.0		
RS-16.3 BUILDING 13 - replace door, frame, and threshold with moisture resistant mate	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-16.4 BUILDING 13 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-17 BUILDING 11 - Basement Stairwell-masonry & railings	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-17.1 BUILDING 11 - Basement Circuit Breaker Box Replace upgrade to moisture res	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-17.2 BUILDING 11 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	1.0	2,000.0		
RS-17.3 BUILDING 11 - replace door, frame, and threshold with moisture resistant mate	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-17.4 BUILDING 11 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-18 BUILDING 2 - Basement Stairwells-masonry & railings	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-18.1 BUILDING 2 - Basement Circuit Breaker Box Replace upgrade to moisture resis	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-18.2 BUILDING 2 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	1.0	2,000.0		
RS-18.3 BUILDING 2 - replace door, frame, and threshold with moisture resistant materi	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-18.4 BUILDING 2 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-18.6 BUILDING 3 - Basement Stairwells-masonry & railings	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-18.7 BUILDING 3 - Basement Circuit Breaker Box Replace upgrade to moisture resis	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-18.8 BUILDING 3 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	1.0	2,000.0		
RS-18.9 BUILDING 3 - replace door, frame, and threshold with moisture resistant materi	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-18.91 BUILDING 3 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-19 BUILDING 4 - Basement Stairwells-masonry & railings	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-19.1 BUILDING 4 - Basement Circuit Breaker Box Replace upgrade to moisture resis	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-19.2 BUILDING 4 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	0.0	0.0		
RS-19.3 BUILDING 4 - replace door, frame, and threshold with moisture resistant materi	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-19.4 BUILDING 4 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-20 BUILDING 5 - Basement Stairwells-masonry & railings	30	0	1	EA	11500.0	11,500	1.7	19,166.7		
RS-20.1 BUILDING 5 - Basement Circuit Breaker Box Replace upgrade to moisture resi	15	5	1	EA	3500.0	3,500	1.0	3,500.0	Replace current steel with	
RS-20.2 BUILDING 5 - Basement tear-out storage containers		5	1	EA	2000.0	2,000	1.0	2,000.0		
RS-20.3 BUILDING 5 - replace door, frame, and threshold with moisture resistant mater	50	10	1	EA	5000.0	5,000	0.5	2,500.0		
RS-20.4 BUILDING 5 - upgrade or remove sprinkler system	50	10	1	EA	2500.0	2,500	1.0	2,500.0		
RS-21 BUILDING-Brick fronts-repointing & repair	50	10	7,482	SF	12.0	89,784	1.0	89,784.0		
RS-22 BUILDING-Furnishments-meeting room refurbishment [	25	15	1	LS	1500.0	1,500	2.0	3,000.0		
RS-23 BUILDING-Furnishments-storage room refribushments [	50	15	5	EA	1500.0	7,500	1.0	7,500.0		
RS-24 BUILDING-Illumination-exterior flood lights-[17	20	20	52	EA	200.0	10,400	2.5	26,000.0		
RS-25 BUILDING-Mechanical-sump pumps [	40	3	6	EA	400.0	2,400	1.3	3,000.0		
RS-26 BUILDING-Roof-gutters & leaders-[6	50	5	9,850	LF	7.0	68,950	1.0	68,950.0		
RS-27 BUILDING-Siding-vinyl siding replacement-[4	50	45	13,300	SF	9.4	125,353	1.0	125,352.5		
RS-27.1 BUILDING Soffits Replace	50	5	4290	LF	10.0	42,900	1.0	42,900.0	Vinyl - $3, labor $5, remo	
RS-27.2 BUILDING Front Roof Facade Eves Cap	50	0	624	SF	10.0	6,240	1.0	6,240.0	estimate 3 roofs per bldg,	
RS-27.3 BUILDING Deck base foundation structures bring to code (as requested)	50	10	4	EA	15000.0	60,000	1.0	60,000.0		
RS-27.4 BUILDING Handrailings repairs from association gutters neglect (repair is NOT an HOA expense)			15	EA	300.0	4,500	1.0	4,500.0	estimate 3 railings need fi	
RS-28 SITE-Concrete-sidewalks, leadwalks & stoops repair	30	5	10	EA	1200.0	24,700	1.7	41,166.7		
RS-29 SITE-Furnishments-wooden benches rebuilding	100	100	13	EA	0.0	0	0.5	0.0		
RS-29.1 SITE-Furnishments-wooden benches maintenance (painting & refresh)	10	10	13	EA	200.0	2,600	5.0	13,000.0		

RS-30 SITE-Landscaping-tree work-[18	1	0	1	LS	25000.0	5,000	50.0	250,000.0		
RS-30.1 SITE-Landscaping-perimeter bushes										
RS-30.2 SITE-Landscaping building bushes										
RS-30.3 SITE-Landscaping Soil / Grass Restoration & Erosion Control	10	0	2			15000.0	5.0	75,000.0		
RS-31 SITE-Postal-mailbox clusters (3)	40	25	3	EA	2200.0	6,600	1.3	8,250.0		
RS-32 SITE-Postal-mailbox clusters (5)	40	10	5	EA	2200.0	11,000	1.3	13,750.0		
RS-33 SITE-Retaining Wall-wooden planting beds (not HOA Expense)	0	0	0	SF	0.0	0	0.0	0.0		
RS-34 SITE-Road-asphalt reconstruction, belmawr & dunmore-[12	50	50	3,040	SY	57.0	173,280	1.0	173,280.0		
RS-35 SITE-Road-asphalt reconstruction, norwood-[12	50	50	7,016	SY	57.0	399,912	1.0	399,912.0		
RS-36 SITE-Road-asphalt reconstruction, pool parking-[12	50	50	460	SY	57.0	26,220	1.0	26,220.0		
RS-37 SITE-Road-asphalt sealcoat, belmawr & dunmore-[12	10	10	3,040	SY	3.0	9,120	5.0	45,600.0		
RS-38 SITE-Road-asphalt sealcoat, norwood-[12	10	10	7,016	SY	3.0	21,048	5.0	105,240.0		
RS-39 SITE-Road-asphalt sealcoat, pool parking-[12	10	10	460	SY	3.0	1,380	5.0	6,900.0		
RS-40 SITE-Road-curb & gutter, belmawr & dunmore-[13	50	50	992	LF	52.5	34,720	1.0	34,720.0		
RS-41 SITE-Road-curb & gutter, norwood-[13	50	50	2,230	LF	52.5	78,050	1.0	78,050.0		
RS-42 SITE-Signage-wooden entry sign [	20	8	1	EA	2000.0	2,000	2.5	5,000.0		
RS-43 SITE-Tot Lot-fall protection barrier-[8	20	15	175	LF	10.0	1,750	2.5	4,375.0		
RS-44 SITE-Tot Lot-tot lot replacement-[8	20	15	1	LS	24000.0	24,000	2.5	60,000.0		
RS-45 SITE retaining wall erosion control grounds rear of Building 7						150,000				
99										
100						1,557,907		2,201,690.2	44,033.80	28.23
101										