

# Chateau Mont Condominiums UOA

Roanoke, VA

## **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

### **Component Record**

Final Report 2

Date: 6/18/2024

DMA Project #2401004



Prepared by : DMA Reserves, Inc.

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## Chateau Mont Condominiums UOA

## 001.001 ROADS &amp; FLATWORK

001.001.0001 Mill and Overlay Asphalt						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	21	2045	913	SY	100.0%	100.00%	\$17.65	\$16,109.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2045			\$28,565.10							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.001.0002 Asphalt seal coating						Site-Wide						
Component Details												
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
2012	13	5	1	2025	913	SY	100.0%	100.00%	\$1.10	\$1,004.00		
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).												
2025			\$1,039.04		2030		\$1,224.30		2035		\$1,409.69	
2040			\$1,595.09		2050		\$1,965.65					
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2045												
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Repair intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.												

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001.001.0003		Asphalt patching					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	41	5	6	2030	913	SY	5.0%	100.00%	\$49.00	\$2,236.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2030			\$2,726.62		2035			\$3,139.47		2040 \$3,552.36	
2050			\$4,377.63								
Expenditures in the year(s) below have been manually removed from the yearly expenditures.											
2045											
On 1/29/2024		By Mordechai Abada, DMA Reserves									
Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

001.001.0004		Concrete curb and gutter					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	36	5	1	2025	505	LF	5.0%	100.00%	\$100.93	\$2,548.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$2,636.93		2030			\$3,107.09		2035 \$3,577.54	
2040			\$4,048.04		2045			\$4,518.20		2050 \$4,988.46	
On 1/29/2024		By Mordechai Abada, DMA Reserves									
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

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001.001.0005		Tile Outside Walkway					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	8	14	2038	570	SF	100.0%	100.00%	\$52.33	\$29,828.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$45,184.10		2046		\$53,992.37			
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.001.0006		Concrete Stairs to pool					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	490	SF	50.0%	100.00%	\$124.51	\$30,505.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$47,337.14							
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2024										
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.										

Total for 001.001 ROADS & FLATWORK										\$82,230.00
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## Chateau Mont Condominiums UOA

## 001.002 SIGNAGE &amp; EXTERIOR LIGHTING

001.002.0001		Entrance Sign					Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	20	5	2029	1	LS	100.0%	100.00%	\$2,856.00	\$2,856.00	
Detail of components within the assembly:											
1	Sign Face, HDU, Routed and Painted, Site-Wide					18	SF	100.0%	100.00%	\$130.02	\$2,340.00
2	Replace stucco, Site-Wide					41	SF	100.0%	100.00%	\$10.75	\$441.00
3	Brick tuck-pointing, Site-Wide					38	SF	10.0%	100.00%	\$19.85	\$75.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$3,108.79		2049			\$4,020.72			
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in fair to good condition. Cracks and chips were noticed in stucco. Moisture penetration could weaken the structure of the entrance sign.											

001.002.0002		Informational signage					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	6	EA	100.0%	100.00%	\$122.35	\$734.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$867.98							
On 1/29/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition.										

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001.002.0003		Exterior lighting at doors					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	30	24	2048	4	EA	100.0%	100.00%	\$874.15	\$3,497.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048			\$6,588.29							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition and assumed functional.										

001.002.0004		Landscape lighting					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	25	14	2038	20	EA	100.0%	100.00%	\$875.04	\$17,501.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$26,510.88							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition and assumed functional.										

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001.002.0005		Walkway lighting					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	25	25	19	2043	10	EA	100.0%	100.00%	\$875.04	\$8,750.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2043			\$14,869.60								
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition and assumed functional.											
Total for 001.002 SIGNAGE & EXTERIOR LIGHTING										\$33,338.00	



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## 001.003 FANCING &amp; SITE FURNISHING

001.003.0001		Wrought Iron Railing (Retaining wall)					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	19	LF	100.0%	100.00%	\$250.11	\$4,752.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$5,619.37							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.003.0002		Conc./stone retaining wall					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	75	10	40	2064	124	SF	30.0%	100.00%	\$124.52	\$4,632.00
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.003.0003		Bench, concrete					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$1,182.15	\$1,182.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$1,475.33							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

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Total for 001.003 FANCING & SITE FURNISHING	\$10,566.00
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## Chateau Mont Condominiums UOA

## 001.004 LANDSCAPING &amp; IRRIGATION

001.004.0001		Re-fresh mulch					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	5	5	4	2028	278	SY	100.0%	100.00%	\$5.49	\$1,526.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2028			\$1,748.25		2033		\$2,029.84		2038		\$2,311.62
2043			\$2,593.26		2048		\$2,874.96		2053		\$3,156.81
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition.											

001.004.0002		Replace shrubs					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	5	5	2029	760	EA	5.0%	100.00%	\$90.58	\$3,442.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$4,070.26		2034		\$4,705.72		2039		\$5,341.23
2044			\$5,976.19		2049		\$6,611.78				
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

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001.004.0003		Replace trees					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	45	5	10	2034	60	EA	5.0%	100.00%	\$1,181.45	\$3,544.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2034			\$4,845.19		2039			\$5,499.55		2044 \$6,153.34	
2049			\$6,807.79								
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

001.004.0004		Prune large trees					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2012	20	5	8	2032	60	EA	25.0%	100.00%	\$712.88	\$10,693.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2032			\$13,829.35		2037			\$15,802.93		2042 \$17,776.86	
2047			\$19,750.53		2052			\$21,725.05			
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Pruning percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

Total for 001.004 LANDSCAPING & IRRIGATION										\$19,205.00
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## Chateau Mont Condominiums UOA

## 002.001 ROOFS, GUTTER &amp; DOWNSPOUT

002.001.0001Single-ply membrane roofs						Site-Wide				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	17	2041	55	SQ	100.0%	100.00%	\$847.75	\$46,626.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2041			\$75,794.02							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

002.001.0002Shingled roof, asphalt shingles						Site-Wide				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	36	25	1	2025	1	LS	100.0%	100.00%	\$218,000.00	\$218,000.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$218,000.00	100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$225,608.20		2050		\$426,800.17			
On 4/3/2024		By Mordechai Abada, DMA Reserves Replacement cost is an estimate by the client.								

## Chateau Mont Condominiums UOA

002.001.0003		Rain gutters and downspouts					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	40	7	2031	1984	LF	100.0%	100.00%	\$7.24	\$14,364.00
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <div><div>2031</div><div>\$18,046.50</div></div>										
<div>On 1/30/2024</div> <div>By Mordechai Abada, DMA Reserves</div> <div>Observed in good condition. In Service Date should be verified</div>										
Total for 002.001 ROOFS, GUTTER & DOWNSPOUT										\$278,990.00

## Chateau Mont Condominiums UOA

## 002.002 CLADDING, SIDING &amp; EXTERIOR TRIM

002.002.0001		Brick/stone washing and re-pointing					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	10	15	2039	2300	SF	25.0%	100.00%	\$19.85	\$11,414.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$17,712.04		2049			\$21,925.35		
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association.										

002.002.0002		Stucco repair allowance					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	15	7	2031	2200	SF	25.0%	100.00%	\$34.92	\$19,206.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$24,129.84		2046			\$34,765.19		
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified										

## Chateau Mont Condominiums UOA

002.002.0003		Fiber cement lap siding					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	45	45	44	2068	1	LS	100.0%	100.00%	\$532,710.21	\$532,710.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2023	\$472,596.00		100.0%	1	LS						
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in excellent condition. Replacement cost based on Client's cost.											
On 4/3/2024 By Mordechai Abada, DMA Reserves											
Component Quantity was changed from 10840 to 1.											

002.002.0004		Fiber cement lap siding					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2024	45	45	45	2069	1	LS	100.0%	100.00%	\$80,000.00	\$80,000.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2024	\$80,000.00		100.0%	1	LS						
Yearly Expenditures for this component											
Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2024		\$80,000.00									
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Replacement of the remaining wood siding. Cost is an estimate by the client.											



## Chateau Mont Condominiums UOA

002.002.0005		Fiber cement lap siding, stucco and trim, paint					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	20	10	19	2043	11800	SF	100.0%	100.00%	\$2.86	\$33,748.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2043			\$57,350.75		2053		\$69,813.93				
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.											
Total for 002.002 CLADDING, SIDING & EXTERIOR TRIM										\$677,078.00	

## Chateau Mont Condominiums UOA

## 002.003 EXTERIOR DOORS &amp; WINDOWS

002.003.0001		Wood Framed glass paned door					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	2	EA	100.0%	100.00%	\$1,767.68	\$3,535.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$5,485.54							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified								

002.003.0002		Solid single doors, metal clad					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	3	EA	100.0%	100.00%	\$3,697.20	\$11,092.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$17,212.38							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified								

## Chateau Mont Condominiums UOA

**002.003.0003 Solid single doors, gargage storage areas, mechanical rooms Site-Wide**
**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	34	EA	100.0%	100.00%	\$1,959.16	\$66,611.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$103,365.84
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition. In Service Date should be verified.

**002.003.0004 Storefront glass Site-Wide**
**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	4	DR	100.0%	100.00%	\$11,663.23	\$46,653.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$72,395.36
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition. In Service Date should be verified

## Chateau Mont Condominiums UOA

002.003.0005		Glass doors to garage/fitness room					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	3	EA	100.0%	100.00%	\$1,265.43	\$3,796.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$4,488.87							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified										

002.003.0006		Garage doors, commercial					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	25	1	2025	1	PR	100.0%	100.00%	\$18,267.22	\$18,267.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$18,904.52		2050		\$35,763.13			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in fair to good condition. The horizontal opening door has a big gap at the bottom and showing wear.										

## Chateau Mont Condominiums UOA

**002.003.0007 Interior door hardware replacement, commercial grade Site-Wide****Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	6	EA	100.0%	100.00%	\$1,262.79	\$7,577.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$8,960.02
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition and assumed functional.

**002.003.0008 Exterior door hardware replacement, commercial grade Site-Wide****Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	4	EA	100.0%	100.00%	\$2,125.22	\$8,501.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$10,052.66
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition and assumed functional.

## Chateau Mont Condominiums UOA

002.003.0009		Fixed glass windows (fitness room/garage entrance)					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	6	EA	100.0%	100.00%	\$1,341.88	\$8,051.00
<b><u>Yearly Expenditures for this component</u></b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$9,520.53							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.								

002.003.0010		Fixed glass 2 story window (3'x20')					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	60	SF	100.0%	100.00%	\$62.64	\$3,758.00
<b><u>Yearly Expenditures for this component</u></b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$4,443.93							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.								

## Chateau Mont Condominiums UOA

002.003.0011		Pipe railings					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	35	LF	100.0%	100.00%	\$92.62	\$3,242.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$5,030.91							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

002.003.0012		Outside Rear Metal Stairs					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	16	RISER	100.0%	100.00%	\$873.63	\$13,978.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$25,818.08							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in fair to good condition. We noticed rust on structure beam of the landing.										

Total for 002.003 EXTERIOR DOORS & WINDOWS										\$195,061.00
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## Chateau Mont Condominiums UOA

## 002.004 INTERIOR LIGHTING

002.004.0001		Fluorescent lightT fixtures					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	44	24	9	2033	80	EA	100.0%	100.00%	\$300.97	\$24,078.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2033			\$32,027.77							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Overall, light fixtures in garage, entrance and utility rooms were observed in good condition. In elevator machine room light was out. In Service Date should be verified.										

002.004.0002		Wall sconces in hallways					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	66	EA	100.0%	100.00%	\$188.56	\$12,445.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$14,716.55							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good working condition. In Service Date should be verified.										



Chateau Mont Condominiums UOA

002.004.0003		Entrance Chandelier					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	40	5	2029	1	EA	100.0%	100.00%	\$2,201.84	\$2,202.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$2,603.92								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in good working condition. In Service Date should be verified.											
Total for 002.004 INTERIOR LIGHTING										\$38,725.00	

## Chateau Mont Condominiums UOA

## 002.005 INTERIOR FLOORING &amp; FURNISHING

002.005.0001		Furniture, mirrors, artwork					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	5	3	2027	1	LS	20.0%	100.00%	\$60,000.00	\$12,000.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$60,000.00	20.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$13,304.61	2032		\$15,519.69	2037		\$17,734.48	
2042			\$19,949.68	2047		\$22,164.59	2052		\$24,380.45	
On 1/29/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association.										
Replacement cost is an estimate by DMA. Association has insurance policy for art work. In Service Date should be verified										

002.005.0002		Mailboxes					First Floor			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	35	3	2027	26	Cube	100.0%	100.00%	\$93.11	\$2,421.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$2,684.21							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. In Service Date should be verified										

## Chateau Mont Condominiums UOA

002.005.0003		Wallpaper replace				All floors				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	22	15	2	2026	2500	SF	100.0%	100.00%	\$2.75	\$6,875.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$7,368.94		2041		\$11,175.82			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b>										
Observed in good condition. Replacement intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified										

002.005.0004		Carpet				All floors				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	16	3	2027	550	SY	100.0%	100.00%	\$62.89	\$34,590.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$38,350.54		2043		\$58,781.60			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b>										
Observed in good condition. Replacement intervals should be adjusted to better reflect the historical experiences of the association.										

Total for 002.005 INTERIOR FLOORING & FURNISHING										\$55,886.00
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## Chateau Mont Condominiums UOA

## 002.006 FITNESS EQUIPMENT

002.006.0001		Nordic Trek Stair master					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$2,404.24	\$2,404.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$2,616.79							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

002.006.0002		Dyna Pak F10 all purpose cable/weight machine					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$17,347.25	\$17,347.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$18,882.44							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

## Chateau Mont Condominiums UOA

002.006.0003		Landice L7 treadmill					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2007	30	30	13	2037	1	EA	100.0%	100.00%	\$6,032.97	\$6,033.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2037			\$7,337.39								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

002.006.0004		Set of free weights					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$664.31	\$664.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$722.76								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

Chateau Mont Condominiums UOA

002.006.0005		Wall Mirrors					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	50	50	15	2039	150	SF	100.0%	100.00%	\$22.16	\$3,324.00	
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$4,148.88								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition.											
Total for 002.006 FITNESS EQUIPMENT										\$29,772.00	

## Chateau Mont Condominiums UOA

## 002.007 BATHROOM

002.007.0001		Floor-mounted toilet, tank type					Second Floor				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	30	5	2029	1	EA	100.0%	100.00%	\$899.28	\$899.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$1,063.09								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

002.007.0002		Laundry sink, plastic, on wall hanger or legs, single compartment					Second Floor				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	30	5	2029	1	EA	100.0%	100.00%	\$605.21	\$605.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$715.43								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

## Chateau Mont Condominiums UOA

**002.007.0003**      **Water heater, electric, point of use, glass lined, energy saver, single element, 10 gallon**      **Second Floor**

**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	15	5	2029	1	EA	100.0%	100.00%	\$1,167.20	\$1,167.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$1,380.02	2044	\$2,026.23
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**On 1/30/2024**      **By Mordechai Abada, DMA Reserves**  
Observed in good condition.

**Total for 002.007 BATHROOM**

**\$2,671.00**



## Chateau Mont Condominiums UOA

## 003.001 ELECTRICAL

003.001.0001		Building repairs/assessments allowance					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	10	5	4	2028	1	LS	100.0%	100.00%	\$5,956.72	\$5,957.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2028			\$6,824.56		2033		\$7,923.80		2038		\$9,023.78
2043			\$10,123.20		2048		\$11,222.91		2053		\$12,323.11
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Repair intervals should be adjusted to better reflect the historical experiences of the association.											

003.001.0002		Electrical main switch					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$5,956.72	\$5,957.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$9,243.96								
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition and assumed functional.											

## Chateau Mont Condominiums UOA

003.001.0003		Local load centers					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$1,876.45	\$1,876.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$2,911.11							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional.										

003.001.0004		Garage Fans					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	2	EA	100.0%	100.00%	\$1,361.83	\$2,724.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$3,221.21							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional.										

Total for 003.001 ELECTRICAL										\$16,514.00
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## Chateau Mont Condominiums UOA

## 003.002 HVAC BUILDING EQUIPMENT

003.002.0001Hvac condensors and coil - 1st Floor						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	20	15	5	2029	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$6,482.62		2044			\$9,518.17		
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

003.002.0002Hvac condensors and coil - 2nd Floor						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	15	1	2025	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$5,673.32		2040			\$8,709.34		
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

003.002.0003		Hvac condensors and coil - 3rd Floor					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2008	20	15	4	2028	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2028			\$6,280.39		2043		\$9,316.01				
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.											

003.002.0004		Hvac air handler - 1st Floor					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2027			\$7,368.54								
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.											

## Chateau Mont Condominiums UOA

003.002.0005		Hvac air handler - 2nd Floor					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			<u>\$7,368.54</u>							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified.										

003.002.0006		Hvac air handler - 3rd Floor					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			<u>\$7,368.54</u>							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

003.002.0007		"Well Trol" pressurized water tanks					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	20	20	6	2030	3	EA	33.0%	100.00%	\$1,167.20	\$1,156.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$1,409.64		2050		\$2,263.20			
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Assumed in good condition. In Service Date should be verified.										

003.002.0008		Circulating pumps					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	20	10	6	2030	2	EA	50.0%	100.00%	\$8,378.62	\$8,379.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$10,217.55		2040		\$13,311.85		2050 \$16,404.39	
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Assumed in good condition. In Service Date should be verified.										

Total for 003.002 HVAC BUILDING EQUIPMENT										\$45,919.00
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## Chateau Mont Condominiums UOA

## 003.003 ELEVATOR

003.003.0001 Upgrade pre-1992 Elevator to new style						Elevator				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$102,578.90	\$102,579.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$159,180.38							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition.										

003.003.0002 Elevator Repair allowance						Elevator				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2024	5	5	5	2029	1	LS	100.0%	100.00%	\$8,000.00	\$8,000.00
<b>Documented Costs were used for this component cost</b>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$8,000.00	100.0%	1	LS						
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$9,460.22		2034		\$10,937.17		2039 \$12,414.25	
2044			\$13,890.05		2049		\$15,367.33			
<b>Expenditures in the year(s) below have been manually removed from the yearly expenditures.</b> 2024										
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Repair cost is an estimate by DMA. This is an allowance to periodically repair a percentage of the total component.										

## Chateau Mont Condominiums UOA

003.003.0003		Power Unit					Elevator			
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	39	30	4	2028	1	EA	100.0%	100.00%	\$22,018.45	\$22,018.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$25,224.66							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.								

003.003.0004		Controller					Elevator			
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	30	7	2031	1	EA	100.0%	100.00%	\$36,697.40	\$36,697.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$46,105.03							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition. In Service Date should be verified.								



## Chateau Mont Condominiums UOA

003.003.0005		Car finishes					Elevator			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	150	SF	100.0%	100.00%	\$70.26	\$10,539.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$11,684.77							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

003.003.0006		Car operating panel					Elevator			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	1	EA	100.0%	100.00%	\$24,954.24	\$24,954.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$27,666.93							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good working condition.										

## Chateau Mont Condominiums UOA

003.003.0007		Door operators					Elevator				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	38	30	3	2027	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2027			\$6,807.53								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.									

003.003.0008		Hall stations					Elevator				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2009	30	30	15	2039	3	EA	100.0%	100.00%	\$2,789.19	\$8,368.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$12,985.31								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.									

## Chateau Mont Condominiums UOA

003.003.0009		Replace cab ceiling					Elevator				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	30	30	29	2053	1	LS	100.0%	100.00%	\$13,320.12	\$13,320.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2023	\$11,817.00		100.0%	1	LS						
Yearly Expenditures for this component											
Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2053			\$27,554.83								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in fair condition. Replacement cost based on Client's cost.											
Total for 003.003 ELEVATOR										\$232,615.00	

## Chateau Mont Condominiums UOA

## 003.004 FIRE SUPPRESSION AND SECURITY SYSTEMS

003.004.0001		Repair Allowance Sprinkler System					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	8	2032	1	LS	100.0%	100.00%	\$63,548.22	\$63,548.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2017	\$45,000.00	100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032		\$82,187.13		2047		\$117,376.34				
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Replacement cost is an estimate by DMA. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.										

003.004.0002		Fire Pump					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2014	30	30	20	2044	1	EA	100.0%	100.00%	\$13,260.34	\$13,260.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2044		\$23,022.79								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Assumed in good condition and functional. Observation not possible during site survey.										

## Chateau Mont Condominiums UOA

003.004.0003		Fire extinguishers					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	10	10	3	2027	12	EA	100.0%	100.00%	\$704.53	\$8,454.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			<u>\$9,373.09</u>		<u>2037</u>			<u>\$12,493.94</u>		<u>2047</u> \$15,614.95
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. Observation not possible during site survey.										

003.004.0004		Intercom access entry system					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	20	20	9	2033	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2033</u>			<u>\$6,048.26</u>		<u>2053</u>			<u>\$9,406.28</u>		
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. Observation not possible during site survey.										

Total for 003.004 FIRE SUPPRESSION AND SECURITY SYSTEMS										\$89,809.00
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## Chateau Mont Condominiums UOA

## 004.001 SHARED POOL COMPONENTS

004.001.0001		Pool House roof and gutters					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	35	2	2026	860	SF	100.0%	23.35%	\$35.58	\$7,145.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$7,658.34							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.								

004.001.0002		Pool house stucco walls					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	960	SF	100.0%	23.35%	\$34.92	\$7,828.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$8,390.41							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.								

## Chateau Mont Condominiums UOA

004.001.0003		Pool pump and filtration system					Pool				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	10	1	2025	1	EA	100.0%	23.35%	\$24,186.26	\$5,647.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$5,844.08		2035		\$7,928.73		2045		\$10,013.50
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. Chateau Mont's share is 23.35%.											

004.001.0004		Pool decking and finish					Pool				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	40	5	2029	2000	SF	100.0%	23.35%	\$13.09	\$6,113.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$7,228.79								
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.											

## Chateau Mont Condominiums UOA

004.001.0005		Pool furniture allowance					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	20	10	1	2025	1	LS	100.0%	23.35%	\$5,000.00	\$1,168.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$5,000.00	100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025		\$1,196.82		2035		\$1,383.21		2045		\$1,569.73
On 1/30/2024		By Mordechai Abada, DMA Reserves								
Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.										

004.001.0006		Pool house restrooms allowance					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	35	2	2026	1	LS	100.0%	23.35%	\$10,000.00	\$2,335.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$10,000.00	100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026		\$2,502.76								
On 1/30/2024		By Mordechai Abada, DMA Reserves								
Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.										



## Chateau Mont Condominiums UOA

004.001.0007		Pool house lighting allowance					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	25	25	10	2034	1	LS	100.0%	23.35%	\$7,000.00	\$1,635.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2024	\$7,000.00		100.0%	1	LS					
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034			\$2,235.26							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.										

004.001.0008		Pool exterior fencing on retaining wall (aluminum)					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	98	LF	100.0%	23.35%	\$250.11	\$5,723.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$6,134.17							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. Chateau Mont's share is 23.35%.										

## Chateau Mont Condominiums UOA

004.001.0009		Pool exterior fencing around pool (iron)					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	130	LF	100.0%	23.35%	\$250.11	\$7,592.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$8,137.45							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.										

004.001.0010		Pool Cover					Pool				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2015	12	12	3	2027	1325	SF	100.0%	23.35%	\$3.06	\$947.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2027		\$1,000.58			2039		\$1,182.02		2051		\$1,363.39
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.											

Total for 004.001 SHARED POOL COMPONENTETS										\$46,133.00
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## Chateau Mont Condominiums UOA

## 004.002 SHARED PAVEMENTS &amp; ENTRANCE BUILDING

004.002.0001		Main Entrance Building repair/replacement					Main Entrance			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	220	SF	100.0%	23.35%	\$200.95	\$10,323.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$11,064.66							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 23.35%.								

004.002.0002		Entrance paver repair/replacement					Main Entrance			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	15	15	4	2028	2010	SF	100.0%	23.35%	\$9.49	\$4,454.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$5,102.67		2043		\$7,569.05			
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 23.35%.								

## Chateau Mont Condominiums UOA

004.002.0003		Road repair					Main Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	5	2	2026	8335	SY	10.0%	3.33%	\$49.00	\$1,360.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$1,457.71		2031		\$1,708.67		2036		\$1,959.74
2041			\$2,210.79		2046		\$2,461.77		2051		\$2,712.93
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in fair to good condition. We noticed several areas of alligator cracking in this section of the asphalt. In Service Date should be verified. Chateau Mont's share is 3.33%.											

004.002.0004		Concrete curb repair					Main Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	10	2	2026	6215	LF	10.0%	3.33%	\$65.48	\$1,356.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$1,453.42		2036		\$1,953.96		2046		\$2,454.51
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 3.33%.											

Total for 004.002 SHARED PAVEMENTS & ENTRANCE BUILDING										\$17,493.00
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## Chateau Mont Condominiums UOA

## 004.003 SHARED LANDSCAPING AND IRRIGATION

004.003.0001		Irrigation Sprinkler heads and piping					Main Entrance				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	6	1	2025	1000	GSF	100.0%	23.35%	\$1.57	\$367.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$379.81		2031		\$461.09		2037		\$542.39
2043			\$623.69		2049		\$704.99				
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.											

004.003.0002		Irrigation controllers					Main Entrance				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	7	1	2025	1	EA	100.0%	23.35%	\$5,631.78	\$1,315.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$1,360.89		2032		\$1,700.70		2039		\$2,040.60
2046			\$2,380.31		2053		\$2,720.32				
Expenditures in the year(s) below have been manually removed from the yearly expenditures.											
2024											
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.											

## Chateau Mont Condominiums UOA

004.003.0003		Irrigation backflow preventors					Main Entrance							
Component Details														
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year				
1989	40	20	5	2029	1	EA	100.0%	23.35%	\$1,396.65	\$326.00				
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <table><tr><td>2029</td><td>\$385.51</td><td>2049</td><td>\$626.25</td></tr></table>											2029	\$385.51	2049	\$626.25
2029	\$385.51	2049	\$626.25											
<div>On 1/30/2024</div> <div>By Mordechai Abada, DMA Reserves</div> <div>Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.</div>														
Total for 004.003 SHARED LANDSCAPING AND IRRIGATION										\$2,008.00				

## Chateau Mont Condominiums UOA

## 004.004 SHARED SYSTEMS

004.004.0001		Street light repairs allowance					Main Entrance			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	25	25	10	2034	1	LS	100.0%	3.33%	\$17,000.00	\$566.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$17,000.00	100.0%	1	LS						
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034		\$773.80								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed operational. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 3.33%.										

004.004.0002		Stormdrains repair allowance					Main Entrance			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	10	2	2026	1	LS	100.0%	23.35%	\$4,500.00	\$1,051.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$4,500.00	100.0%	1	LS						
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026		\$1,126.51		2036		\$1,514.47		2046		\$1,902.44
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 23.35%.										

## Chateau Mont Condominiums UOA

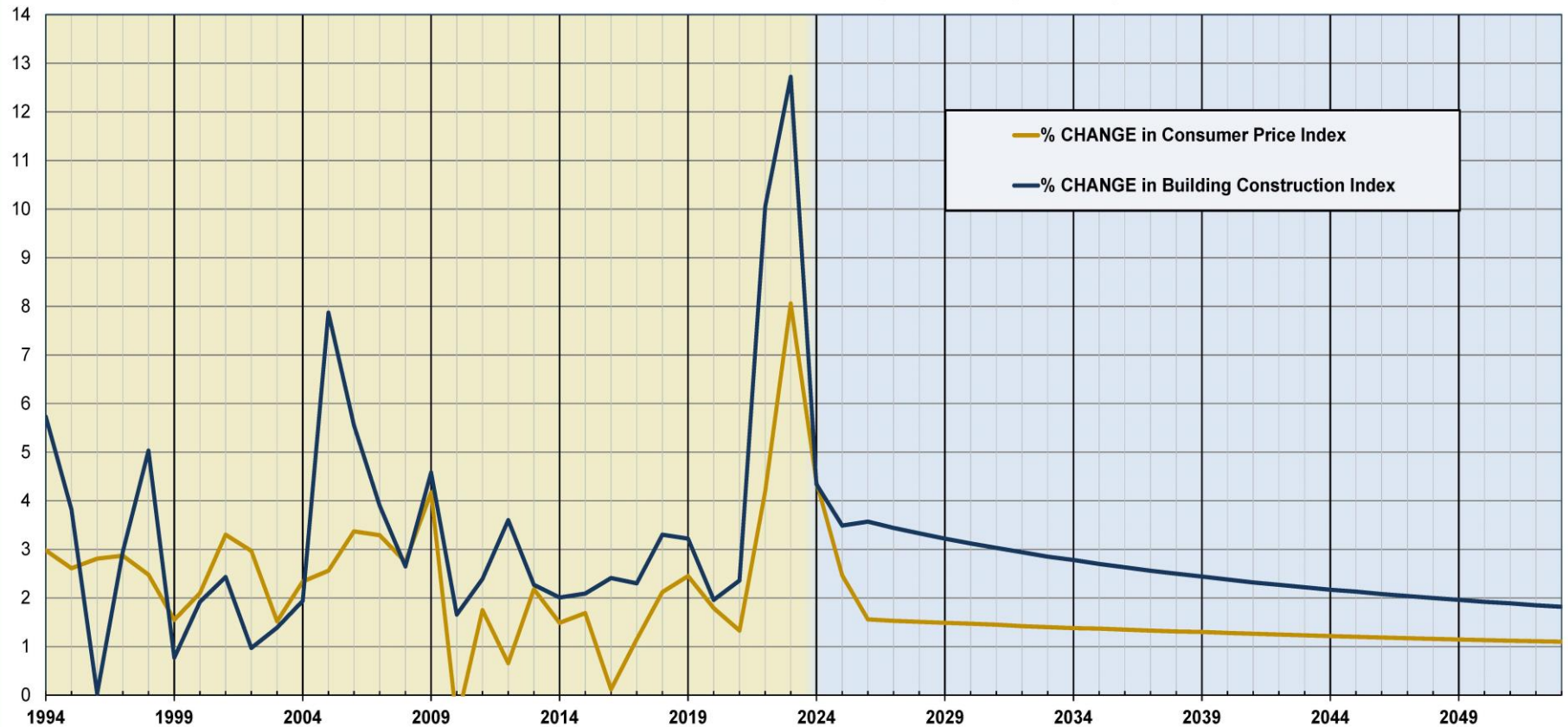
004.004.0003		Water line repair allowance					Main Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	5	2	2026	1	LS	100.0%	23.35%	\$3,500.00	\$817.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2024	\$3,500.00		100.0%	1	LS						
Yearly Expenditures for this component											
Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$875.69		2031		\$1,026.44		2036		\$1,177.27
2041			\$1,328.08		2046		\$1,478.85		2051		\$1,629.73
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Assumed in good condition and functional. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 23.35%.											
Total for 004.004 SHARED SYSTEMS										\$2,434.00	



## Chateau Mont Condominiums UOA



Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
% CHANGE CPI	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06
% CHANGE BCI	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05	12.72
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
% CHANGE CPI	4.39	2.47	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.280	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11	1.10
% CHANGE BCI	4.34	3.49	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.380	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85	1.82

# Chateau Mont Condominiums UOA

5000 Hunting Hills Square, Roanoke, VA 24014



## CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

### Executive Analysis

#### Final Report 2

2302 E Cary Street  
Richmond, Virginia 23223



804.644.6404  
[www.DMAreserves.com](http://www.DMAreserves.com)

# **Executive Analysis**

Final Report 2

Date: 6/18/2024

DMA Project #2401004

Prepared for: Chateau Mont

**Property Management**

Christina Greene CMCA, AMS, PCAM Manager

cgreene@hallassociatesinc.com

Capital Reserve Study Level II

Prepared by: Mordechai Abada

DMA Reserves, Inc.

## Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

Thank you for retaining DMA Reserves Inc. to prepare this Capital Reserve Analysis and Report. This report and the accompanying supplemental reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, national cost data, continually updated inflation indices and client-specific information with the industry's most powerful data analysis tools. NAVIGATOR™ is a robust tool to evaluate your reserves today and in the future to steer your funding plan through the ever-changing real-life conditions that affect your community over time.

We recommend that you take advantage of our live online **working session** with management and community leaders, which is included in our project fee. During these sessions all aspects of the analysis are open to discussion, correction, and modification in real time along with real-time alternate funding scenarios. This tool will give you greater power, knowledge, and control over your community's capital reserve budgets. We also offer *in-person* working sessions, presentations, and town hall meetings for an additional fee. Contact us for more information on these options.

We are proud to announce our **new** subscription service to our NAVIGATOR™ **PORTAL**. This subscription is **free** with all contracts initiated from 2024 proposals. (If your proposal did not include the subscription, please contact us for subscription information.) In the PORTAL, you will be able to access your final reserve study report, all client information that you submitted for this study, DMA's full photographic record of your property, as well as other resource information for all DMA clients. DMA will also be rolling out interactive access to your analysis and to your component records so that you can run your own client review analysis and update component information when you complete reserve-funded projects. You will be advised when those services become available, and we offer free training on the use of the site.

You should review your reserve expenditures and funding plan at least annually as part of your annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to complete a Level III Financial Update of your study based on any actual capital component replacements that you have made or expect to make, including corresponding adjustments to the funding plan. We provide this service on an hourly fee basis. As part of these adjustments, DMA will update all component costs and useful life estimates, as well as the current inflation rate and your current rates of return on investments. Each Level III final report can be used to create a new updated Client Review study in the PORTAL.

DMA recommends that this analysis be updated every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new components, and delete any that have been removed. We will also update the unit costs, inflation, interest, and threshold factors and revise the funding model. You can request these updates in the NAVIGATOR™ **PORTAL**. Fees for these updates, also called Level II reserve studies, are determined when you request the update. DMA will provide a new proposal for this work. Note that your free subscription to the PORTAL ends after five (5) years from the date of this final report but is renewed automatically with a new Level II contract.

Thank you again for the opportunity to provide you with this analysis.



Douglas L. Greene, RS, NCARB  
President, DMA Reserves, Inc.



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## ADDITIONAL SEPARATE FILES PROVIDED

### Component Record

- includes detail information about quantities, locations, lifecycle projections, client historical cost data, comments from DMA staff and estimated replacement costs for all components. All cost projections are in current values.

### Annual Capital Reserve Expenditures

- includes budgeted expenditures per year in total and by component. All costs are in future values based on the inflation rate used in the study.

### Photographic Record

- digital folder of all photographs taken on site (provided on the NAVIGATOR PORTAL).

## Chateau Mont Condominiums UOA

**Purpose of the Reserve Study**

Your organization owns capital improvements (assets) including infrastructure and amenities. If your organization is an association, these assets are owned in common by all property or unit owners. Your organization is responsible for replacing these assets when they fail, wear out, or become obsolete. A capital reserve account is designed specifically to accumulate funds for eventual replacement of your commonly owned assets when they reach the end of their useful lives. Depending on your tax status, funds in this dedicated account can be accumulated over a period of years without being taxed, however they can only be used for the repair or replacement of capital assets. They cannot be returned to the operating account without the organization paying a penalty. Each capital asset is referred to in this study as a component of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study looks at various ways to adequately fund your reserves.

A reserve study is not a maintenance schedule. It is a general predictor for replacement of components, however it is not a required maintenance or replacement schedule. Specific decisions about replacement of each component should be made by Management and the Board based on this information and on a periodic assessment of the actual condition of each component.

Level I and Level II reserve studies include a walk-through visual inspection of the property and all reserve components. It is not an in-depth engineering assessment of the component's functional operation, defects, or design, and does not include testing, destructive inspection or inspection of concealed spaces or normally inaccessible locations. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all the components listed. However, in-depth assessments of specific components including testing and disassembly are outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation, or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

No reserve study can guarantee any specific result relative to the actual future performance of capital components nor guarantee actual replacement costs, due to the large number of variants outside of the analyst's control. This reserve study is a tool to assist you in developing a logical capital replacement funding plan for your property or facility, and DMA does not provide a warranty of any specific future costs or replacement occurrences for any components in this study, or that the recommended funding plan will match all future capital needs. DMA recommends updating this study when there are material changes to your components or your expenditure activity from what was projected. Updates will incorporate your actual present and recent experience into all current assessments and future projections.

## Chateau Mont Condominiums UOA

## Personnel and Project Information

<b>Community Size (Number of Units):</b>	24	<b>Year(s) constructed:</b>	1989
<b>Unit Types:</b>	Condominium (1-4 stories)	<b>Year converted:</b>	N/A

This study was prepared by Mordechai Abada, NCARB, a Reserve Analyst. Mr. Abada holds a Bachelor of Architecture from Kent State University.

The field survey, inventory, and condition assessment was conducted by Mordechai Abada.

DMA was awarded the contract on 1/9/2024

DMA conducted site visits at the property on 1/26/2024

The Working Session was held on 4/3/2024

Photographs were taken at the site and a digital folder can be provided upon request at the completion of the project.

In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

10-Bylaws.pdf

11-Declarations.pdf

1-RE\_ Chateau Mont Condominiums UOA 1\_ Request for Additional Information.msg

2-RE\_ Chateau Mont Condominiums UOA 2\_ Request for Additional Information.msg

3-RE\_ Chateau Mont Condominiums UOA 3\_ Request for Additional Information.msg

4-RE\_ Chateau Mont Condominiums UOA 4\_ Request for Additional Information.msg

5-2024 Final.pdf

6-Articles of Incorporation.pdf

7-Capital GL 2018\_2024.pdf

8-CM Financials December 2022.pdf

8-Labels 11\_23.pdf

9-CM Financials DECEMBER 2023.pdf

A1TEMP001.PDF

A3TEMP002.PDF

A3TEMP003.PDF

A3TEMP004.PDF

A3TEMP005.PDF

A3TEMP006.PDF

A3TEMP008.PDF

Chateau Mont Condominiums UOA

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A3TEMP013.PDF  
ATEMP001 (3).PDF  
ATEMP001.PDF  
ATEMP003 (1).PDF  
ATEMP003 (6).PDF  
ATEMP007.PDF  
ATEMP012.PDF  
ATEMP013.PDF  
ATEMP014.PDF  
ATEMP015.PDF  
ATEMP016.PDF  
ATEMP017.PDF  
ATEMP018.PDF  
CTEMP002 (1).PDF  
E1TEMP012.PDF  
E1TEMP013.PDF  
E1TEMP014.PDF  
E1TEMP015.PDF  
LTEMP003 (2).PDF  
LTEMP004 (3).PDF  
LTEMP005 (4).PDF  
M1TEMP003.PDF  
M1TEMP004.PDF  
M1TEMP005.PDF  
MTEMP001 (5).PDF  
MTEMP002.PDF  
P1TEMP006.PDF



Chateau Mont Condominiums UOA

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P1TEMP007.PDF  
P1TEMP008.PDF  
P1TEMP009.PDF  
P1TEMP010.PDF  
P1TEMP011.PDF  
PTEMP001 (4).PDF  
STEMP001 (1).PDF  
STEMP002 (2).PDF  
STEMP002 (5).PDF  
STEMP003 (3).PDF

## Chateau Mont Condominiums UOA

**Standards, Limitations, Conditions, Disclosure and Restrictions****STUDY STANDARDS**

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled "National Standards" which is included in the Appendix.

The data and analysis information that forms a part of this report contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis have been made available in Adobe's Portable Document Format and included as part of this report. Upon request, component information can also be provided in Excel format for easier viewing and navigating through the data.

**STUDY LIMITATIONS AND CONDITIONS**

- 1 No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.
- 2 All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.
- 3 The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.
- 4 Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.
- 5 An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.
- 6 Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.
- 7 Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.
- 8 Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.
- 9 Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

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- 10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.
- 11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.
- 12 DMA's Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client's use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

**DISCLOSURE**

DMA does not have any financial interest in this community or facility, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of its preparation that if purposefully omitted would cause a distortion of the Client's situation regarding its capital reserve plan.

**LEGAL RESTRICTIONS ON USE OF THIS INFORMATION**

**Ownership of Reports, Electronic Files, Data, Media, Software Programs and Other Related Materials:** Reports, electronic files, media, and software programs are instruments of professional service and the intellectual property of DMA Reserves Inc., and where appropriate, shall be protected and copyrighted under the laws of the United States with all rights reserved. The Client and their authorized representative or agent are entitled to use these documents in connection with this project. This use may include distribution of DMA reports including electronic files to membership, including publication on private member access portions of client's website. Client may also share DMA reports with Client's accountants, auditors, and bankers, and may include DMA reports in required disclosures to buyers or prospective members in accordance with governing statutes. DMA reports, electronic files, data, media, software programs, written and electronic communications relative to this project, may NOT be shared with or distributed to ANY THIRD PARTIES not defined above without the express written consent of DMA Reserves Inc.

**Use of Electronic Files, Media, Software and Programs:** DMA may transmit these documents as electronic files. DMA shall not be responsible for any viruses that may be transmitted with the electronic files, media, software or programs furnished to the Client. DMA shall not be responsible for any data erosion, erasure, alteration or failure of electronic files, media, software or programs that may occur at the time of transmission or over time. DMA makes no warranty as to the compatibility of the electronic files, media, software or programs with any operating system or programs.

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**Governing Statutes****Virginia**

Updated on: 9/12/2022

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. [Section 55.1-1965.](#)

Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. [Section 55.1-1991.](#)

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**The Physical Analysis****RESERVE COMPONENTS DEFINED**

A Reserve Component is defined as a specific project to replace, refurbish or significantly repair one or more capital assets in a specific location or in multiple locations on the property. Capital assets may include all types of property improvements which are owned by the owners Association, or for which the Association is required by the Declaration to provide maintenance. Examples would include any private roads, parking lots, sidewalks, paved trails, lakes, dams, swimming pools, tennis courts, playgrounds, clubhouses, etc., that make up the common area or shared amenities of the community. Other capital assets may include clubhouse or pool furniture, maintenance equipment and vehicles, or other miscellaneous assets like pumps, motors, generators, etc.

In condominiums, cooperatives and some HOA's capital assets can include certain exterior components of individual units or buildings containing units, as identified in the governing documents. Some capital assets may also be classified as limited common elements of individual homes or lots, such as driveways, patios, decks, siding and roofing. A limited common element may be owned by one unit-owner but maintained by the association, or used only by a limited group of owners and maintained by the association.

In large condominium buildings capital assets will include interior common areas – lobbies, halls, elevators, party rooms, etc., and common building equipment such as boilers, chillers, water pumps, generators, trash compactor and the like.

This study will also include any components related to hidden capital assets (within a structure or underground) which cannot be viewed or quantified by visual observation when we feel that replacement or significant capital repair activities will be required over the life of the asset. Such components may be listed as an “allowance” for costs related to potential repair or partial replacement projects.

This study may also include components with estimated useful lives and remaining lives that exceed the default 30-year study period. The cash flow financial analysis can be adjusted at any time (including during working sessions) to capture long-life components and examine their impact on reserve funding. DMA studies can be published with a study period of any time frame from 20 years to 50 years at the request of the client.

NAVIGATOR™ uses two descriptors to define individual components – a component name and a component location. These descriptors can be used interchangeably to identify the capital asset. In some cases, a specific project such as “mill and resurface asphalt” will be the component name and “Center Street” will be both the asset name and the asset location. In other cases, the asset, such as “split-system heat pump” will be the component name (meaning replacement of the split-system heat pump), and “Clubhouse” will be the location. Use of the asset name as the component name will always mean complete replacement of that asset unless otherwise noted.

**MINIMUM CRITERIA FOR RESERVE COMPONENTS**

DMA reserve studies do not set minimum criteria for reserve components. We prefer to leave the decision to include components up to the Reserve Specialist first, and then up to review by the client. We believe that arbitrary limits can potentially leave out components that may have significant impacts on association budgets and thus, diminish the effectiveness of the reserve analysis to predict funding needs. We can include minimum criteria upon request by the client. The two typical minimum limits are:

Keep in mind that all assets that an association owns and that need replacement, will be replaced with association funds – either from the reserve account or the operating account. DMA puts as many assets as possible in the reserve account so that they can be tracked over time in the reserve analysis. The operating account typically does not have this capability.

- ❖ Minimum dollar value (current dollars). For example, a client may ask that we not include any components with replacement costs less than \$1,000, \$5,000, etc.
- ❖ Minimum estimated useful life (EUL). For example, a client may ask that we not include any components with an EUL of less than 3 years.

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**COMPONENT ASSEMBLIES AND RELATED COMPONENTS**

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Related components that may, of necessity, be replaced at the same time may be grouped into Assemblies. The Assembly is then the line-item component in our main Schedule of Components. Any sub-component included in an assembly can be pulled out of that assembly and listed separately if it is replaced individually.

Similarly, small components that may be too insignificant to track in the reserve study but which may likely be replaced as a group, will be combined into an assembly and put in the Schedule of Components as such. An example would be furniture which may be replaced as a group in a renovation or refurbishment project.

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**OPTIONAL COMPONENTS**

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In order to include all projected major expenditures involving capital assets, DMA may include components that may not typically qualify for tax exemption under IRS rulings for nonprofit organizations filing Form 1120 or 1120H. It is incumbent upon the organization to determine the tax implications of comingling exempt capital expenditure funds from excluded or nonexempt designated funds in their bank and investment accounts. The organization should consult their attorney or accountant on this matter. Some of these items include:

- ❖ Painting, wall coverings and other cosmetic work.
- ❖ Landscape Improvements and replacement of any landscaping (trees, shrubbery, etc.).
- ❖ Irrigation system maintenance.
- ❖ Asphalt seal coating and striping.
- ❖ Cleaning and power washing activities.

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**EXCLUSIONS**

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Some capital assets are not included as reserve components. Components that you do not see in this report are generally related to one of the categories below or are not owned by the association

- ❖ Permanent Improvements: This group includes components that if properly maintained will have a useful life equal to the property as a whole. The end of the useful life of the property would occur when it would be necessary that all of the infrastructure would need to be demolished and cleared or the area and infrastructure completely evacuated and reconditioned to return the property to a safe and useful state. A typical example would be entire building structures.
- ❖ Masonry, Stone, Concrete: Generally, masonry, stone and concrete building cladding and flatwork would be considered to have an unlimited useful life and their replacement is not envisioned. However, repairs such as mortar tuck pointing, patching and replacing sections of broken or damaged masonry, stone and concrete is a reality and a component line item for this is often included in the reserve funding study.
- ❖ Unit or Home Owner Modifications: Components that are part of a Unit in a condominium, or a private home in an HOA are not included unless they are specifically defined in the Declaration or Bylaws as a Common Area or Limited Common Area. On occasion unit or home owners will modify components that are considered common or limited common elements. The cost of these modifications are typically not included as part of the capital reserves.
- ❖ Incidental or Maintenance Items: Some components are small enough, or may require repair or replacement on a recurring short-term basis. These items and actions are typically funded from the operating account as annual maintenance items.
- ❖ Capital Improvements: These include development or purchase of any new asset to be placed in service for the first time. These are not capital *reserve* components. After the asset has been placed in service, the money set aside for repair and replacement can then be included in the capital reserve study.

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**COMPONENT QUANTITIES AND MEASUREMENT**

The Schedule of Components provides the total quantity or measurement of each asset for which a reserve component is identified. This is stated as the amount, size, number or extent of each component based on defined units of measure. Typical units of measure include:

- ❖ SF = area measurement defined in square feet
- ❖ SY = area measurement defined in square yards
- ❖ SQ = area measurement defined by “square” (100 square feet)
- ❖ LF = length measurement defined by linear feet
- ❖ CY = volume measurement defined by cubic yards
- ❖ EA = quantity measurement defined by number of individual units, “each”.
- ❖ PR = quantity measurement defined by number of paired units, “pair”.
- ❖ LS = allowance measurement for components with indeterminant or combined quantities of different individual units “lump sum”

All components are viewed on site unless otherwise specified herein. The components are documented with a photo of the component or of a typical component or group of components where there are a large number of repetitive component elements. Quantities for each component are developed either by on-site measurement, measurement from scale engineering and architectural drawings when available, measurement on scaled photos or measurement by satellite mapping. In the case of on-site measurements of building envelope components for multiple buildings (i.e., roofs, siding, trim, doors, windows, gutters, etc.) it would take an extraordinary amount of time and money to identify and measure each and every component on each and every unit. In that case quantities may be arrived at by measuring a single model or a single unit of similar character and multiplying those quantities by the number of similar units. This methodology has resulted in acceptably accurate results as far as quantities are concerned for the reserve study budget analyses.

If this study is an update of a previous study, the quantities used are as determined in the previous study unless otherwise noted. In cases where a recent historic cost estimate or bid exists the bid amount may be used as a “lump sum” in lieu of a unit quantity estimate.

**COMPONENT IN-SERVICE DATE, ESTIMATED LIFE AND REPLACEMENT SCHEDULE**

The following component information is included in the Summary Schedule of Components in this report and/or in the Detailed Schedule of Components, provided as a separate file:

- ❖ In Service Date: This identifies either the known year or our estimate of the year that each component was placed in service (built, installed, replaced, etc.).
- ❖ Estimated Useful Life (EUL): This is the expected working life of the component in years, based on the actuarial or industry standard life, combined with our observation of the condition and use of the component in this setting. Our EUL for a component in one setting may be different for the same or similar component in another setting. The terminology “expected” is important in that some components are subject to partial failures and replacements even though a portion or majority of the component may have a much longer service life. An example is concrete sidewalks. Concrete may last in serviceable condition for 100 years, but outside factors can affect sidewalks and require replacement of specific locations in a shorter time frame. In some cases, the same portion may be replaced multiple times within the total life span. Some components may be a group of like entities such as doors. In this case some doors may be more susceptible to replacement than others based on use and exposure. The EUL sets a minimum estimated life before we expect some replacement activity even though many of the doors in the group may last much longer.

Our sources for these EUL's include R. S. Means Cost Data, Fannie Mae Property Condition Assessment tables, and American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Equipment Life Expectancy tables. These are industry averages based on nationwide experience



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in many different locations, conditions and building types. Since reserve studies are budget planning tools, these are reasonable approaches to guiding that planning, however, the Analyst performing your study may adjust some EUL's based on (a) what he/she observes about the component condition on site, (b) what your history has been with each component, if known, and (c) other potential impacts on the component due to location, exposure, usage, etc. Other factors will also affect the actual service life that you get from a component. Some components fail completely, i.e., they no longer work; others fail gradually through aging. For those components, the decision to replace may be guided by the amount of maintenance the component is requiring, obsolescence of the component, better technology and cost savings from new components, and relative appearance or operating condition that impacts the perception of your property or facility by owners / users. Remember that reserve studies are not prescriptive maintenance plans for your property. The final decision to replace a component rests with the Board of Directors based on its actual condition, relative priorities, and other maintenance options.

- ❖ Next Replacement Year: This number is computed by adding the Estimated Useful Life (EUL) to the In-Service Date.
- ❖ Remaining Useful Life: This number is computed by subtracting the Study Year (the year the analysis is being conducted) from the Next Replacement Year.
- ❖ Percent Replaced: In its simplest form, this number tells the analysis to either fund for the full replacement amount or to fund for a partial replacement amount at each occasion. Again, with the sidewalk example, the analysis may be told to fund for 5% of the total component quantity replacement at each interval. For a shingle roof, it would likely be for 100% of the component at each replacement interval.

This number can also be used to assist in "what if" scenarios. If an association is trying to decide if they want to replace a component, remove it, or do something else; the percent of replacement could be set at zero (0%) in order to remove the component from the funding plan, while still recognizing its existence in the community.

- ❖ Replacement Interval (only shown in the Detailed Schedule of Components): This is the number of years after the first projected replacement event in the study, that we expect to have another. For a component with a predictable estimated life, such as shingle roofs, the replacement interval may be the same as the estimated useful life (EUL). If the EUL is 30 years the subsequent replacement interval will also be 30 years. For our concrete sidewalk example in the previous section, however, you may replace 5% of it after an EUL of 15 years, and then another 5% every 5 years thereafter, as the entire walkway component gradually ages. These numbers are often affected by outside forces that impact the component, and can also be affected by the manner in which the association maintains the community. One association may elect to replace portions of a component every 5 years or more often, and another association may not elect to do any work for 15 years at a time. These are all decisions that can be made in DMA's working session with the Association.
- ❖ Client Responsibility (only shown in the Detailed Schedule of Components): Generally, this will always be 100%. In some situations, however, the responsibility for maintenance of certain components may be shared with another entity, such as another association, or another property owner. In these cases, the % listed will be the percentage of responsibility applicable to this account only.

## REPLACEMENT COST

The replacement cost for each component in the Schedule of Components is the product of a source cost and other component descriptors discussed above.

- ❖ Unit Cost: This is the source cost for the replacement of one unit of measure for each component. This will always be expressed in current dollars (See our discussion below on cost estimating.)
- ❖ Replacement Cost: This number is derived from multiplying the Quantity in units x the Unit Cost x the Percent Replaced x the Client Responsibility.

DMA uses three sources of costing for components in this study. Our standard source for computing component replacement costs is from cost data published by R. S. Means Company, a division of The Gordian Group, including Facility Construction, Facility Maintenance and Repair, Commercial Construction, and Residential Construction. Our second source is actual recent replacement costs for specific components provided by the association from your General Ledger or from actual contracts or invoices. Our third source is from local contractors and suppliers, and from manufacturers of specific products. All source unit costs are indexed (cost weighted) by geographic area based on R. S. Means national cost indexing system.



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All DMA estimated costs are “turn-key” costs, meaning that they include both materials and labor costs as well as indirect costs such as project staging, demolition or removal of the old components, overhead and profit, and permitting (for construction projects). They typically do not include soft costs such as engineering, design, specifications and inspections. Those can be provided as separate line-item costs when they represent material expenditures.

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**COST ASSEMBLY BY THE RESERVE SPECIALIST**

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The Reserve Specialist (RS) in charge of your project will select the most appropriate costs for the components that they see on your property or in your facility. In some cases, the RS will need to additionally assemble costs from our data base to fully address the needs of a replacement project – such as equipment replacement that requires architectural alterations, complex roof replacement projects, or underground utility replacement projects. The RS will also determine the percentage of replacement per occurrence for each component. Replacement occurrences for long-life components or component groups may be better projected as partial replacements on a recurring basis.

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**YOUR ACTUAL COSTS WILL VARY**

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DMA's cost estimating meets industry standards for this work and we use the best information available to develop our cost data base. Many factors affect the actual cost of project at a point in time however, and you should expect your cost experience to vary somewhat from the estimates. Factors to remember include:

- ❖ Actual cost growth for a particular product or labor market vs. projected inflation rates. Most costs grow in leaps and spurts, even though they average out over time to a measurable rate. Your experience at a point in time may be on one side or the other of a cost increase.
- ❖ Competition and local market factors at the time of your replacement may put temporary upward or downward pressures on the cost of a particular item or labor rate.
- ❖ Your replacement project may include other work within the scope that is not identified or anticipated in the component replacement cost.
- ❖ Component replacement estimates are made for the most similar product, material or labor cost to what we observe on your property. It may not be an exact match for your component.
- ❖ The community may elect to upgrade or downgrade the material or product selected for replacement vs. the existing component on which the estimate was based.

Because DMA's analyses are interactive, you can track your actual costs on our Schedule of Components and report back changes at any time and request an updated analysis based on this information.

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**OBSERVATIONS AND ASSESSMENT OF COMPONENT CONDITION**

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DMA enters observations, information and condition assessments of components in our database when we develop the Schedule of Components. This information is included in the Detailed Schedule of Components, which is issued as a separate document along with this report. In future updates this information can be updated to reflect changes in the condition or the component itself, including information provided by the client.

A photographic record of components is also provided in a companion folder to the final report. It contains photo documentation of our field observations. These photos are also linked to individual components in our database for ease of access in working sessions and in later reviews and updates.

The observations and opinions expressed in this report are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types. Our projections are not architectural or engineering recommendations for specific projects. The Board of Directors should seek professional or industry assistance for each specific replacement project, based on the conditions in existence at the time of replacement and as the need for replacement or repair becomes imminent.

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**The Financial Analysis****Parameters:**

- ❖ **Fiscal Year:** Your budget year, identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- ❖ **Study Year:** Your current fiscal year, unless otherwise noted in the study. When a fiscal year is not the calendar year, it may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- ❖ **Reserve Account Starting Balance:** This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be \$0.00.
- ❖ **Average Earnings Rate:** This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- ❖ **Budgeted Contribution:** This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.

**CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT**

To assess your current funding level DMA calculates the percent funded for each component in the study at a point in time – generally at the beginning of the fiscal year corresponding with Year 1 of the study (study year). We use an inflation-adjusted method for calculating the relative replacement value of each component (the amount of money that should be available to replace the component if it were fully funded) and compare the total value for all components to the actual total balance of the reserve account. This is called the percent funded.

Note: the term “fully funded” does not mean that the total replacement cost of every component is always available at any time. It means that the funding level is sufficient such that the total replacement cost will be funded at the time that the component is projected to be replaced. The funding deficit (or surplus) is the difference between the combined inflation-adjusted replacement values of all components and the actual reserve account balance.

Some states require that reserve studies provide this information, and the Community Associations Institute requires that reserve studies provide a statement on the relative health of the reserve account. This information should meet both requirements, but we do not use this to project a long-term funding solution for your reserve account.

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**DMA'S INTERACTIVE CASH FLOW FUNDING PLAN**

- ❖ **Baseline Funding Model** – The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected reserve balance drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- ❖ **Threshold Funding Model** – This model sets a minimum cash reserve balance at a predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. There are two ways to set this threshold in NAVIGATOR™. The first way is simply to choose a specific dollar amount. The second way is to set a minimum dollar value based on a percentage of the total one-time replacement values of all components in the study. Different thresholds can be evaluated in the *working session*.
- ❖ **Full Funding Model** – (Also called the Component Method.) NAVIGATOR™ can also provide this funding model, upon request, in a separate report. This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a \$10,000 replacement cost, it should have \$3,000 set aside for its replacement after three years. In this case, \$3,000 equals full funding. This method is only good for year-to-year projections and does not include inflation. DMA does not recommend this funding model, however some clients use it and some jurisdictions may require it.

NAVIGATOR™ uses a Cash Flow Funding Model to calculate your recommended reserve funding plan. This model includes our Reserve Navigator graph which shows the entire study period, which typically is 30 years. DMA can revise this study period to a minimum of 20 years or up to 50 years. Different study periods can be looked at in the live working session. This model includes two additional options:

The Reserve Navigator graph shows the projected total reserve expenditures in each year (red bars), the end-of-year reserve account balance (green bars) and the minimum threshold balance (yellow line) over the entire reserve study period. The table below the graph shows the beginning and end reserve balances in each year, the contribution or transfer to reserves in each year, the interest income in each year (if any) and the total expenditures in each year. Expenditures are adjusted for inflation. Ten year periods are shown on each page, and the graph is repeated on each subsequent page with the tabular period highlighted.

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while ensuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance to zero dollars (\$0.00), and convert this to a baseline funding model but we strongly recommend against using that model for your funding plan. We set the minimum account balance, or "threshold", at a level above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We generate that number from a percentage of the total estimated one-time replacement costs of all components in current dollars. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. We then index this amount to the projected rate of inflation so that it increases every year in proportion to the relative value of the dollar. Note: The threshold amount is an arbitrary number. It is not set by any law or any accounting standard. We can look at different threshold amounts in the working session and evaluate what would be most appropriate for your association and the expenditure projections. Ultimately, you the client can establish the threshold amount.

**Reserve Account Transfer Change Rate**

As inflation decreases the value of the dollar over time, it is logical to introduce a transfer change rate to the reserve contribution so that it grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The change rate provides parity for present and future owners.

In communities that are underfunded, it may be necessary to use a change rate that is greater than the inflation rate in order to gradually increase your contributions to an acceptable level. The Reserve Account Transfer Change Rate is expressed as a percentage (%). We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

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**Specific Project Funding, Special Assessments and Commercial Loans**

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In some instances, it will be necessary for an association to fund a specific single project or one or more years of total reserve expenses with additional funds. This may be due to a history of underfunding the reserves, or it may be due to an unexpected significant expense in a given year. This additional funding can come from two sources – a special assessment and a commercial loan. DMA studies can include either or both options as appropriate to the needs and resources of the community and its members. We can evaluate both options, and also a combination option, in the working session. A funding solution that includes one or more of these options can become part of the published reserve funding plan.

**Assessment Allocation Model**

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This reserve analysis also includes an Assessment Allocation Model. It is important to keep the reserve account funding in perspective with your overall assessment needs. Usually, the reserve budget is smaller than your operating budget and this model puts your reserve account in context of your overall budget. Keep in mind that this is only an example model. DMA does not have any responsibility for your overall budget or your operating budget, and this model makes a specific assumption about the growth of your operating budget over the next few years which may vary from your actual budget. This model shows percentage of your overall budget allotted to reserves and shows how the recommended reserve funding plan in this study might affect your overall budget in the next several years.

**Inflation**

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This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now: At an inflation rate of just 3.00% a project that costs \$10,000 in the current year will cost over \$18,000 in 20 years.

For non-building related components (such as a television), we use the Consumer Price Index (CPI), published by the U.S. Department of Labor, and is a yearly index of price changes for general consumer goods. For building related components (such as flooring), DMA uses a focused building construction inflation (BCI) index provided by R.S. Means. The BCI is an historical record of actual yearly changes to construction costs and is focused on residential or non-residential construction as opposed to the CPI. Each year our rates are updated to include the most recently published rates.

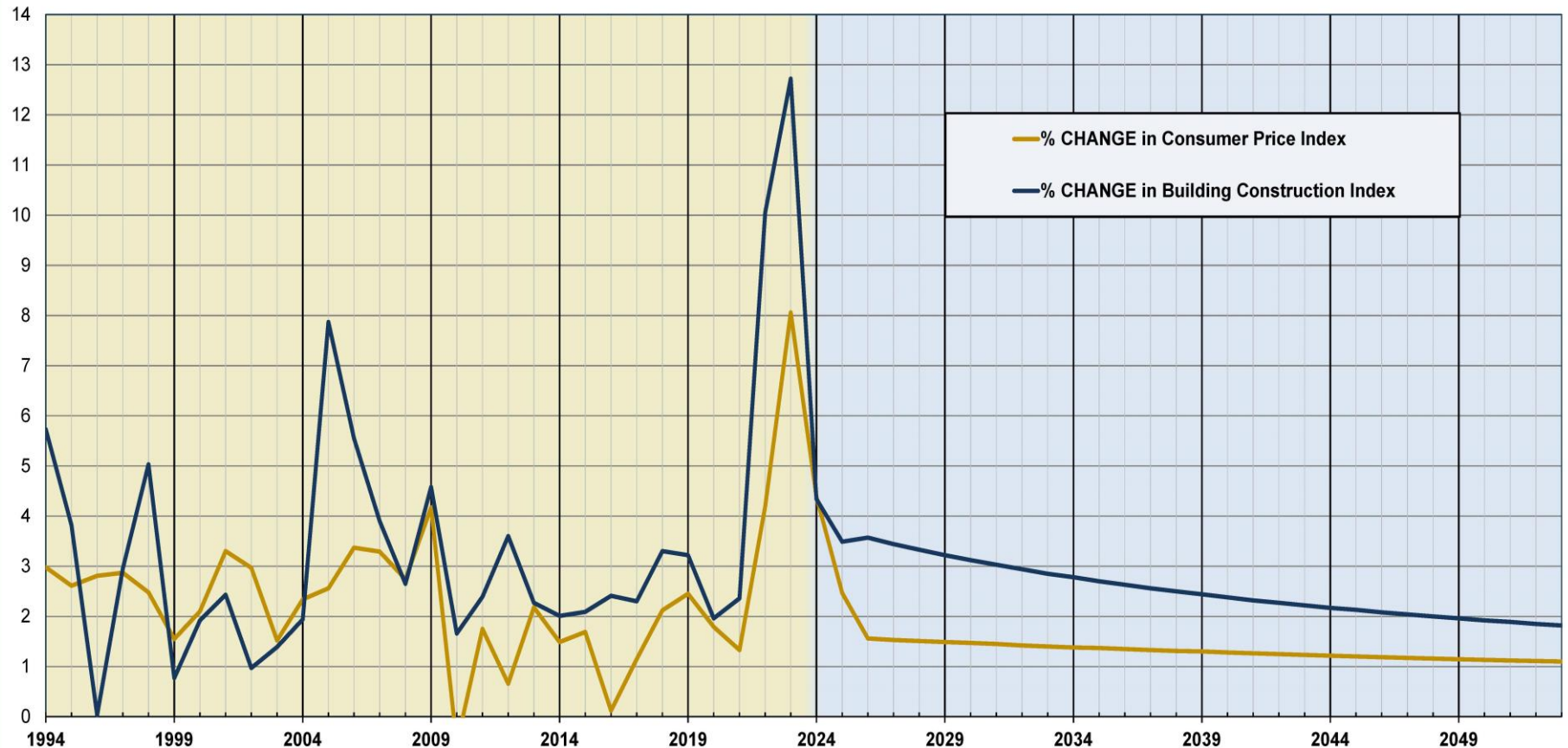
DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project inflation for all years in the study. The Variable Rate uses a rate that changes each year using the Holt-Winters algorithm of regression analysis. If your study uses the Variable Rate method, please refer to the following graph for the yearly rate.



## Chateau Mont Condominiums UOA



Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
% CHANGE CPI	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06
% CHANGE BCI	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05	12.72

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
% CHANGE CPI	4.39	2.47	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.280	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11	1.10
% CHANGE BCI	4.34	3.49	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.380	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85	1.82

## Chateau Mont Condominiums UOA

## Introduction to this Account

## Final Report 2

**Published on: Tuesday, June 18, 2024**

This is the **Final Report** of your reserve study. The reporting package includes three (3) reports of which this **Executive Analysis** is the primary report. In this report you will find a preliminary funding plan based on a Cash Flow analysis, narrative information on how the study is conducted, a five-year expenditure plan, and a summary schedule of all components observed at the site and included in the analysis.

The **Component Record** report is a record of all information developed for each component in the community. All narrative commentary and condition assessments are provided in this report. Also, some components may be “assemblies” of groups of like components. The individual components in the group can be viewed here. Any components highlighted in blue include changes made since the previous draft.

The **Annual Capital Reserve Expenditures** is a record of projected reserve expenditures for all years in the study period. The five-year plan in this Executive Summary is included in that record as well.

See the Financial Summary page in this report for a snapshot of your current reserve account, reserve budget for this year, total current replacement value of all components and a summary of our funding recommendation for the first five years of this plan.

The NAVIGATOR™ **Cash Flow Funding Plan**, following the Financial Summary, shows your annual funding needs for all years in the study to pay for all likely reserve expenditures based on future values due to inflation, and to maintain an adequate minimum balance in the account (the Threshold) to cover unforeseen expenses. See “The Physical Analysis” and “The Financial Analysis” discussions to understand all the workings of this study.

DMA conducted an online working session with the Community Manager and the Board of Directors on 4/3/2024. The reserve study was reviewed, and several questions were addressed, and a Final Report was published. Changes were made to the first Final Report following comments by the Community Manager. All changes made during the Working Session and by the Community Manager are included in the Component Detail report in this report.

**The NAVIGATOR™ PORTAL**

This contract includes your client access key to your reserve analysis, all client information submitted to DMA, and our complete photographic record of your property and components in the NAVIGATOR™ **PORTAL**. Other helpful resources including a listing of reserve related vendors in your area and links to articles on important topics related to reserves and facilities management are also available here. Your Contract Representatives of record can enter the Portal, with the access key provided at the initiation of this contract, however you can request to make access available to additional leaders in your community by contacting DMA.

The **PORTAL** is a powerful tool to help you manage your reserve information, reserve expenditures and annual reserve budget beyond the issue date of this report. Additional interactive tools will be made available to you over the course of this year. We will notify you as they become available. Contact us for assistance should you have any difficulty entering the **PORTAL**.

**Chateau Mont Condominiums UOA**

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Based on the current financial information and revised Schedule for Replacement Components per 2024 inflation updates, the Community would be able to maintain a bank balance above the Threshold on the Reserve Account (yellow horizontal line on the Reserve Funding Navigator Graph), for the remaining years of Study Period by implementing the following steps:

- Maintain current budgeted reserve transfer at \$49,800 for 2024.
- Obtain a \$200,000 Special Assessment on 1/1/2025.
- Starting in 2025, increase the annual reserve transfer by 27.5% per year through 2028.
- In 2029 we have reduced the annual reserve transfer change rate from 27.5% to 0% per year for the remainder of the study period. This prevents over-funding of the account in our analysis for these later years. Over time, the projections for these later years will change based on more current information.

## Chateau Mont Condominiums UOA

## Reserve Account History

## Previous Study

## This Analysis

Study Year:	2018	Study Year:	2024
Prepared by:	DMA Reserves	Prepared by:	DMA Reserves, Inc.
Analysis Method:	Cash Flow	Analysis Method:	Cash Flow
Total Number of Components Included:	96	Total Number of Components Included:	98
Est. Single Replacement Value of All Components:	\$909,089	Est. Single Replacement Value of All Components:	\$1,876,447
Study Date Balance of Reserve Account:	\$115,929	Study Date Balance of Reserve Account:	\$177,707
Study Period (Years):	30	Study Period (Years):	30
Did the analysis incorporate an inflation projection?	Yes	Did the analysis incorporate an inflation projection?	Yes
If "yes," what inflation factor was used?	1.62%	If "yes," what inflation factor was used?	Variable Rate: See Chart
Is Investment Income from Reserves put back into the Account?	Yes	Is Investment Income from Reserves put back into the Account?	No
Recommended transfer to Reserves – Second Year:	\$50,890	Recommended transfer to Reserves – Second Year:	\$56,610
Initial Transfer Change Rate (+/-)	6.50%	Initial Transfer Change Rate (+/-)	27.50%

## Comments

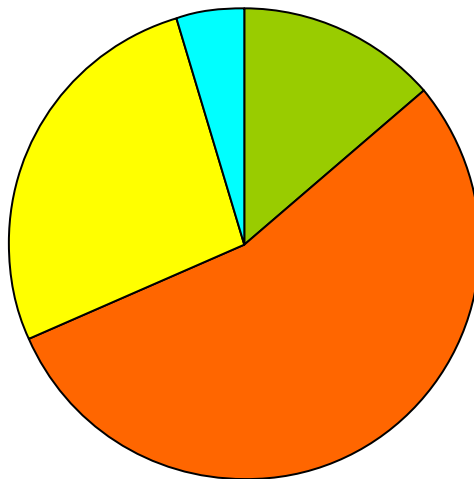


## Chateau Mont Condominiums UOA

**Summary Schedule of Components****Total Replacement Cost by Section**

Section	Section Name	Number of Components	Replacement Costs	% of Replacement Costs
1	SITE IMPROVEMENTS	18	\$435,656	14.0%
2	BUILDING EXTERIOR & INTERIOR	35	\$1,693,044	54.4%
3	BUILDING EQUIPMENT	25	\$839,311	27.0%
4	SHARED AMENITIES WITH HUNTING HILL PLACES	20	\$142,639	4.6%
<b>Totals</b>		<b>98</b>	<b>\$3,110,650</b>	<b>100.0%</b>

Replacement Costs are the projected inflation adjusted costs of ALL components within the timeframe of this analysis.

**Replacement Costs Proportions**

■ 1 - SITE IMPROVEMENTS

■ 2 - BUILDING EXTERIOR & INTERIOR

■ 3 - BUILDING EQUIPMENT

■ 4 - SHARED AMENITIES WITH HUNTING HILL PLACES

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
<b>001.001 - ROADS &amp; FLATWORK</b>										
001.001.0001	Mill and Overlay Asphalt Site-Wide	913	SY	100%	2020	25	21	2045	\$17.65	\$16,109.00
001.001.0002	Asphalt seal coating Site-Wide	913	SY	100%	2012	13	1	2025	\$1.10	\$1,004.00
001.001.0003	Asphalt patching Site-Wide	913	SY	5%	1989	41	6	2030	\$49.00	\$2,236.00
001.001.0004	Concrete curb and gutter Site-Wide	505	LF	5%	1989	36	1	2025	\$100.93	\$2,548.00
001.001.0005	Tile Outside Walkway Site-Wide	570	SF	100%	2013	25	14	2038	\$52.33	\$29,828.00
001.001.0006	Concrete Stairs to pool Site-Wide	490	SF	50%	1989	50	15	2039	\$124.51	\$30,505.00
<b>Total for 001.001 - ROADS &amp; FLATWORK</b>										<b>\$82,230.00</b>
<b>001.002 - SIGNAGE &amp; EXTERIOR LIGHTING</b>										
001.002.0001	Entrance Sign Entrance	1	LS	100%	1989	40	5	2029	\$2,856.00	\$2,856.00
001.002.0002	Informational signage Site-Wide	6	EA	100%	1989	40	5	2029	\$122.35	\$734.00
001.002.0003	Exterior lighting at doors Site-Wide	4	EA	100%	2018	30	24	2048	\$874.15	\$3,497.00
001.002.0004	Landscape lighting Site-Wide	20	EA	100%	2013	25	14	2038	\$875.04	\$17,501.00
001.002.0005	Walkway lighting Site-Wide	10	EA	100%	2018	25	19	2043	\$875.04	\$8,750.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
<b>Total for 001.002 - SIGNAGE &amp; EXTERIOR LIGHTING</b>										<b>\$33,338.00</b>
<b>001.003 - FANCING &amp; SITE FURNISHING</b>										
001.003.0001	Wrought Iron Railing (Retaining wall) Site-Wide	19	LF	100%	1989	40	5	2029	\$250.11	\$4,752.00
001.003.0002	Conc./stone retaining wall Site-Wide	124	SF	30%	1989	75	40	2064	\$124.52	\$4,632.00
001.003.0003	Bench, concrete Site-Wide	1	EA	100%	1989	50	15	2039	\$1,182.15	\$1,182.00
<b>Total for 001.003 - FANCING &amp; SITE FURNISHING</b>										<b>\$10,566.00</b>
<b>001.004 - LANDSCAPING &amp; IRRIGATION</b>										
001.004.0001	Re-fresh mulch Site-Wide	278	SY	100%	2023	5	4	2028	\$5.49	\$1,526.00
001.004.0002	Replace shrubs Site-Wide	760	EA	5%	1989	40	5	2029	\$90.58	\$3,442.00
001.004.0003	Replace trees Site-Wide	60	EA	5%	1989	45	10	2034	\$1,181.45	\$3,544.00
001.004.0004	Prune large trees Site-Wide	60	EA	25%	2012	20	8	2032	\$712.88	\$10,693.00
<b>Total for 001.004 - LANDSCAPING &amp; IRRIGATION</b>										<b>\$19,205.00</b>
<b>002.001 - ROOFS, GUTTER &amp; DOWNSPOUT</b>										
002.001.0001	Single-ply membrane roofs Site-Wide	55	SQ	100%	2021	20	17	2041	\$847.75	\$46,626.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.001.0002	Shingled roof, asphalt shingles Site-Wide	1	LS	100%	1989	36	1	2025	\$218,000.00	\$218,000.00
002.001.0003	Rain gutters and downspouts Site-Wide	1984	LF	100%	1989	42	7	2031	\$7.24	\$14,364.00
<b>Total for 002.001 - ROOFS, GUTTER &amp; DOWNSPOUT</b>										<b>\$278,990.00</b>
<b>002.002 - CLADDING, SIDING &amp; EXTERIOR TRIM</b>										
002.002.0001	Brick/stone washing and re-pointing Site-Wide	2300	SF	25%	1989	50	15	2039	\$19.85	\$11,414.00
002.002.0002	Stucco repair allowance Site-Wide	2200	SF	25%	1989	42	7	2031	\$34.92	\$19,206.00
002.002.0003	Fiber cement lap siding Site-Wide	1	LS	100%	2023	45	44	2068	\$532,710.21	\$532,710.00
002.002.0004	Fiber cement lap siding Site-Wide	1	LS	100%	2024	45	45	2069	\$80,000.00	\$80,000.00
002.002.0005	Fiber cement lap siding, stucco and trim, paint Site-Wide	11800	SF	100%	2023	20	19	2043	\$2.86	\$33,748.00
<b>Total for 002.002 - CLADDING, SIDING &amp; EXTERIOR TRIM</b>										<b>\$677,078.00</b>
<b>002.003 - EXTERIOR DOORS &amp; WINDOWS</b>										
002.003.0001	Wood Framed glass paned door Site-Wide	2	EA	100%	1989	50	15	2039	\$1,767.68	\$3,535.00
002.003.0002	Solid single doors, metal clad Site-Wide	3	EA	100%	1989	50	15	2039	\$3,697.20	\$11,092.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.003.0003	Solid single doors, gargage storage areas, mechanical rooms Site-Wide	34	EA	100%	1989	50	15	2039	\$1,959.16	\$66,611.00
002.003.0004	Storefront glass Site-Wide	4	DR	100%	1989	50	15	2039	\$11,663.23	\$46,653.00
002.003.0005	Glass doors to garage/fitness room Site-Wide	3	EA	100%	1989	40	5	2029	\$1,265.43	\$3,796.00
002.003.0006	Garage doors, commercial Site-Wide	1	PR	100%	2000	25	1	2025	\$18,267.22	\$18,267.00
002.003.0007	Interior door hardware replacement, commercial grade Site-Wide	6	EA	100%	1989	40	5	2029	\$1,262.79	\$7,577.00
002.003.0008	Exterior door hardware replacement, commercial grade Site-Wide	4	EA	100%	1989	40	5	2029	\$2,125.22	\$8,501.00
002.003.0009	Fixed glass windows (fitness room/garage entrance) Site-Wide	6	EA	100%	1989	40	5	2029	\$1,341.88	\$8,051.00
002.003.0010	Fixed glass 2 story window (3'x20') Site-Wide	60	SF	100%	1989	40	5	2029	\$62.64	\$3,758.00
002.003.0011	Pipe railings Site-Wide	35	LF	100%	1989	50	15	2039	\$92.62	\$3,242.00
002.003.0012	Outside Rear Metal Stairs Site-Wide	16	RISER	100%	2017	30	23	2047	\$873.63	\$13,978.00
<b>Total for 002.003 - EXTERIOR DOORS &amp; WINDOWS</b>										<b>\$195,061.00</b>

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
<b>002.004 - INTERIOR LIGHTING</b>										
002.004.0001	Fluorescent lightT fixtures Site-Wide	80	EA	100%	1989	44	9	2033	\$300.97	\$24,078.00
002.004.0002	Wall sconces in hallways Site-Wide	66	EA	100%	1989	40	5	2029	\$188.56	\$12,445.00
002.004.0003	Entrance Chandelier Site-Wide	1	EA	100%	1989	40	5	2029	\$2,201.84	\$2,202.00
<b>Total for 002.004 - INTERIOR LIGHTING</b>										<b>\$38,725.00</b>
<b>002.005 - INTERIOR FLOORING &amp; FURNISHING</b>										
002.005.0001	Furniture, mirrors, artwork All floors	1	LS	20%	1989	38	3	2027	\$60,000.00	\$12,000.00
002.005.0002	Mailboxes First Floor	26	Cube	100%	1989	38	3	2027	\$93.11	\$2,421.00
002.005.0003	Wallpaper replace All floors	2500	SF	100%	2004	22	2	2026	\$2.75	\$6,875.00
002.005.0004	Carpet All floors	550	SY	100%	2007	20	3	2027	\$62.89	\$34,590.00
<b>Total for 002.005 - INTERIOR FLOORING &amp; FURNISHING</b>										<b>\$55,886.00</b>
<b>002.006 - FITNESS EQUIPMENT</b>										
002.006.0001	Nordic Trek Stair master Site-Wide	1	EA	100%	1989	40	5	2029	\$2,404.24	\$2,404.00
002.006.0002	Dyna Pak F10 all purpose cable/weight machine Site-Wide	1	EA	100%	1989	40	5	2029	\$17,347.25	\$17,347.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
002.006.0003	Landice L7 treadmill Site-Wide	1	EA	100%	2007	30	13	2037	\$6,032.97	\$6,033.00
002.006.0004	Set of free weights Site-Wide	1	EA	100%	1989	40	5	2029	\$664.31	\$664.00
002.006.0005	Wall Mirrors Site-Wide	150	SF	100%	1989	50	15	2039	\$22.16	\$3,324.00
<b>Total for 002.006 - FITNESS EQUIPMENT</b>										<b>\$29,772.00</b>

**002.007 - BATHROOM**

002.007.0001	Floor-mounted toilet, tank type Second Floor	1	EA	100%	1989	40	5	2029	\$899.28	\$899.00
002.007.0002	Laundry sink, plastic, on wall hanger or legs, single compartment Second Floor	1	EA	100%	1989	40	5	2029	\$605.21	\$605.00
002.007.0003	Water heater, electric, point of use, glass lined, energy saver, single element, 10 gallon Second Floor	1	EA	100%	1989	40	5	2029	\$1,167.20	\$1,167.00
<b>Total for 002.007 - BATHROOM</b>										<b>\$2,671.00</b>

**003.001 - ELECTRICAL**

003.001.0001	Building repairs/assessments allowance Site-Wide	1	LS	100%	2018	10	4	2028	\$5,956.72	\$5,957.00
003.001.0002	Electrical main switch Site-Wide	1	EA	100%	1989	50	15	2039	\$5,956.72	\$5,957.00
003.001.0003	Local load centers Site-Wide	1	EA	100%	1989	50	15	2039	\$1,876.45	\$1,876.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.001.0004	Garage Fans Site-Wide	2	EA	100%	1989	40	5	2029	\$1,361.83	\$2,724.00
<b>Total for 003.001 - ELECTRICAL</b>										<b>\$16,514.00</b>
<b>003.002 - HVAC BUILDING EQUIPMENT</b>										
003.002.0001	Hvac condensers and coil - 1st Floor Site-Wide	1	EA	100%	2009	20	5	2029	\$5,481.69	\$5,482.00
003.002.0002	Hvac condensers and coil - 2nd Floor Site-Wide	1	EA	100%	2000	25	1	2025	\$5,481.69	\$5,482.00
003.002.0003	Hvac condensers and coil - 3rd Floor Site-Wide	1	EA	100%	2008	20	4	2028	\$5,481.69	\$5,482.00
003.002.0004	Hvac air handler - 1st Floor Site-Wide	3	EA	100%	1989	38	3	2027	\$2,215.29	\$6,646.00
003.002.0005	Hvac air handler - 2nd Floor Site-Wide	3	EA	100%	1989	38	3	2027	\$2,215.29	\$6,646.00
003.002.0006	Hvac air handler - 3rd Floor Site-Wide	3	EA	100%	1989	38	3	2027	\$2,215.29	\$6,646.00
003.002.0007	"Well Trol" pressurized water tanks Site-Wide	3	EA	33%	2010	20	6	2030	\$1,167.20	\$1,156.00
003.002.0008	Circulating pumps Site-Wide	2	EA	50%	2010	20	6	2030	\$8,378.62	\$8,379.00
<b>Total for 003.002 - HVAC BUILDING EQUIPMENT</b>										<b>\$45,919.00</b>
<b>003.003 - ELEVATOR</b>										
003.003.0001	Upgrade pre-1992 Elevator to new style Elevator	1	EA	100%	1989	50	15	2039	\$102,578.90	\$102,579.00



## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.003.0002	Elevator Repair allowance Elevator	1	LS	100%	2024	5	5	2029	\$8,000.00	\$8,000.00
003.003.0003	Power Unit Elevator	1	EA	100%	1989	39	4	2028	\$22,018.45	\$22,018.00
003.003.0004	Controller Elevator	1	EA	100%	1989	42	7	2031	\$36,697.40	\$36,697.00
003.003.0005	Car finishes Elevator	150	SF	100%	1989	38	3	2027	\$70.26	\$10,539.00
003.003.0006	Car operating panel Elevator	1	EA	100%	1989	38	3	2027	\$24,954.24	\$24,954.00
003.003.0007	Door operators Elevator	1	EA	100%	1989	38	3	2027	\$6,140.48	\$6,140.00
003.003.0008	Hall stations Elevator	3	EA	100%	2009	30	15	2039	\$2,789.19	\$8,368.00
003.003.0009	Replace cab ceiling Elevator	1	LS	100%	2023	30	29	2053	\$13,320.12	\$13,320.00
<b>Total for 003.003 - ELEVATOR</b>										<b>\$232,615.00</b>

**003.004 - FIRE SUPPRESSION AND SECURITY SYSTEMS**

003.004.0001	Repair Allowance Sprinkler System All floors	1	LS	100%	2017	15	8	2032	\$63,548.22	\$63,548.00
003.004.0002	Fire Pump All floors	1	EA	100%	2014	30	20	2044	\$13,260.34	\$13,260.00
003.004.0003	Fire extinguishers All floors	12	EA	100%	2017	10	3	2027	\$704.53	\$8,454.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
003.004.0004	Intercom access entry system All floors	1	EA	100%	2013	20	9	2033	\$4,547.35	\$4,547.00
<b>Total for 003.004 - FIRE SUPPRESSION AND SECURITY SYSTEMS</b>										<b>\$89,809.00</b>
<b>004.001 - SHARED POOL COMPONENTS</b>										
004.001.0001	Pool House roof and gutters Pool	860	SF	100%	1986	40	2	2026	\$35.58	\$7,145.00
004.001.0002	Pool house stucco walls Pool	960	SF	100%	1986	40	2	2026	\$34.92	\$7,828.00
004.001.0003	Pool pump and filtration system Pool	1	EA	100%	2010	15	1	2025	\$24,186.26	\$5,647.00
004.001.0004	Pool decking and finish Pool	2000	SF	100%	1989	40	5	2029	\$13.09	\$6,113.00
004.001.0005	Pool furniture allowance Pool	1	LS	100%	2005	20	1	2025	\$5,000.00	\$1,168.00
004.001.0006	Pool house restrooms allowance Pool	1	LS	100%	1986	40	2	2026	\$10,000.00	\$2,335.00
004.001.0007	Pool house lighting allowance Pool	1	LS	100%	2009	25	10	2034	\$7,000.00	\$1,635.00
004.001.0008	Pool exterior fencing on retaining wall (aluminum) Pool	98	LF	100%	1986	40	2	2026	\$250.11	\$5,723.00
004.001.0009	Pool exterior fencing around pool (iron) Pool	130	LF	100%	1986	40	2	2026	\$250.11	\$7,592.00
004.001.0010	Pool Cover Pool	1325	SF	100%	2015	12	3	2027	\$3.06	\$947.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
<b>Total for 004.001 - SHARED POOL COMPONENETS</b>										<b>\$46,133.00</b>
<b>004.002 - SHARED PAVEMENTS &amp; ENTRANCE BUILDING</b>										
004.002.0001	Main Entrance Building repair/replacement Main Entrance	220	SF	100%	1986	40	2	2026	\$200.95	\$10,323.00
004.002.0002	Entrance paver repair/replacement Main Entrance	2010	SF	100%	2013	15	4	2028	\$9.49	\$4,454.00
004.002.0003	Road repair Main Entrance	8335	SY	10%	1986	40	2	2026	\$49.00	\$1,360.00
004.002.0004	Concrete curb repair Main Entrance	6215	LF	10%	1986	40	2	2026	\$65.48	\$1,356.00
<b>Total for 004.002 - SHARED PAVEMENTS &amp; ENTRANCE BUILDING</b>										<b>\$17,493.00</b>
<b>004.003 - SHARED LANDSCAPING AND IRRIGATION</b>										
004.003.0001	Irrigation Sprinkler heads and piping Main Entrance	1000	GSF	100%	2010	15	1	2025	\$1.57	\$367.00
004.003.0002	Irrigation controllers Main Entrance	1	EA	100%	2010	15	1	2025	\$5,631.78	\$1,315.00
004.003.0003	Irrigation backflow preventors Main Entrance	1	EA	100%	1989	40	5	2029	\$1,396.65	\$326.00
<b>Total for 004.003 - SHARED LANDSCAPING AND IRRIGATION</b>										<b>\$2,008.00</b>
<b>004.004 - SHARED SYSTEMS</b>										
004.004.0001	Street light repairs allowance Main Entrance	1	LS	100%	2009	25	10	2034	\$17,000.00	\$566.00

## Chateau Mont Condominiums UOA

**Component Summary**

Line	Component Name and Location	Quantity	Units	% Repl	In-Service/ Replace Date	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Unit Cost	Replacement Cost for Study Year
004.004.0002	Stormdrains repair allowance Main Entrance	1	LS	100%	1986	40	2	2026	\$4,500.00	\$1,051.00
004.004.0003	Water line repair allowance Main Entrance	1	LS	100%	1986	40	2	2026	\$3,500.00	\$817.00
<b>Total for 004.004 - SHARED SYSTEMS</b>										<b>\$2,434.00</b>

**Component Summary Total for Chateau Mont Condominiums UOA Final Report 2**

<b>Total Replacement Cost for Study Year</b>										<b>\$1,876,447.00</b>
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Chateau Mont Condominiums UOA

Reserve Expenditure 5-Year Plan			
Year 2024			
Line #	Component	Location	Replacement Cost *
002.002.0004	Fiber cement lap siding	Site-Wide	\$80,000.00
Total Expenditures for Year 2024			\$80,000.00

\* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

## Chateau Mont Condominiums UOA

## Year 2025

Line #	Component	Location	Replacement Cost *
001.001.0002	Asphalt seal coating	Site-Wide	\$1,039.04
001.001.0004	Concrete curb and gutter	Site-Wide	\$2,636.93
002.001.0002	Shingled roof, asphalt shingles	Site-Wide	\$225,608.20
002.003.0006	Garage doors, commercial	Site-Wide	\$18,904.52
003.002.0002	Hvac condensers and coil - 2nd Floor	Site-Wide	\$5,673.32
004.001.0003	Pool pump and filtration system	Pool	\$5,844.08
004.001.0005	Pool furniture allowance	Pool	\$1,196.82
004.003.0001	Irrigation Sprinkler heads and piping	Main Entrance	\$379.81
004.003.0002	Irrigation controllers	Main Entrance	\$1,360.89
<b>Total Expenditures for Year 2025</b>			<b>\$262,643.61</b>

\* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

## Chateau Mont Condominiums UOA

## Year 2026

Line #	Component	Location	Replacement Cost *
002.005.0003	Wallpaper replace	All floors	\$7,368.94
004.001.0001	Pool House roof and gutters	Pool	\$7,658.34
004.001.0002	Pool house stucco walls	Pool	\$8,390.41
004.001.0006	Pool house restrooms allowance	Pool	\$2,502.76
004.001.0008	Pool exterior fencing on retaining wall (aluminum)	Pool	\$6,134.17
004.001.0009	Pool exterior fencing around pool (iron)	Pool	\$8,137.45
004.002.0001	Main Entrance Building repair/replacement	Main Entrance	\$11,064.66
004.002.0003	Road repair	Main Entrance	\$1,457.71
004.002.0004	Concrete curb repair	Main Entrance	\$1,453.42
004.004.0002	Stormdrains repair allowance	Main Entrance	\$1,126.51
004.004.0003	Water line repair allowance	Main Entrance	\$875.69
<b>Total Expenditures for Year 2026</b>			<b>\$56,170.06</b>

\* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

## Chateau Mont Condominiums UOA

## Year 2027

Line #	Component	Location	Replacement Cost *
002.005.0001	Furniture, mirrors, artwork	All floors	\$13,304.61
002.005.0002	Mailboxes	First Floor	\$2,684.21
002.005.0004	Carpet	All floors	\$38,350.54
003.002.0004	Hvac air handler - 1st Floor	Site-Wide	\$7,368.54
003.002.0005	Hvac air handler - 2nd Floor	Site-Wide	\$7,368.54
003.002.0006	Hvac air handler - 3rd Floor	Site-Wide	\$7,368.54
003.003.0005	Car finishes	Elevator	\$11,684.77
003.003.0006	Car operating panel	Elevator	\$27,666.93
003.003.0007	Door operators	Elevator	\$6,807.53
003.004.0003	Fire extinguishers	All floors	\$9,373.09
004.001.0010	Pool Cover	Pool	\$1,000.58
<b>Total Expenditures for Year 2027</b>			<b>\$132,977.88</b>

\* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.



## Chateau Mont Condominiums UOA

## Year 2028

Line #	Component	Location	Replacement Cost *
001.004.0001	Re-fresh mulch	Site-Wide	\$1,748.25
003.001.0001	Building repairs/assessments allowance	Site-Wide	\$6,824.56
003.002.0003	Hvac condensers and coil - 3rd Floor	Site-Wide	\$6,280.39
003.003.0003	Power Unit	Elevator	\$25,224.66
004.002.0002	Entrance paver repair/replacement	Main Entrance	\$5,102.67
<b>Total Expenditures for Year 2028</b>			<b>\$45,180.53</b>

\* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Chateau Mont Condominiums UOA

Financial Summary

Study Year 2024

Fiscal Year 1/1/2024 to 12/31/2024

Budgeted Total Assessment for current fiscal year	\$231,960
Budgeted Replacement Reserve Transfer (Assessment) for current fiscal year	\$44,400
Balance of the Replacement Reserve Account as of 1/1/2024	\$177,707
Source of current financial information	
Including Dec. Balance Sheet and 2024 Final Budget.	
Total current replacement value of all components	\$1,876,447
Minimum Threshold Reserve Balance in Study Year	\$93,822
Threshold calculated as 5% of total current replacement value of all components.	

Recommended Reserve Transfers (first 5 years)

Year	Reserve Transfer Amount	% Increase
2024	\$44,400	0.00%
2025	\$56,610	27.50%
2026	\$72,178	27.50%
2027	\$92,027	27.50%
2028	\$117,334	27.50%

Cash Flow Study Period is 30 Years

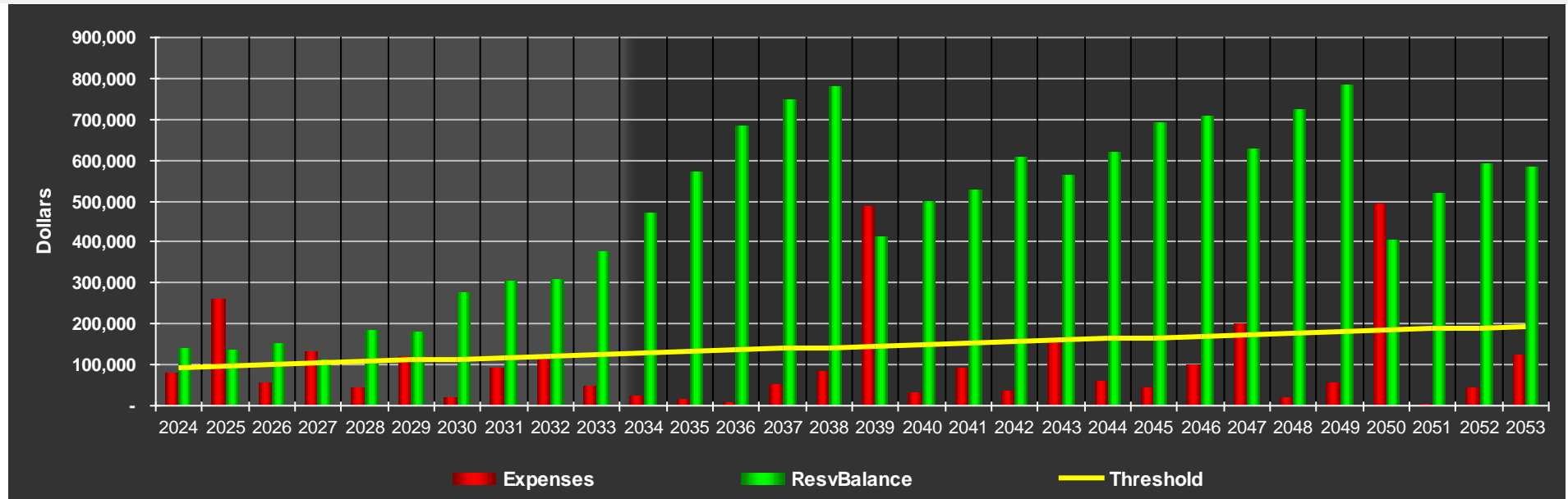
Please see the recommended funding plan for the entire study period on the following pages.

This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method “Full Funding” analysis, which can be provided upon request as a separate report

## Chateau Mont Condominiums UOA

## Navigator Cash Flow Funding Plan

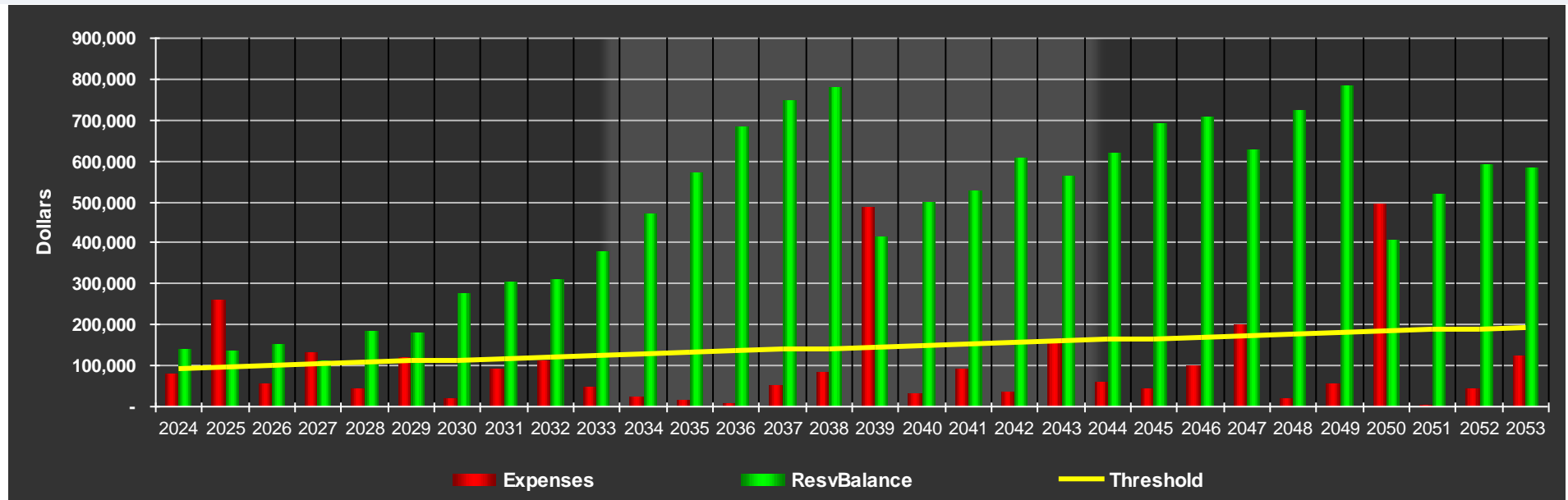
## NAVIGATOR™

Cash Flow Summary

Years:	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	\$177,707	\$142,107	\$136,073	\$152,081	\$111,130	\$183,283	\$180,005	\$278,654	\$304,510	\$308,607
Transfer to Reserves	\$44,400	\$56,610	\$72,178	\$92,027	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334
Roof's Special Assessme		\$200,000								
Yearly Expenditures	-\$80,000	-\$262,644	-\$56,170	-\$132,981	-\$45,181	-\$120,613	-\$18,686	-\$91,478	-\$113,237	-\$48,030
Ending Balance	\$142,107	\$136,073	\$152,081	\$111,130	\$183,283	\$180,005	\$278,654	\$304,510	\$308,607	\$377,911
Threshold	\$93,822	\$97,097	\$100,563	\$104,022	\$107,486	\$110,947	\$114,409	\$117,876	\$121,341	\$124,799
Transfer change +/-	0.00%	27.50%	27.50%	27.50%	27.50%	0.00%	0.00%	0.00%	0.00%	0.00%

## Chateau Mont Condominiums UOA

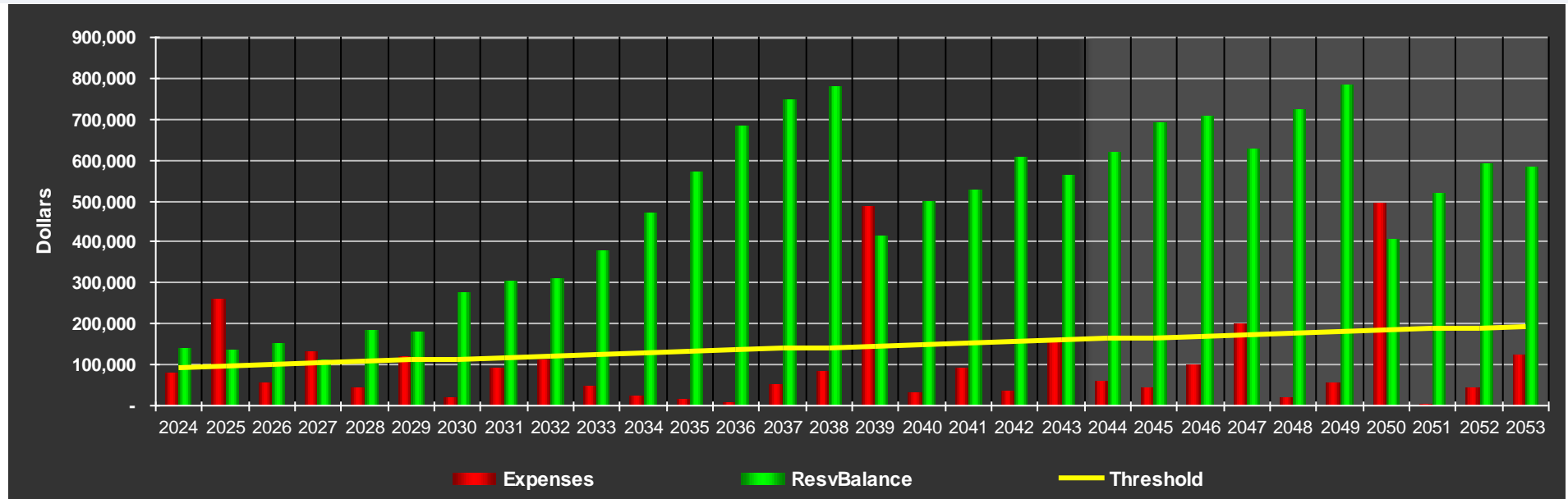
## NAVIGATOR™

Cash Flow Summary

Years:	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	\$377,911	\$471,748	\$571,643	\$682,372	\$745,795	\$780,099	\$412,471	\$498,588	\$525,413	\$605,020
Transfer to Reserves	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334
Yearly Expenditures	-\$23,497	-\$17,439	-\$6,605	-\$53,910	-\$83,031	-\$484,961	-\$31,216	-\$90,509	-\$37,727	-\$161,228
Ending Balance	\$471,748	\$571,643	\$682,372	\$745,795	\$780,099	\$412,471	\$498,588	\$525,413	\$605,020	\$561,127
Threshold	\$128,269	\$131,732	\$135,197	\$138,658	\$142,124	\$145,592	\$149,057	\$152,515	\$155,977	\$159,440
Transfer Change +/-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

## Chateau Mont Condominiums UOA

## NAVIGATOR™

Cash Flow Summary

Years:	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	\$561,127	\$617,874	\$690,541	\$708,440	\$625,050	\$721,698	\$782,968	\$407,739	\$519,367	\$590,595
Transfer to Reserves	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334	\$117,334
Yearly Expenditures	-\$60,586	-\$44,667	-\$99,435	-\$200,725	-\$20,686	-\$56,064	-\$492,562	-\$5,706	-\$46,105	-\$124,975
Ending Balance	\$617,874	\$690,541	\$708,440	\$625,050	\$721,698	\$782,968	\$407,739	\$519,367	\$590,595	\$582,954
Threshold	\$162,900	\$166,370	\$169,830	\$173,295	\$176,760	\$180,225	\$183,685	\$187,157	\$190,619	\$194,089
Transfer Change +/-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

## Chateau Mont Condominiums UOA

## Navigator Assessment Allocation Model: Annual Change

Year	Operating Assessment *	% of Budget	% Ann Increase	Reserve Transfer	% of Budget	% Ann Increase	Total Budget Assessments	% Ann Increase	Special Assessments	Total ALL Assessments	% Ann Increase
2024	\$187,560	80.9%	0.0%	\$44,400	19.2%	0.0%	\$231,960	0.0%	\$0	\$231,960	0.0%
2025	\$192,187	77.2%	2.5%	\$56,610	22.8%	27.5%	\$248,797	7.3%	\$200,000	\$448,797	93.5%
2026	\$195,185	73.0%	1.6%	\$72,178	27.0%	27.5%	\$267,363	7.5%	\$0	\$267,363	-40.4%
2027	\$198,172	68.3%	1.5%	\$92,027	31.7%	27.5%	\$290,199	8.5%	\$0	\$290,199	8.5%
2028	\$201,164	63.2%	1.5%	\$117,334	36.8%	27.5%	\$318,498	9.8%	\$0	\$318,498	9.8%
2029	\$204,161	63.5%	1.5%	\$117,334	36.5%	0.0%	\$321,495	0.9%	\$0	\$321,495	0.9%
2030	\$207,163	63.8%	1.5%	\$117,334	36.2%	0.0%	\$324,497	0.9%	\$0	\$324,497	0.9%
2031	\$210,167	64.2%	1.5%	\$117,334	35.8%	0.0%	\$327,501	0.9%	\$0	\$327,501	0.9%
2032	\$213,151	64.5%	1.4%	\$117,334	35.5%	0.0%	\$330,485	0.9%	\$0	\$330,485	0.9%
2033	\$216,135	64.8%	1.4%	\$117,334	35.2%	0.0%	\$333,469	0.9%	\$0	\$333,469	0.9%

\* In the model above, the annual reserve transfer amounts are as recommended in this analysis. The operating assessment budget amount is increased annually at a rate based on client input and may not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget.

## Chateau Mont Condominiums UOA

## Navigator Assessment Allocation Model: Annual Assessment Per Unit

Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Condominium (1-4 stories)	24	Units	100.0%	2024	\$7,815	\$1,850	\$0	\$9,665
	24	Units	100.0%	2025	\$8,008	\$2,359	\$8,333	\$18,700
	24	Units	100.0%	2026	\$8,133	\$3,007	\$0	\$11,140
	24	Units	100.0%	2027	\$8,257	\$3,834	\$0	\$12,092
	24	Units	100.0%	2028	\$8,382	\$4,889	\$0	\$13,271
	24	Units	100.0%	2029	\$8,507	\$4,889	\$0	\$13,396
	24	Units	100.0%	2030	\$8,632	\$4,889	\$0	\$13,521
	24	Units	100.0%	2031	\$8,757	\$4,889	\$0	\$13,646
	24	Units	100.0%	2032	\$8,881	\$4,889	\$0	\$13,770
	24	Units	100.0%	2033	\$9,006	\$4,889	\$0	\$13,895

## Chateau Mont Condominiums UOA

**DMA Assessment Allocation Model: Average Monthly Assessment per Unit**

Unit Type			Monthly				
			Alloc %	Year	Operating *	Reserve	SPECIAL
Condominium (1-4 stories)	24	Units	100.0%	2024	\$651	\$154	\$0
	24	Units	100.0%	2025	\$667	\$197	\$694
	24	Units	100.0%	2026	\$678	\$251	\$0
	24	Units	100.0%	2027	\$688	\$320	\$0
	24	Units	100.0%	2028	\$698	\$407	\$0
	24	Units	100.0%	2029	\$709	\$407	\$0
	24	Units	100.0%	2030	\$719	\$407	\$0
	24	Units	100.0%	2031	\$730	\$407	\$0
	24	Units	100.0%	2032	\$740	\$407	\$0
	24	Units	100.0%	2033	\$750	\$407	\$0



# Chateau Mont Condominiums UOA

Roanoke, VA

## **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

### **Component Record**

Final Report 2

Date: 6/18/2024

DMA Project #2401004



Prepared by : DMA Reserves, Inc.

2302 E Cary Street  
Richmond, Virginia 23223  
804.644.6404

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## Chateau Mont Condominiums UOA

## 001.001 ROADS &amp; FLATWORK

001.001.0001 Mill and Overlay Asphalt						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2020	25	25	21	2045	913	SY	100.0%	100.00%	\$17.65	\$16,109.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2045			\$28,565.10							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.001.0002 Asphalt seal coating						Site-Wide						
Component Details												
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year		
2012	13	5	1	2025	913	SY	100.0%	100.00%	\$1.10	\$1,004.00		
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).												
2025			\$1,039.04		2030		\$1,224.30		2035		\$1,409.69	
2040			\$1,595.09		2050		\$1,965.65					
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2045												
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Repair intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.												

## Chateau Mont Condominiums UOA

001.001.0003		Asphalt patching					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	41	5	6	2030	913	SY	5.0%	100.00%	\$49.00	\$2,236.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2030			\$2,726.62		2035			\$3,139.47		2040 \$3,552.36	
2050			\$4,377.63								
Expenditures in the year(s) below have been manually removed from the yearly expenditures.											
2045											
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

001.001.0004		Concrete curb and gutter					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	36	5	1	2025	505	LF	5.0%	100.00%	\$100.93	\$2,548.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$2,636.93		2030			\$3,107.09		2035 \$3,577.54	
2040			\$4,048.04		2045			\$4,518.20		2050 \$4,988.46	
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

## Chateau Mont Condominiums UOA

001.001.0005		Tile Outside Walkway					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	8	14	2038	570	SF	100.0%	100.00%	\$52.33	\$29,828.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$45,184.10		2046			\$53,992.37		
On 1/29/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition.										

001.001.0006		Concrete Stairs to pool					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	490	SF	50.0%	100.00%	\$124.51	\$30,505.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$47,337.14							
Expenditures in the year(s) below have been manually removed from the yearly expenditures.										
2024										
On 1/29/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.										

Total for 001.001 ROADS & FLATWORK										\$82,230.00
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## Chateau Mont Condominiums UOA

## 001.002 SIGNAGE &amp; EXTERIOR LIGHTING

001.002.0001		Entrance Sign					Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	20	5	2029	1	LS	100.0%	100.00%	\$2,856.00	\$2,856.00	
Detail of components within the assembly:											
1	Sign Face, HDU, Routed and Painted, Site-Wide					18	SF	100.0%	100.00%	\$130.02	\$2,340.00
2	Replace stucco, Site-Wide					41	SF	100.0%	100.00%	\$10.75	\$441.00
3	Brick tuck-pointing, Site-Wide					38	SF	10.0%	100.00%	\$19.85	\$75.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$3,108.79		2049			\$4,020.72			
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in fair to good condition. Cracks and chips were noticed in stucco. Moisture penetration could weaken the structure of the entrance sign.											
001.002.0002		Informational signage					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	30	5	2029	6	EA	100.0%	100.00%	\$122.35	\$734.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$867.98								
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition.											

## Chateau Mont Condominiums UOA

001.002.0003		Exterior lighting at doors					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2018	30	30	24	2048	4	EA	100.0%	100.00%	\$874.15	\$3,497.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2048			\$6,588.29							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition and assumed functional.										

001.002.0004		Landscape lighting					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	25	25	14	2038	20	EA	100.0%	100.00%	\$875.04	\$17,501.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2038			\$26,510.88							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition and assumed functional.										

Chateau Mont Condominiums UOA

001.002.0005		Walkway lighting					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	25	25	19	2043	10	EA	100.0%	100.00%	\$875.04	\$8,750.00	
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2043			\$14,869.60								
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition and assumed functional.											
Total for 001.002 SIGNAGE & EXTERIOR LIGHTING										\$33,338.00	



## Chateau Mont Condominiums UOA

## 001.003 FANCING &amp; SITE FURNISHING

001.003.0001		Wrought Iron Railing (Retaining wall)					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	19	LF	100.0%	100.00%	\$250.11	\$4,752.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$5,619.37							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.003.0002		Conc./stone retaining wall					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	75	10	40	2064	124	SF	30.0%	100.00%	\$124.52	\$4,632.00
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

001.003.0003		Bench, concrete					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$1,182.15	\$1,182.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$1,475.33							
On 1/29/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

Chateau Mont Condominiums UOA

Total for 001.003 FANCING & SITE FURNISHING	\$10,566.00
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## Chateau Mont Condominiums UOA

## 001.004 LANDSCAPING &amp; IRRIGATION

001.004.0001		Re-fresh mulch					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	5	5	4	2028	278	SY	100.0%	100.00%	\$5.49	\$1,526.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2028			\$1,748.25		2033		\$2,029.84		2038		\$2,311.62
2043			\$2,593.26		2048		\$2,874.96		2053		\$3,156.81
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition.											

001.004.0002		Replace shrubs					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	5	5	2029	760	EA	5.0%	100.00%	\$90.58	\$3,442.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$4,070.26		2034		\$4,705.72		2039		\$5,341.23
2044			\$5,976.19		2049		\$6,611.78				
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

## Chateau Mont Condominiums UOA

001.004.0003		Replace trees					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	45	5	10	2034	60	EA	5.0%	100.00%	\$1,181.45	\$3,544.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2034			\$4,845.19		2039			\$5,499.55		2044 \$6,153.34	
2049			\$6,807.79								
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

001.004.0004		Prune large trees					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2012	20	5	8	2032	60	EA	25.0%	100.00%	\$712.88	\$10,693.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2032			\$13,829.35		2037			\$15,802.93		2042 \$17,776.86	
2047			\$19,750.53		2052			\$21,725.05			
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Pruning percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.											

Total for 001.004 LANDSCAPING & IRRIGATION										\$19,205.00
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## Chateau Mont Condominiums UOA

## 002.001 ROOFS, GUTTER &amp; DOWNSPOUT

002.001.0001Single-ply membrane roofs						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2021	20	20	17	2041	55	SQ	100.0%	100.00%	\$847.75	\$46,626.00
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <div><div>2041</div><div>\$75,794.02</div></div>										
<div>On 1/30/2024</div> <div>By Mordechai Abada, DMA Reserves</div> <div>Observed in good condition.</div>										

002.001.0002Shingled roof, asphalt shingles						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	36	25	1	2025	1	LS	100.0%	100.00%	\$218,000.00	\$218,000.00
<div>Documented Costs were used for this component cost</div> <div><div>Year</div><div>Replacement Cost</div><div>Repl %</div><div>Quant</div><div>Unit</div><div>Comment</div></div> <div><div>2024</div><div>\$218,000.00</div><div>100.0%</div><div>1</div><div>LS</div><div></div></div>										
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <div><div><div>2025</div><div>\$225,608.20</div></div><div><div>2050</div><div>\$426,800.17</div></div></div>										
<div>On 4/3/2024</div> <div>By Mordechai Abada, DMA Reserves</div> <div>Replacement cost is an estimate by the client.</div>										

## Chateau Mont Condominiums UOA

002.001.0003		Rain gutters and downspouts					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	40	7	2031	1984	LF	100.0%	100.00%	\$7.24	\$14,364.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$18,046.50							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified										
Total for 002.001 ROOFS, GUTTER & DOWNSPOUT										\$278,990.00

## Chateau Mont Condominiums UOA

## 002.002 CLADDING, SIDING &amp; EXTERIOR TRIM

002.002.0001		Brick/stone washing and re-pointing					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	10	15	2039	2300	SF	25.0%	100.00%	\$19.85	\$11,414.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$17,712.04		2049			\$21,925.35		
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association.										

002.002.0002		Stucco repair allowance					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	15	7	2031	2200	SF	25.0%	100.00%	\$34.92	\$19,206.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$24,129.84		2046			\$34,765.19		
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified										

## Chateau Mont Condominiums UOA

002.002.0003		Fiber cement lap siding					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	45	45	44	2068	1	LS	100.0%	100.00%	\$532,710.21	\$532,710.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2023	\$472,596.00		100.0%	1	LS						
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in excellent condition. Replacement cost based on Client's cost.											
On 4/3/2024 By Mordechai Abada, DMA Reserves											
Component Quantity was changed from 10840 to 1.											

002.002.0004		Fiber cement lap siding					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2024	45	45	45	2069	1	LS	100.0%	100.00%	\$80,000.00	\$80,000.00	
Documented Costs were used for this component cost											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2024	\$80,000.00		100.0%	1	LS						
Yearly Expenditures for this component											
Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2024		\$80,000.00									
On 1/29/2024 By Mordechai Abada, DMA Reserves											
Replacement of the remaining wood siding. Cost is an estimate by the client.											



## Chateau Mont Condominiums UOA

002.002.0005		Fiber cement lap siding, stucco and trim, paint					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2023	20	10	19	2043	11800	SF	100.0%	100.00%	\$2.86	\$33,748.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2043			\$57,350.75		2053		\$69,813.93				
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.											
Total for 002.002 CLADDING, SIDING & EXTERIOR TRIM										\$677,078.00	

## Chateau Mont Condominiums UOA

## 002.003 EXTERIOR DOORS &amp; WINDOWS

002.003.0001		Wood Framed glass paned door					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	2	EA	100.0%	100.00%	\$1,767.68	\$3,535.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$5,485.54							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified								

002.003.0002		Solid single doors, metal clad					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	3	EA	100.0%	100.00%	\$3,697.20	\$11,092.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$17,212.38							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified								

## Chateau Mont Condominiums UOA

**002.003.0003 Solid single doors, gargage storage areas, mechanical rooms Site-Wide**
**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	34	EA	100.0%	100.00%	\$1,959.16	\$66,611.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$103,365.84
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition. In Service Date should be verified.

**002.003.0004 Storefront glass Site-Wide**
**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	4	DR	100.0%	100.00%	\$11,663.23	\$46,653.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2039	\$72,395.36
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition. In Service Date should be verified

## Chateau Mont Condominiums UOA

002.003.0005		Glass doors to garage/fitness room					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	3	EA	100.0%	100.00%	\$1,265.43	\$3,796.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$4,488.87							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified										

002.003.0006		Garage doors, commercial					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	25	1	2025	1	PR	100.0%	100.00%	\$18,267.22	\$18,267.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$18,904.52		2050		\$35,763.13			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in fair to good condition. The horizontal opening door has a big gap at the bottom and showing wear.										

## Chateau Mont Condominiums UOA

**002.003.0007 Interior door hardware replacement, commercial grade Site-Wide****Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	6	EA	100.0%	100.00%	\$1,262.79	\$7,577.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$8,960.02
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition and assumed functional.

**002.003.0008 Exterior door hardware replacement, commercial grade Site-Wide****Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	4	EA	100.0%	100.00%	\$2,125.22	\$8,501.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$10,052.66
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**On 1/30/2024 By Mordechai Abada, DMA Reserves**

Observed in good condition and assumed functional.

## Chateau Mont Condominiums UOA

002.003.0009		Fixed glass windows (fitness room/garage entrance)					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	6	EA	100.0%	100.00%	\$1,341.88	\$8,051.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$9,520.53							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified.										

002.003.0010		Fixed glass 2 story window (3'x20')					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	60	SF	100.0%	100.00%	\$62.64	\$3,758.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$4,443.93							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

002.003.0011		Pipe railings					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	35	LF	100.0%	100.00%	\$92.62	\$3,242.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$5,030.91							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition.										

002.003.0012		Outside Rear Metal Stairs					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	30	30	23	2047	16	RISER	100.0%	100.00%	\$873.63	\$13,978.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2047			\$25,818.08							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in fair to good condition. We noticed rust on structure beam of the landing.										

Total for 002.003 EXTERIOR DOORS & WINDOWS										\$195,061.00
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## Chateau Mont Condominiums UOA

## 002.004 INTERIOR LIGHTING

002.004.0001      Fluorescent lightT fixtures						Site-Wide				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	44	24	9	2033	80	EA	100.0%	100.00%	\$300.97	\$24,078.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2033			\$32,027.77							
<b>On 1/30/2024                      By Mordechai Abada, DMA Reserves</b> Overall, light fixtures in garage, entrance and utility rooms were observed in good condition. In elevator machine room light was out. In Service Date should be verified.										

002.004.0002      Wall sconces in hallways						Site-Wide				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	66	EA	100.0%	100.00%	\$188.56	\$12,445.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$14,716.55							
<b>On 1/30/2024                      By Mordechai Abada, DMA Reserves</b> Observed in good working condition. In Service Date should be verified.										



## Chateau Mont Condominiums UOA

002.004.0003		Entrance Chandelier					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	40	5	2029	1	EA	100.0%	100.00%	\$2,201.84	\$2,202.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$2,603.92							
<b>On 1/30/2024</b> By Mordechai Abada, DMA Reserves Observed in good working condition. In Service Date should be verified.										
Total for 002.004 INTERIOR LIGHTING										\$38,725.00

## Chateau Mont Condominiums UOA

## 002.005 INTERIOR FLOORING &amp; FURNISHING

002.005.0001		Furniture, mirrors, artwork				All floors				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	5	3	2027	1	LS	20.0%	100.00%	\$60,000.00	\$12,000.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$60,000.00	20.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$13,304.61	2032			\$15,519.69	2037		\$17,734.48
2042			\$19,949.68	2047			\$22,164.59	2052		\$24,380.45
On 1/29/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. Replacement percentage and intervals should be adjusted to better reflect the historical experiences of the association.										
Replacement cost is an estimate by DMA. Association has insurance policy for art work. In Service Date should be verified										

002.005.0002		Mailboxes				First Floor				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	35	3	2027	26	Cube	100.0%	100.00%	\$93.11	\$2,421.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$2,684.21							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition. In Service Date should be verified										

## Chateau Mont Condominiums UOA

002.005.0003		Wallpaper replace				All floors				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2004	22	15	2	2026	2500	SF	100.0%	100.00%	\$2.75	\$6,875.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$7,368.94		2041		\$11,175.82			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Replacement intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified										

002.005.0004		Carpet				All floors				
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2007	20	16	3	2027	550	SY	100.0%	100.00%	\$62.89	\$34,590.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$38,350.54		2043		\$58,781.60			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition. Replacement intervals should be adjusted to better reflect the historical experiences of the association.										

Total for 002.005 INTERIOR FLOORING & FURNISHING										\$55,886.00
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## Chateau Mont Condominiums UOA

## 002.006 FITNESS EQUIPMENT

002.006.0001		Nordic Trek Stair master					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$2,404.24	\$2,404.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$2,616.79							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

002.006.0002		Dyna Pak F10 all purpose cable/weight machine					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$17,347.25	\$17,347.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$18,882.44							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

## Chateau Mont Condominiums UOA

002.006.0003		Landice L7 treadmill					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2007	30	30	13	2037	1	EA	100.0%	100.00%	\$6,032.97	\$6,033.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2037			\$7,337.39								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

002.006.0004		Set of free weights					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	35	5	2029	1	EA	100.0%	100.00%	\$664.31	\$664.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$722.76								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.									

Chateau Mont Condominiums UOA

002.006.0005		Wall Mirrors					Site-Wide				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	50	50	15	2039	150	SF	100.0%	100.00%	\$22.16	\$3,324.00	
Yearly Expenditures for this component    Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$4,148.88								
On 1/30/2024                      By Mordechai Abada, DMA Reserves											
Observed in good condition.											
Total for 002.006 FITNESS EQUIPMENT										\$29,772.00	

## Chateau Mont Condominiums UOA

## 002.007 BATHROOM

002.007.0001		Floor-mounted toilet, tank type					Second Floor			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	1	EA	100.0%	100.00%	\$899.28	\$899.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$1,063.09							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

002.007.0002		Laundry sink, plastic, on wall hanger or legs, single compartment					Second Floor			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	1	EA	100.0%	100.00%	\$605.21	\$605.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$715.43							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

## Chateau Mont Condominiums UOA

**002.007.0003**      **Water heater, electric, point of use, glass lined, energy saver, single element, 10 gallon**      **Second Floor**

**Component Details**

Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	15	5	2029	1	EA	100.0%	100.00%	\$1,167.20	\$1,167.00

**Yearly Expenditures for this component** Year(s) and expenditures are shown below for this component if occurring within the study period.

Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).

2029	\$1,380.02	2044	\$2,026.23
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**On 1/30/2024**      **By Mordechai Abada, DMA Reserves**  
Observed in good condition.

**Total for 002.007 BATHROOM**

**\$2,671.00**



## Chateau Mont Condominiums UOA

## 003.001 ELECTRICAL

003.001.0001		Building repairs/assessments allowance					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2018	10	5	4	2028	1	LS	100.0%	100.00%	\$5,956.72	\$5,957.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2028			\$6,824.56		2033		\$7,923.80		2038		\$9,023.78
2043			\$10,123.20		2048		\$11,222.91		2053		\$12,323.11
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Repair intervals should be adjusted to better reflect the historical experiences of the association.											

003.001.0002		Electrical main switch					Site-Wide				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$5,956.72	\$5,957.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$9,243.96								
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition and assumed functional.											

## Chateau Mont Condominiums UOA

003.001.0003		Local load centers					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$1,876.45	\$1,876.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039		\$2,911.11								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional.										

003.001.0004		Garage Fans					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	40	30	5	2029	2	EA	100.0%	100.00%	\$1,361.83	\$2,724.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029		\$3,221.21								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional.										

Total for 003.001 ELECTRICAL										\$16,514.00
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## Chateau Mont Condominiums UOA

## 003.002 HVAC BUILDING EQUIPMENT

003.002.0001Hvac condensors and coil - 1st Floor						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	20	15	5	2029	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$6,482.62		2044		\$9,518.17			
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

003.002.0002Hvac condensors and coil - 2nd Floor						Site-Wide				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2000	25	15	1	2025	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025			\$5,673.32		2040		\$8,709.34			
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

003.002.0003		Hvac condensors and coil - 3rd Floor					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2008	20	15	4	2028	1	EA	100.0%	100.00%	\$5,481.69	\$5,482.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$6,280.39		2043			\$9,316.01		
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

003.002.0004		Hvac air handler - 1st Floor					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$7,368.54							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

003.002.0005		Hvac air handler - 2nd Floor					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			\$7,368.54							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

003.002.0006		Hvac air handler - 3rd Floor					Site-Wide			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	3	EA	100.0%	100.00%	\$2,215.29	\$6,646.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			\$7,368.54							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified.										

## Chateau Mont Condominiums UOA

003.002.0007		"Well Trol" pressurized water tanks					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	20	20	6	2030	3	EA	33.0%	100.00%	\$1,167.20	\$1,156.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$1,409.64		2050		\$2,263.20			
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Assumed in good condition. In Service Date should be verified.										

003.002.0008		Circulating pumps					Site-Wide			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2010	20	10	6	2030	2	EA	50.0%	100.00%	\$8,378.62	\$8,379.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2030			\$10,217.55		2040		\$13,311.85		2050 \$16,404.39	
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Assumed in good condition. In Service Date should be verified.										

Total for 003.002 HVAC BUILDING EQUIPMENT										\$45,919.00
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## Chateau Mont Condominiums UOA

## 003.003 ELEVATOR

003.003.0001 Upgrade pre-1992 Elevator to new style						Elevator				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	50	50	15	2039	1	EA	100.0%	100.00%	\$102,578.90	\$102,579.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2039			\$159,180.38							
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Observed in good condition.										

003.003.0002 Elevator Repair allowance						Elevator				
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2024	5	5	5	2029	1	LS	100.0%	100.00%	\$8,000.00	\$8,000.00
<b>Documented Costs were used for this component cost</b>										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2024	\$8,000.00		100.0%	1	LS					
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2029			\$9,460.22		2034		\$10,937.17		2039 \$12,414.25	
2044			\$13,890.05		2049		\$15,367.33			
<b>Expenditures in the year(s) below have been manually removed from the yearly expenditures.</b> 2024										
<b>On 1/30/2024 By Mordechai Abada, DMA Reserves</b> Repair cost is an estimate by DMA. This is an allowance to periodically repair a percentage of the total component.										

## Chateau Mont Condominiums UOA

003.003.0003		Power Unit					Elevator			
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	39	30	4	2028	1	EA	100.0%	100.00%	\$22,018.45	\$22,018.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$25,224.66							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.								

003.003.0004		Controller					Elevator			
<b>Component Details</b>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	42	30	7	2031	1	EA	100.0%	100.00%	\$36,697.40	\$36,697.00
<b>Yearly Expenditures for this component</b> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2031			\$46,105.03							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition. In Service Date should be verified.								



## Chateau Mont Condominiums UOA

003.003.0005		Car finishes					Elevator			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	150	SF	100.0%	100.00%	\$70.26	\$10,539.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$11,684.77							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition.								

003.003.0006		Car operating panel					Elevator			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1989	38	30	3	2027	1	EA	100.0%	100.00%	\$24,954.24	\$24,954.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027			\$27,666.93							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.								

## Chateau Mont Condominiums UOA

003.003.0007		Door operators					Elevator				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	38	30	3	2027	1	EA	100.0%	100.00%	\$6,140.48	\$6,140.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2027			\$6,807.53								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.									

003.003.0008		Hall stations					Elevator				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2009	30	30	15	2039	3	EA	100.0%	100.00%	\$2,789.19	\$8,368.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2039			\$12,985.31								
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good working condition.									

## Chateau Mont Condominiums UOA

003.003.0009		Replace cab ceiling					Elevator			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2023	30	30	29	2053	1	LS	100.0%	100.00%	\$13,320.12	\$13,320.00
Documented Costs were used for this component cost										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2023	\$11,817.00		100.0%	1	LS					
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2053			\$27,554.83							
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in fair condition. Replacement cost based on Client's cost.										
Total for 003.003 ELEVATOR										\$232,615.00

## Chateau Mont Condominiums UOA

## 003.004 FIRE SUPPRESSION AND SECURITY SYSTEMS

003.004.0001		Repair Allowance Sprinkler System					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	15	15	8	2032	1	LS	100.0%	100.00%	\$63,548.22	\$63,548.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2017	\$45,000.00	100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2032		\$82,187.13		2047		\$117,376.34				
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Replacement cost is an estimate by DMA. Repair percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified.										

003.004.0002		Fire Pump					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2014	30	30	20	2044	1	EA	100.0%	100.00%	\$13,260.34	\$13,260.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2044		\$23,022.79								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Assumed in good condition and functional. Observation not possible during site survey.										

## Chateau Mont Condominiums UOA

003.004.0003		Fire extinguishers					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2017	10	10	3	2027	12	EA	100.0%	100.00%	\$704.53	\$8,454.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2027</u>			<u>\$9,373.09</u>		<u>2037</u>			<u>\$12,493.94</u>		<u>2047</u> \$15,614.95
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. Observation not possible during site survey.										

003.004.0004		Intercom access entry system					All floors			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	20	20	9	2033	1	EA	100.0%	100.00%	\$4,547.35	\$4,547.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
<u>2033</u>			<u>\$6,048.26</u>		<u>2053</u>			<u>\$9,406.28</u>		
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. Observation not possible during site survey.										

Total for 003.004 FIRE SUPPRESSION AND SECURITY SYSTEMS										\$89,809.00
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## Chateau Mont Condominiums UOA

## 004.001 SHARED POOL COMPONENTS

004.001.0001		Pool House roof and gutters					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	35	2	2026	860	SF	100.0%	23.35%	\$35.58	\$7,145.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$7,658.34							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.								

004.001.0002		Pool house stucco walls					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	960	SF	100.0%	23.35%	\$34.92	\$7,828.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$8,390.41							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.								

## Chateau Mont Condominiums UOA

004.001.0003		Pool pump and filtration system					Pool				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	10	1	2025	1	EA	100.0%	23.35%	\$24,186.26	\$5,647.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$5,844.08		2035		\$7,928.73		2045		\$10,013.50
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Assumed in good condition and functional. Chateau Mont's share is 23.35%.											

004.001.0004		Pool decking and finish					Pool				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1989	40	40	5	2029	2000	SF	100.0%	23.35%	\$13.09	\$6,113.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2029			\$7,228.79								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Chateau Mont's share is 23.35%.											

## Chateau Mont Condominiums UOA

004.001.0005		Pool furniture allowance					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2005	20	10	1	2025	1	LS	100.0%	23.35%	\$5,000.00	\$1,168.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2024	\$5,000.00		100.0%	1	LS					
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2025		\$1,196.82		2035		\$1,383.21		2045		\$1,569.73
On 1/30/2024 By Mordechai Abada, DMA Reserves Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.										

004.001.0006		Pool house restrooms allowance					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	35	2	2026	1	LS	100.0%	23.35%	\$10,000.00	\$2,335.00
<u>Documented Costs were used for this component cost</u>										
Year	Replacement Cost		Repl %	Quant	Unit	Comment				
2024	\$10,000.00		100.0%	1	LS					
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026		\$2,502.76								
On 1/30/2024 By Mordechai Abada, DMA Reserves Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.										



## Chateau Mont Condominiums UOA

004.001.0007		Pool house lighting allowance					Pool				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2009	25	25	10	2034	1	LS	100.0%	23.35%	\$7,000.00	\$1,635.00	
<u>Documented Costs were used for this component cost</u>											
Year	Replacement Cost		Repl %	Quant	Unit	Comment					
2024	\$7,000.00		100.0%	1	LS						
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2034			\$2,235.26								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Replacement cost is an estimate by DMA. Percentage and intervals should be adjusted to better reflect the historical experiences of the association. In Service Date should be verified. Chateau Mont's share is 23.35%.											

004.001.0008		Pool exterior fencing on retaining wall (aluminum)					Pool				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	40	2	2026	98	LF	100.0%	23.35%	\$250.11	\$5,723.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period.											
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$6,134.17								
On 1/30/2024 By Mordechai Abada, DMA Reserves											
Observed in good condition. Chateau Mont's share is 23.35%.											

## Chateau Mont Condominiums UOA

004.001.0009		Pool exterior fencing around pool (iron)					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	130	LF	100.0%	23.35%	\$250.11	\$7,592.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$8,137.45							
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.										

004.001.0010		Pool Cover					Pool			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2015	12	12	3	2027	1325	SF	100.0%	23.35%	\$3.06	\$947.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2027		\$1,000.58			2039		\$1,182.02		2051 \$1,363.39	
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. Chateau Mont's share is 23.35%.										

Total for 004.001 SHARED POOL COMPONENTS										\$46,133.00
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## Chateau Mont Condominiums UOA

## 004.002 SHARED PAVEMENTS &amp; ENTRANCE BUILDING

004.002.0001		Main Entrance Building repair/replacement					Main Entrance			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	40	2	2026	220	SF	100.0%	23.35%	\$200.95	\$10,323.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026			\$11,064.66							
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 23.35%.								

004.002.0002		Entrance paver repair/replacement					Main Entrance			
<u>Component Details</u>										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2013	15	15	4	2028	2010	SF	100.0%	23.35%	\$9.49	\$4,454.00
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2028			\$5,102.67		2043		\$7,569.05			
On 1/30/2024		By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 23.35%.								

## Chateau Mont Condominiums UOA

004.002.0003		Road repair					Main Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	5	2	2026	8335	SY	10.0%	3.33%	\$49.00	\$1,360.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$1,457.71		2031		\$1,708.67		2036		\$1,959.74
2041			\$2,210.79		2046		\$2,461.77		2051		\$2,712.93
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in fair to good condition. We noticed several areas of alligator cracking in this section of the asphalt. In Service Date should be verified. Chateau Mont's share is 3.33%.											

004.002.0004		Concrete curb repair					Main Entrance				
Component Details											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
1986	40	10	2	2026	6215	LF	10.0%	3.33%	\$65.48	\$1,356.00	
Yearly Expenditures for this component Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2026			\$1,453.42		2036		\$1,953.96		2046		\$2,454.51
On 1/30/2024 By Mordechai Abada, DMA Reserves Observed in good condition. In Service Date should be verified. Chateau Mont's share is 3.33%.											

Total for 004.002 SHARED PAVEMENTS & ENTRANCE BUILDING										\$17,493.00
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## Chateau Mont Condominiums UOA

## 004.003 SHARED LANDSCAPING AND IRRIGATION

004.003.0001		Irrigation Sprinkler heads and piping					Main Entrance				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	6	1	2025	1000	GSF	100.0%	23.35%	\$1.57	\$367.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$379.81		2031		\$461.09		2037		\$542.39
2043			\$623.69		2049		\$704.99				
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.											

004.003.0002		Irrigation controllers					Main Entrance				
<u>Component Details</u>											
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year	
2010	15	7	1	2025	1	EA	100.0%	23.35%	\$5,631.78	\$1,315.00	
<u>Yearly Expenditures for this component</u> Year(s) and expenditures are shown below for this component if occurring within the study period. Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).											
2025			\$1,360.89		2032		\$1,700.70		2039		\$2,040.60
2046			\$2,380.31		2053		\$2,720.32				
Expenditures in the year(s) below have been manually removed from the yearly expenditures. 2024											
On 1/30/2024 By Mordechai Abada, DMA Reserves Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.											

## Chateau Mont Condominiums UOA

004.003.0003		Irrigation backflow preventors					Main Entrance							
Component Details														
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year				
1989	40	20	5	2029	1	EA	100.0%	23.35%	\$1,396.65	\$326.00				
<div>Yearly Expenditures for this component</div> <div>Year(s) and expenditures are shown below for this component if occurring within the study period.</div> <div>Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).</div> <table><tr><td>2029</td><td>\$385.51</td><td>2049</td><td>\$626.25</td></tr></table>											2029	\$385.51	2049	\$626.25
2029	\$385.51	2049	\$626.25											
<div>On 1/30/2024</div> <div>By Mordechai Abada, DMA Reserves</div> <div>Assumed in good condition and functional. In Service Date should be verified. Chateau Mont's share is 23.35%.</div>														
Total for 004.003 SHARED LANDSCAPING AND IRRIGATION										\$2,008.00				

## Chateau Mont Condominiums UOA

## 004.004 SHARED SYSTEMS

004.004.0001		Street light repairs allowance					Main Entrance			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
2009	25	25	10	2034	1	LS	100.0%	3.33%	\$17,000.00	\$566.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$17,000.00	100.0%	1	LS						
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2034		\$773.80								
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed operational. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 3.33%.										

004.004.0002		Stormdrains repair allowance					Main Entrance			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	10	2	2026	1	LS	100.0%	23.35%	\$4,500.00	\$1,051.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$4,500.00	100.0%	1	LS						
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026		\$1,126.51		2036		\$1,514.47		2046		\$1,902.44
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Observed in good condition and assumed functional. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 23.35%.										

## Chateau Mont Condominiums UOA

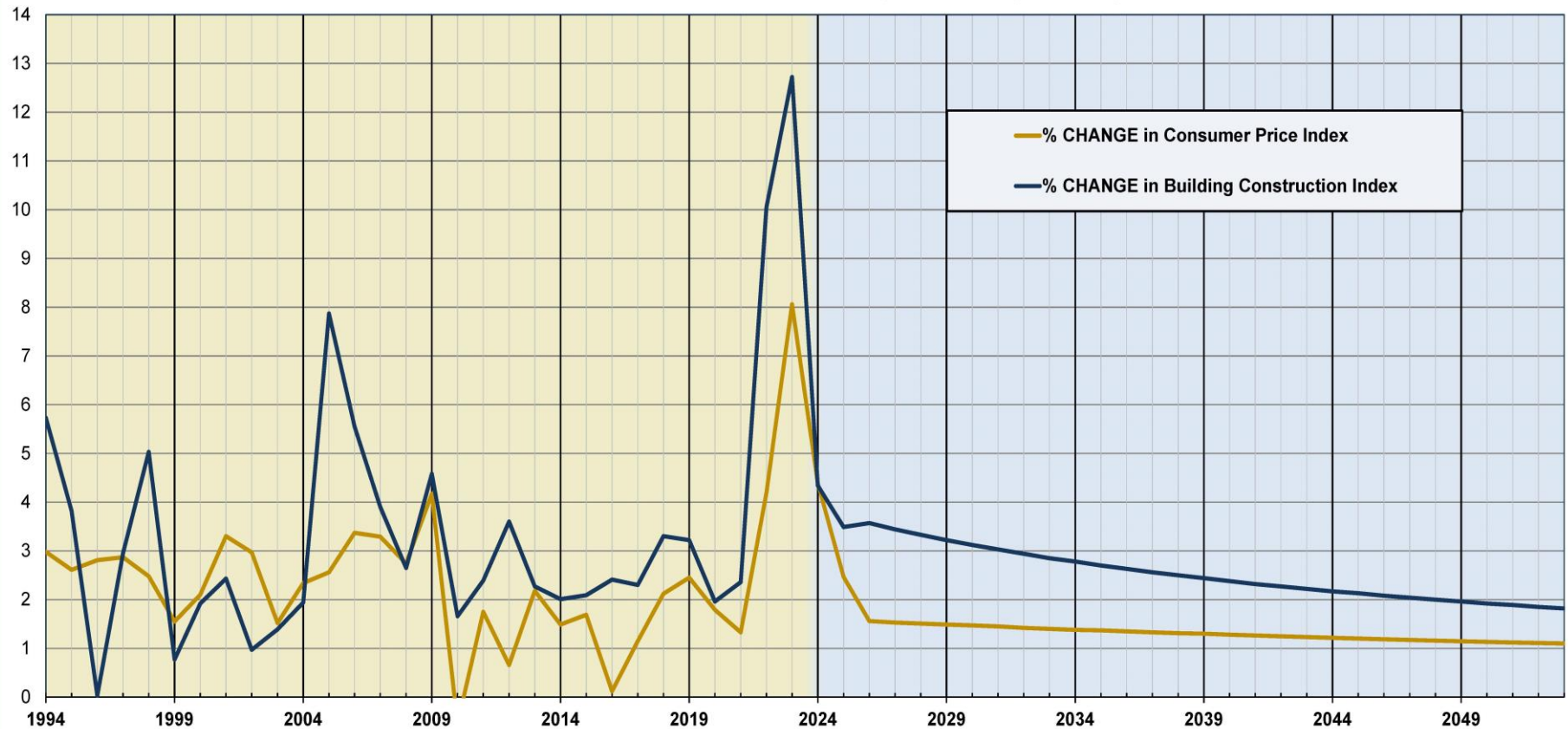
004.004.0003		Water line repair allowance					Main Entrance			
Component Details										
Last In-Service	Est Useful Life	Repl Interval	Remain Useful Life	Next Repl. Year	Field Meas. Quantity or Count	Units	% Replaced Per Interval	Client Responsibility	Unit Cost	Replacement Cost for Study Year
1986	40	5	2	2026	1	LS	100.0%	23.35%	\$3,500.00	\$817.00
Documented Costs were used for this component cost										
Year	Replacement Cost	Repl %	Quant	Unit	Comment					
2024	\$3,500.00	100.0%	1	LS						
Yearly Expenditures for this component										
Year(s) and expenditures are shown below for this component if occurring within the study period.										
Unless a One-Time Expenditure, any expenditures after 2024 include a compounded inflation factor (see last page of this report).										
2026	\$875.69		2031	\$1,026.44		2036	\$1,177.27			
2041	\$1,328.08		2046	\$1,478.85		2051	\$1,629.73			
On 1/30/2024 By Mordechai Abada, DMA Reserves										
Assumed in good condition and functional. This is an allowance to periodically replace a percentage of the total component. In Service Date should be verified. Chateau Mont's share is 23.35%.										
Total for 004.004 SHARED SYSTEMS										\$2,434.00



# Chateau Mont Condominiums UOA



Variable Inflation Rate: Statistical Analysis for a 30 year study



This graph uses the ETS-AAA method with no seasonality and a lower limit.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
% CHANGE CPI	2.98	2.61	2.81	2.87	2.48	1.55	2.10	3.30	2.97	1.52	2.34	2.56	3.37	3.29	2.74	4.17	-0.550	1.75	0.66	2.18	1.49	1.69	0.12	1.15	2.12	2.45	1.79	1.33	4.19	8.06
% CHANGE BCI	5.73	3.82	0.03	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.660	2.39	3.60	2.27	2.01	2.09	2.41	2.30	3.30	1.96	1.96	2.36	10.05	12.72
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
% CHANGE CPI	4.39	2.47	1.56	1.53	1.51	1.49	1.47	1.45	1.42	1.40	1.38	1.37	1.35	1.33	1.31	1.30	1.280	1.26	1.25	1.23	1.22	1.20	1.19	1.17	1.16	1.15	1.13	1.12	1.11	1.10
% CHANGE BCI	4.34	3.49	3.57	3.44	3.33	3.22	3.12	3.03	2.94	2.85	2.78	2.70	2.63	2.56	2.50	2.44	2.380	2.32	2.27	2.22	2.17	2.13	2.08	2.04	2.00	1.96	1.92	1.89	1.85	1.82

# Chateau Mont Condominiums UOA

Roanoke, VA

## **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

### **Annual Capital Reserve Expenditures**

Final Report 2

Date: 6/18/2024

DMA Project #2401004



Prepared by : DMA Reserves, Inc.

2302 E Cary Street  
Richmond, Virginia 23223  
804.644.6404

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Year	Total Expenditures	Page
Year: 2024	\$80,000.00	1
Year: 2025	\$262,643.61	2
Year: 2026	\$56,170.06	3
Year: 2027	\$132,977.88	4
Year: 2028	\$45,180.53	5
Year: 2029	\$120,611.76	6
Year: 2030	\$18,685.20	7
Year: 2031	\$91,477.57	8
Year: 2032	\$113,236.87	9
Year: 2033	\$48,029.67	10
Year: 2034	\$23,497.14	11
Year: 2035	\$17,438.64	12
Year: 2036	\$6,605.44	13
Year: 2037	\$53,911.13	14
Year: 2038	\$83,030.38	15
Year: 2039	\$484,961.83	16
Year: 2040	\$31,216.68	17
Year: 2041	\$90,508.71	18
Year: 2042	\$37,726.54	19

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Year	Total Expenditures	Page
Year: 2043	\$161,227.16	20
Year: 2044	\$60,586.77	21
Year: 2045	\$44,666.53	22
Year: 2046	\$99,435.44	23
Year: 2047	\$200,724.49	24
Year: 2048	\$20,686.16	25
Year: 2049	\$56,064.21	26
Year: 2050	\$492,562.63	27
Year: 2051	\$5,706.05	28
Year: 2052	\$46,105.50	29
Year: 2053	\$124,975.28	30

Chateau Mont Condominiums UOA

Capital Expenditures for Year 2024

Line #	Component	Location	Replacement Cost *
002.002. 0004	Fiber cement lap siding	Site-Wide	\$80,000.00
Total Expenditures for Year 2024			\$80,000.00

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2025

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,039.04
001.001. 0004	Concrete curb and gutter	Site-Wide	\$2,636.93
002.001. 0002	Shingled roof, asphalt shingles	Site-Wide	\$225,608.20
002.003. 0006	Garage doors, commercial	Site-Wide	\$18,904.52
003.002. 0002	Hvac condensers and coil - 2nd Floor	Site-Wide	\$5,673.32
004.001. 0003	Pool pump and filtration system	Pool	\$5,844.08
004.001. 0005	Pool furniture allowance	Pool	\$1,196.82
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$379.81
004.003. 0002	Irrigation controllers	Main Entrance	\$1,360.89
<b>Total Expenditures for Year 2025</b>			<b>\$262,643.61</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2026

Line #	Component	Location	Replacement Cost *
002.005. 0003	Wallpaper replace	All floors	\$7,368.94
004.001. 0001	Pool House roof and gutters	Pool	\$7,658.34
004.001. 0002	Pool house stucco walls	Pool	\$8,390.41
004.001. 0006	Pool house restrooms allowance	Pool	\$2,502.76
004.001. 0008	Pool exterior fencing on retaining wall (aluminum)	Pool	\$6,134.17
004.001. 0009	Pool exterior fencing around pool (iron)	Pool	\$8,137.45
004.002. 0001	Main Entrance Building repair/replacement	Main Entrance	\$11,064.66
004.002. 0003	Road repair	Main Entrance	\$1,457.71
004.002. 0004	Concrete curb repair	Main Entrance	\$1,453.42
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,126.51
004.004. 0003	Water line repair allowance	Main Entrance	\$875.69
<b>Total Expenditures for Year 2026</b>			<b>\$56,170.06</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2027

Line #	Component	Location	Replacement Cost *
002.005. 0001	Furniture, mirrors, artwork	All floors	\$13,304.61
002.005. 0002	Mailboxes	First Floor	\$2,684.21
002.005. 0004	Carpet	All floors	\$38,350.54
003.002. 0004	Hvac air handler - 1st Floor	Site-Wide	\$7,368.54
003.002. 0005	Hvac air handler - 2nd Floor	Site-Wide	\$7,368.54
003.002. 0006	Hvac air handler - 3rd Floor	Site-Wide	\$7,368.54
003.003. 0005	Car finishes	Elevator	\$11,684.77
003.003. 0006	Car operating panel	Elevator	\$27,666.93
003.003. 0007	Door operators	Elevator	\$6,807.53
003.004. 0003	Fire extinguishers	All floors	\$9,373.09
004.001. 0010	Pool Cover	Pool	\$1,000.58
<b>Total Expenditures for Year 2027</b>			<b>\$132,977.88</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2028

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$1,748.25
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$6,824.56
003.002. 0003	Hvac condensers and coil - 3rd Floor	Site-Wide	\$6,280.39
003.003. 0003	Power Unit	Elevator	\$25,224.66
004.002. 0002	Entrance paver repair/replacement	Main Entrance	\$5,102.67
<b>Total Expenditures for Year 2028</b>			<b>\$45,180.53</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2029

Line #	Component	Location	Replacement Cost *
001.002. 0001	Entrance Sign	Entrance	\$3,108.79
001.002. 0002	Informational signage	Site-Wide	\$867.98
001.003. 0001	Wrought Iron Railing (Retaining wall)	Site-Wide	\$5,619.37
001.004. 0002	Replace shrubs	Site-Wide	\$4,070.26
002.003. 0005	Glass doors to garage/fitness room	Site-Wide	\$4,488.87
002.003. 0007	Interior door hardware replacement, commercial grade	Site-Wide	\$8,960.02
002.003. 0008	Exterior door hardware replacement, commercial grade	Site-Wide	\$10,052.66
002.003. 0009	Fixed glass windows (fitness room/garage entrance)	Site-Wide	\$9,520.53
002.003. 0010	Fixed glass 2 story window (3'x20')	Site-Wide	\$4,443.93
002.004. 0002	Wall sconces in hallways	Site-Wide	\$14,716.55
002.004. 0003	Entrance Chandelier	Site-Wide	\$2,603.92
002.006. 0001	Nordic Trek Stair master	Site-Wide	\$2,616.79
002.006. 0002	Dyna Pak F10 all purpose cable/weight machine	Site-Wide	\$18,882.44
002.006. 0004	Set of free weights	Site-Wide	\$722.76
002.007. 0001	Floor-mounted toilet, tank type	Second Floor	\$1,063.09
002.007. 0002	Laundry sink, plastic, on wall hanger or legs, single	Second Floor	\$715.43
002.007. 0003	Water heater, electric, point of use, glass lined, energy	Second Floor	\$1,380.02
003.001. 0004	Garage Fans	Site-Wide	\$3,221.21
003.002. 0001	Hvac condensers and coil - 1st Floor	Site-Wide	\$6,482.62
003.003. 0002	Elevator Repair allowance	Elevator	\$9,460.22
004.001. 0004	Pool decking and finish	Pool	\$7,228.79
004.003. 0003	Irrigation backflow preventors	Main Entrance	\$385.51
<b>Total Expenditures for Year 2029</b>			<b>\$120,611.76</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,224.30
001.001. 0003	Asphalt patching	Site-Wide	\$2,726.62
001.001. 0004	Concrete curb and gutter	Site-Wide	\$3,107.09
003.002. 0007	"Well Trol" pressurized water tanks	Site-Wide	\$1,409.64
003.002. 0008	Circulating pumps	Site-Wide	\$10,217.55
<b>Total Expenditures for Year 2030</b>			<b>\$18,685.20</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2031

Line #	Component	Location	Replacement Cost *
002.001. 0003	Rain gutters and downspouts	Site-Wide	\$18,046.50
002.002. 0002	Stucco repair allowance	Site-Wide	\$24,129.84
003.003. 0004	Controller	Elevator	\$46,105.03
004.002. 0003	Road repair	Main Entrance	\$1,708.67
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$461.09
004.004. 0003	Water line repair allowance	Main Entrance	\$1,026.44
Total Expenditures for Year 2031			\$91,477.57

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2032

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$13,829.35
002.005. 0001	Furniture, mirrors, artwork	All floors	\$15,519.69
003.004. 0001	Repair Allowance Sprinkler System	All floors	\$82,187.13
004.003. 0002	Irrigation controllers	Main Entrance	\$1,700.70
<b>Total Expenditures for Year 2032</b>			<b>\$113,236.87</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2033

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,029.84
002.004. 0001	Fluorescent lightT fixtures	Site-Wide	\$32,027.77
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$7,923.80
003.004. 0004	Intercom access entry system	All floors	\$6,048.26
<b>Total Expenditures for Year 2033</b>			<b>\$48,029.67</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2034

Line #	Component	Location	Replacement Cost *
001.004. 0002	Replace shrubs	Site-Wide	\$4,705.72
001.004. 0003	Replace trees	Site-Wide	\$4,845.19
003.003. 0002	Elevator Repair allowance	Elevator	\$10,937.17
004.001. 0007	Pool house lighting allowance	Pool	\$2,235.26
004.004. 0001	Street light repairs allowance	Main Entrance	\$773.80
<b>Total Expenditures for Year 2034</b>			<b>\$23,497.14</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2035

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,409.69
001.001. 0003	Asphalt patching	Site-Wide	\$3,139.47
001.001. 0004	Concrete curb and gutter	Site-Wide	\$3,577.54
004.001. 0003	Pool pump and filtration system	Pool	\$7,928.73
004.001. 0005	Pool furniture allowance	Pool	\$1,383.21
<b>Total Expenditures for Year 2035</b>			<b>\$17,438.64</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2036

Line #	Component	Location	Replacement Cost *
004.002. 0003	Road repair	Main Entrance	\$1,959.74
004.002. 0004	Concrete curb repair	Main Entrance	\$1,953.96
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,514.47
004.004. 0003	Water line repair allowance	Main Entrance	\$1,177.27
Total Expenditures for Year 2036			\$6,605.44

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2037

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$15,802.93
002.005. 0001	Furniture, mirrors, artwork	All floors	\$17,734.48
002.006. 0003	Landice L7 treadmill	Site-Wide	\$7,337.39
003.004. 0003	Fire extinguishers	All floors	\$12,493.94
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$542.39
<b>Total Expenditures for Year 2037</b>			<b>\$53,911.13</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2038

Line #	Component	Location	Replacement Cost *
001.001. 0005	Tile Outside Walkway	Site-Wide	\$45,184.10
001.002. 0004	Landscape lighting	Site-Wide	\$26,510.88
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,311.62
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$9,023.78
<b>Total Expenditures for Year 2038</b>			<b>\$83,030.38</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2039

Line #	Component	Location	Replacement Cost *
001.001. 0006	Concrete Stairs to pool	Site-Wide	\$47,337.14
001.003. 0003	Bench, concrete	Site-Wide	\$1,475.33
001.004. 0002	Replace shrubs	Site-Wide	\$5,341.23
001.004. 0003	Replace trees	Site-Wide	\$5,499.55
002.002. 0001	Brick/stone washing and re-pointing	Site-Wide	\$17,712.04
002.003. 0001	Wood Framed glass paned door	Site-Wide	\$5,485.54
002.003. 0002	Solid single doors, metal clad	Site-Wide	\$17,212.38
002.003. 0003	Solid single doors, gargage storage areas, mechanical	Site-Wide	\$103,365.84
002.003. 0004	Storefront glass	Site-Wide	\$72,395.36
002.003. 0011	Pipe railings	Site-Wide	\$5,030.91
002.006. 0005	Wall Mirrors	Site-Wide	\$4,148.88
003.001. 0002	Electrical main switch	Site-Wide	\$9,243.96
003.001. 0003	Local load centers	Site-Wide	\$2,911.11
003.003. 0001	Upgrade pre-1992 Elevator to new style	Elevator	\$159,180.38
003.003. 0002	Elevator Repair allowance	Elevator	\$12,414.25
003.003. 0008	Hall stations	Elevator	\$12,985.31
004.001. 0010	Pool Cover	Pool	\$1,182.02
004.003. 0002	Irrigation controllers	Main Entrance	\$2,040.60
<b>Total Expenditures for Year 2039</b>			<b>\$484,961.83</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2040

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,595.09
001.001. 0003	Asphalt patching	Site-Wide	\$3,552.36
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,048.04
003.002. 0002	Hvac condensers and coil - 2nd Floor	Site-Wide	\$8,709.34
003.002. 0008	Circulating pumps	Site-Wide	\$13,311.85
<b>Total Expenditures for Year 2040</b>			<b>\$31,216.68</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2041

Line #	Component	Location	Replacement Cost *
002.001. 0001	Single-ply membrane roofs	Site-Wide	\$75,794.02
002.005. 0003	Wallpaper replace	All floors	\$11,175.82
004.002. 0003	Road repair	Main Entrance	\$2,210.79
004.004. 0003	Water line repair allowance	Main Entrance	\$1,328.08
<b>Total Expenditures for Year 2041</b>			<b>\$90,508.71</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2042

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$17,776.86
002.005. 0001	Furniture, mirrors, artwork	All floors	\$19,949.68
Total Expenditures for Year 2042			\$37,726.54

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
001.002. 0005	Walkway lighting	Site-Wide	\$14,869.60
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,593.26
002.002. 0005	Fiber cement lap siding, stucco and trim, paint	Site-Wide	\$57,350.75
002.005. 0004	Carpet	All floors	\$58,781.60
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$10,123.20
003.002. 0003	Hvac condensers and coil - 3rd Floor	Site-Wide	\$9,316.01
004.002. 0002	Entrance paver repair/replacement	Main Entrance	\$7,569.05
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$623.69
<b>Total Expenditures for Year 2043</b>			<b>\$161,227.16</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2044

Line #	Component	Location	Replacement Cost *
001.004. 0002	Replace shrubs	Site-Wide	\$5,976.19
001.004. 0003	Replace trees	Site-Wide	\$6,153.34
002.007. 0003	Water heater, electric, point of use, glass lined, energy	Second Floor	\$2,026.23
003.002. 0001	Hvac condensers and coil - 1st Floor	Site-Wide	\$9,518.17
003.003. 0002	Elevator Repair allowance	Elevator	\$13,890.05
003.004. 0002	Fire Pump	All floors	\$23,022.79
<b>Total Expenditures for Year 2044</b>			<b>\$60,586.77</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
001.001. 0001	Mill and Overlay Asphalt	Site-Wide	\$28,565.10
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,518.20
004.001. 0003	Pool pump and filtration system	Pool	\$10,013.50
004.001. 0005	Pool furniture allowance	Pool	\$1,569.73
<b>Total Expenditures for Year 2045</b>			<b>\$44,666.53</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2046

Line #	Component	Location	Replacement Cost *
001.001. 0005	Tile Outside Walkway	Site-Wide	\$53,992.37
002.002. 0002	Stucco repair allowance	Site-Wide	\$34,765.19
004.002. 0003	Road repair	Main Entrance	\$2,461.77
004.002. 0004	Concrete curb repair	Main Entrance	\$2,454.51
004.003. 0002	Irrigation controllers	Main Entrance	\$2,380.31
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,902.44
004.004. 0003	Water line repair allowance	Main Entrance	\$1,478.85
<b>Total Expenditures for Year 2046</b>			<b>\$99,435.44</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2047

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$19,750.53
002.003. 0012	Outside Rear Metal Stairs	Site-Wide	\$25,818.08
002.005. 0001	Furniture, mirrors, artwork	All floors	\$22,164.59
003.004. 0001	Repair Allowance Sprinkler System	All floors	\$117,376.34
003.004. 0003	Fire extinguishers	All floors	\$15,614.95
<b>Total Expenditures for Year 2047</b>			<b>\$200,724.49</b>

Chateau Mont Condominiums UOA

Capital Expenditures for Year 2048

Line #	Component	Location	Replacement Cost *
001.002. 0003	Exterior lighting at doors	Site-Wide	\$6,588.29
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,874.96
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$11,222.91
Total Expenditures for Year 2048			\$20,686.16

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2049

Line #	Component	Location	Replacement Cost *
001.002. 0001	Entrance Sign	Entrance	\$4,020.72
001.004. 0002	Replace shrubs	Site-Wide	\$6,611.78
001.004. 0003	Replace trees	Site-Wide	\$6,807.79
002.002. 0001	Brick/stone washing and re-pointing	Site-Wide	\$21,925.35
003.003. 0002	Elevator Repair allowance	Elevator	\$15,367.33
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$704.99
004.003. 0003	Irrigation backflow preventors	Main Entrance	\$626.25
<b>Total Expenditures for Year 2049</b>			<b>\$56,064.21</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2050

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,965.65
001.001. 0003	Asphalt patching	Site-Wide	\$4,377.63
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,988.46
002.001. 0002	Shingled roof, asphalt shingles	Site-Wide	\$426,800.17
002.003. 0006	Garage doors, commercial	Site-Wide	\$35,763.13
003.002. 0007	"Well Trol" pressurized water tanks	Site-Wide	\$2,263.20
003.002. 0008	Circulating pumps	Site-Wide	\$16,404.39
Total Expenditures for Year 2050			\$492,562.63

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2051

Line #	Component	Location	Replacement Cost *
004.001. 0010	Pool Cover	Pool	\$1,363.39
004.002. 0003	Road repair	Main Entrance	\$2,712.93
004.004. 0003	Water line repair allowance	Main Entrance	\$1,629.73
<b>Total Expenditures for Year 2051</b>			<b>\$5,706.05</b>



Chateau Mont Condominiums UOA

Capital Expenditures for Year 2052			
Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$21,725.05
002.005. 0001	Furniture, mirrors, artwork	All floors	\$24,380.45
Total Expenditures for Year 2052			\$46,105.50

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2053

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$3,156.81
002.002. 0005	Fiber cement lap siding, stucco and trim, paint	Site-Wide	\$69,813.93
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$12,323.11
003.003. 0009	Replace cab ceiling	Elevator	\$27,554.83
003.004. 0004	Intercom access entry system	All floors	\$9,406.28
004.003. 0002	Irrigation controllers	Main Entrance	\$2,720.32
<b>Total Expenditures for Year 2053</b>			<b>\$124,975.28</b>

# Chateau Mont Condominiums UOA

Roanoke, VA

## **CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS**

### **Annual Capital Reserve Expenditures**

Final Report 2

Date: 6/18/2024

DMA Project #2401004



Prepared by : DMA Reserves, Inc.

2302 E Cary Street  
Richmond, Virginia 23223  
804.644.6404

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Chateau Mont Condominiums UOA

Capital Expenditures for Year 2024

Line #	Component	Location	Replacement Cost *
002.002. 0004	Fiber cement lap siding	Site-Wide	\$80,000.00
Total Expenditures for Year 2024			\$80,000.00

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2025

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,039.04
001.001. 0004	Concrete curb and gutter	Site-Wide	\$2,636.93
002.001. 0002	Shingled roof, asphalt shingles	Site-Wide	\$225,608.20
002.003. 0006	Garage doors, commercial	Site-Wide	\$18,904.52
003.002. 0002	Hvac condensers and coil - 2nd Floor	Site-Wide	\$5,673.32
004.001. 0003	Pool pump and filtration system	Pool	\$5,844.08
004.001. 0005	Pool furniture allowance	Pool	\$1,196.82
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$379.81
004.003. 0002	Irrigation controllers	Main Entrance	\$1,360.89
<b>Total Expenditures for Year 2025</b>			<b>\$262,643.61</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2026

Line #	Component	Location	Replacement Cost *
002.005. 0003	Wallpaper replace	All floors	\$7,368.94
004.001. 0001	Pool House roof and gutters	Pool	\$7,658.34
004.001. 0002	Pool house stucco walls	Pool	\$8,390.41
004.001. 0006	Pool house restrooms allowance	Pool	\$2,502.76
004.001. 0008	Pool exterior fencing on retaining wall (aluminum)	Pool	\$6,134.17
004.001. 0009	Pool exterior fencing around pool (iron)	Pool	\$8,137.45
004.002. 0001	Main Entrance Building repair/replacement	Main Entrance	\$11,064.66
004.002. 0003	Road repair	Main Entrance	\$1,457.71
004.002. 0004	Concrete curb repair	Main Entrance	\$1,453.42
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,126.51
004.004. 0003	Water line repair allowance	Main Entrance	\$875.69
<b>Total Expenditures for Year 2026</b>			<b>\$56,170.06</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2027

Line #	Component	Location	Replacement Cost *
002.005. 0001	Furniture, mirrors, artwork	All floors	\$13,304.61
002.005. 0002	Mailboxes	First Floor	\$2,684.21
002.005. 0004	Carpet	All floors	\$38,350.54
003.002. 0004	Hvac air handler - 1st Floor	Site-Wide	\$7,368.54
003.002. 0005	Hvac air handler - 2nd Floor	Site-Wide	\$7,368.54
003.002. 0006	Hvac air handler - 3rd Floor	Site-Wide	\$7,368.54
003.003. 0005	Car finishes	Elevator	\$11,684.77
003.003. 0006	Car operating panel	Elevator	\$27,666.93
003.003. 0007	Door operators	Elevator	\$6,807.53
003.004. 0003	Fire extinguishers	All floors	\$9,373.09
004.001. 0010	Pool Cover	Pool	\$1,000.58
<b>Total Expenditures for Year 2027</b>			<b>\$132,977.88</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2028

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$1,748.25
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$6,824.56
003.002. 0003	Hvac condensers and coil - 3rd Floor	Site-Wide	\$6,280.39
003.003. 0003	Power Unit	Elevator	\$25,224.66
004.002. 0002	Entrance paver repair/replacement	Main Entrance	\$5,102.67
<b>Total Expenditures for Year 2028</b>			<b>\$45,180.53</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2029

Line #	Component	Location	Replacement Cost *
001.002. 0001	Entrance Sign	Entrance	\$3,108.79
001.002. 0002	Informational signage	Site-Wide	\$867.98
001.003. 0001	Wrought Iron Railing (Retaining wall)	Site-Wide	\$5,619.37
001.004. 0002	Replace shrubs	Site-Wide	\$4,070.26
002.003. 0005	Glass doors to garage/fitness room	Site-Wide	\$4,488.87
002.003. 0007	Interior door hardware replacement, commercial grade	Site-Wide	\$8,960.02
002.003. 0008	Exterior door hardware replacement, commercial grade	Site-Wide	\$10,052.66
002.003. 0009	Fixed glass windows (fitness room/garage entrance)	Site-Wide	\$9,520.53
002.003. 0010	Fixed glass 2 story window (3'x20')	Site-Wide	\$4,443.93
002.004. 0002	Wall sconces in hallways	Site-Wide	\$14,716.55
002.004. 0003	Entrance Chandelier	Site-Wide	\$2,603.92
002.006. 0001	Nordic Trek Stair master	Site-Wide	\$2,616.79
002.006. 0002	Dyna Pak F10 all purpose cable/weight machine	Site-Wide	\$18,882.44
002.006. 0004	Set of free weights	Site-Wide	\$722.76
002.007. 0001	Floor-mounted toilet, tank type	Second Floor	\$1,063.09
002.007. 0002	Laundry sink, plastic, on wall hanger or legs, single	Second Floor	\$715.43
002.007. 0003	Water heater, electric, point of use, glass lined, energy	Second Floor	\$1,380.02
003.001. 0004	Garage Fans	Site-Wide	\$3,221.21
003.002. 0001	Hvac condensers and coil - 1st Floor	Site-Wide	\$6,482.62
003.003. 0002	Elevator Repair allowance	Elevator	\$9,460.22
004.001. 0004	Pool decking and finish	Pool	\$7,228.79
004.003. 0003	Irrigation backflow preventors	Main Entrance	\$385.51
<b>Total Expenditures for Year 2029</b>			<b>\$120,611.76</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,224.30
001.001. 0003	Asphalt patching	Site-Wide	\$2,726.62
001.001. 0004	Concrete curb and gutter	Site-Wide	\$3,107.09
003.002. 0007	"Well Trol" pressurized water tanks	Site-Wide	\$1,409.64
003.002. 0008	Circulating pumps	Site-Wide	\$10,217.55
<b>Total Expenditures for Year 2030</b>			<b>\$18,685.20</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2031

Line #	Component	Location	Replacement Cost *
002.001. 0003	Rain gutters and downspouts	Site-Wide	\$18,046.50
002.002. 0002	Stucco repair allowance	Site-Wide	\$24,129.84
003.003. 0004	Controller	Elevator	\$46,105.03
004.002. 0003	Road repair	Main Entrance	\$1,708.67
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$461.09
004.004. 0003	Water line repair allowance	Main Entrance	\$1,026.44
Total Expenditures for Year 2031			\$91,477.57

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2032

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$13,829.35
002.005. 0001	Furniture, mirrors, artwork	All floors	\$15,519.69
003.004. 0001	Repair Allowance Sprinkler System	All floors	\$82,187.13
004.003. 0002	Irrigation controllers	Main Entrance	\$1,700.70
<b>Total Expenditures for Year 2032</b>			<b>\$113,236.87</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2033

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,029.84
002.004. 0001	Fluorescent lightT fixtures	Site-Wide	\$32,027.77
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$7,923.80
003.004. 0004	Intercom access entry system	All floors	\$6,048.26
<b>Total Expenditures for Year 2033</b>			<b>\$48,029.67</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2034

Line #	Component	Location	Replacement Cost *
001.004. 0002	Replace shrubs	Site-Wide	\$4,705.72
001.004. 0003	Replace trees	Site-Wide	\$4,845.19
003.003. 0002	Elevator Repair allowance	Elevator	\$10,937.17
004.001. 0007	Pool house lighting allowance	Pool	\$2,235.26
004.004. 0001	Street light repairs allowance	Main Entrance	\$773.80
<b>Total Expenditures for Year 2034</b>			<b>\$23,497.14</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2035

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,409.69
001.001. 0003	Asphalt patching	Site-Wide	\$3,139.47
001.001. 0004	Concrete curb and gutter	Site-Wide	\$3,577.54
004.001. 0003	Pool pump and filtration system	Pool	\$7,928.73
004.001. 0005	Pool furniture allowance	Pool	\$1,383.21
<b>Total Expenditures for Year 2035</b>			<b>\$17,438.64</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2036

Line #	Component	Location	Replacement Cost *
004.002. 0003	Road repair	Main Entrance	\$1,959.74
004.002. 0004	Concrete curb repair	Main Entrance	\$1,953.96
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,514.47
004.004. 0003	Water line repair allowance	Main Entrance	\$1,177.27
Total Expenditures for Year 2036			\$6,605.44

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2037

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$15,802.93
002.005. 0001	Furniture, mirrors, artwork	All floors	\$17,734.48
002.006. 0003	Landice L7 treadmill	Site-Wide	\$7,337.39
003.004. 0003	Fire extinguishers	All floors	\$12,493.94
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$542.39
<b>Total Expenditures for Year 2037</b>			<b>\$53,911.13</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2038

Line #	Component	Location	Replacement Cost *
001.001. 0005	Tile Outside Walkway	Site-Wide	\$45,184.10
001.002. 0004	Landscape lighting	Site-Wide	\$26,510.88
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,311.62
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$9,023.78
<b>Total Expenditures for Year 2038</b>			<b>\$83,030.38</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2039

Line #	Component	Location	Replacement Cost *
001.001. 0006	Concrete Stairs to pool	Site-Wide	\$47,337.14
001.003. 0003	Bench, concrete	Site-Wide	\$1,475.33
001.004. 0002	Replace shrubs	Site-Wide	\$5,341.23
001.004. 0003	Replace trees	Site-Wide	\$5,499.55
002.002. 0001	Brick/stone washing and re-pointing	Site-Wide	\$17,712.04
002.003. 0001	Wood Framed glass paned door	Site-Wide	\$5,485.54
002.003. 0002	Solid single doors, metal clad	Site-Wide	\$17,212.38
002.003. 0003	Solid single doors, gargage storage areas, mechanical	Site-Wide	\$103,365.84
002.003. 0004	Storefront glass	Site-Wide	\$72,395.36
002.003. 0011	Pipe railings	Site-Wide	\$5,030.91
002.006. 0005	Wall Mirrors	Site-Wide	\$4,148.88
003.001. 0002	Electrical main switch	Site-Wide	\$9,243.96
003.001. 0003	Local load centers	Site-Wide	\$2,911.11
003.003. 0001	Upgrade pre-1992 Elevator to new style	Elevator	\$159,180.38
003.003. 0002	Elevator Repair allowance	Elevator	\$12,414.25
003.003. 0008	Hall stations	Elevator	\$12,985.31
004.001. 0010	Pool Cover	Pool	\$1,182.02
004.003. 0002	Irrigation controllers	Main Entrance	\$2,040.60
<b>Total Expenditures for Year 2039</b>			<b>\$484,961.83</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2040

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,595.09
001.001. 0003	Asphalt patching	Site-Wide	\$3,552.36
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,048.04
003.002. 0002	Hvac condensers and coil - 2nd Floor	Site-Wide	\$8,709.34
003.002. 0008	Circulating pumps	Site-Wide	\$13,311.85
<b>Total Expenditures for Year 2040</b>			<b>\$31,216.68</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2041

Line #	Component	Location	Replacement Cost *
002.001. 0001	Single-ply membrane roofs	Site-Wide	\$75,794.02
002.005. 0003	Wallpaper replace	All floors	\$11,175.82
004.002. 0003	Road repair	Main Entrance	\$2,210.79
004.004. 0003	Water line repair allowance	Main Entrance	\$1,328.08
<b>Total Expenditures for Year 2041</b>			<b>\$90,508.71</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2042

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$17,776.86
002.005. 0001	Furniture, mirrors, artwork	All floors	\$19,949.68
Total Expenditures for Year 2042			\$37,726.54



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2043

Line #	Component	Location	Replacement Cost *
001.002. 0005	Walkway lighting	Site-Wide	\$14,869.60
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,593.26
002.002. 0005	Fiber cement lap siding, stucco and trim, paint	Site-Wide	\$57,350.75
002.005. 0004	Carpet	All floors	\$58,781.60
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$10,123.20
003.002. 0003	Hvac condensers and coil - 3rd Floor	Site-Wide	\$9,316.01
004.002. 0002	Entrance paver repair/replacement	Main Entrance	\$7,569.05
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$623.69
<b>Total Expenditures for Year 2043</b>			<b>\$161,227.16</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2044

Line #	Component	Location	Replacement Cost *
001.004. 0002	Replace shrubs	Site-Wide	\$5,976.19
001.004. 0003	Replace trees	Site-Wide	\$6,153.34
002.007. 0003	Water heater, electric, point of use, glass lined, energy	Second Floor	\$2,026.23
003.002. 0001	Hvac condensers and coil - 1st Floor	Site-Wide	\$9,518.17
003.003. 0002	Elevator Repair allowance	Elevator	\$13,890.05
003.004. 0002	Fire Pump	All floors	\$23,022.79
<b>Total Expenditures for Year 2044</b>			<b>\$60,586.77</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2045

Line #	Component	Location	Replacement Cost *
001.001. 0001	Mill and Overlay Asphalt	Site-Wide	\$28,565.10
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,518.20
004.001. 0003	Pool pump and filtration system	Pool	\$10,013.50
004.001. 0005	Pool furniture allowance	Pool	\$1,569.73
<b>Total Expenditures for Year 2045</b>			<b>\$44,666.53</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2046

Line #	Component	Location	Replacement Cost *
001.001. 0005	Tile Outside Walkway	Site-Wide	\$53,992.37
002.002. 0002	Stucco repair allowance	Site-Wide	\$34,765.19
004.002. 0003	Road repair	Main Entrance	\$2,461.77
004.002. 0004	Concrete curb repair	Main Entrance	\$2,454.51
004.003. 0002	Irrigation controllers	Main Entrance	\$2,380.31
004.004. 0002	Stormdrains repair allowance	Main Entrance	\$1,902.44
004.004. 0003	Water line repair allowance	Main Entrance	\$1,478.85
<b>Total Expenditures for Year 2046</b>			<b>\$99,435.44</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2047

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$19,750.53
002.003. 0012	Outside Rear Metal Stairs	Site-Wide	\$25,818.08
002.005. 0001	Furniture, mirrors, artwork	All floors	\$22,164.59
003.004. 0001	Repair Allowance Sprinkler System	All floors	\$117,376.34
003.004. 0003	Fire extinguishers	All floors	\$15,614.95
<b>Total Expenditures for Year 2047</b>			<b>\$200,724.49</b>

Chateau Mont Condominiums UOA

Capital Expenditures for Year 2048			
Line #	Component	Location	Replacement Cost *
001.002. 0003	Exterior lighting at doors	Site-Wide	\$6,588.29
001.004. 0001	Re-fresh mulch	Site-Wide	\$2,874.96
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$11,222.91
Total Expenditures for Year 2048			\$20,686.16

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2049

Line #	Component	Location	Replacement Cost *
001.002. 0001	Entrance Sign	Entrance	\$4,020.72
001.004. 0002	Replace shrubs	Site-Wide	\$6,611.78
001.004. 0003	Replace trees	Site-Wide	\$6,807.79
002.002. 0001	Brick/stone washing and re-pointing	Site-Wide	\$21,925.35
003.003. 0002	Elevator Repair allowance	Elevator	\$15,367.33
004.003. 0001	Irrigation Sprinkler heads and piping	Main Entrance	\$704.99
004.003. 0003	Irrigation backflow preventors	Main Entrance	\$626.25
<b>Total Expenditures for Year 2049</b>			<b>\$56,064.21</b>

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2050

Line #	Component	Location	Replacement Cost *
001.001. 0002	Asphalt seal coating	Site-Wide	\$1,965.65
001.001. 0003	Asphalt patching	Site-Wide	\$4,377.63
001.001. 0004	Concrete curb and gutter	Site-Wide	\$4,988.46
002.001. 0002	Shingled roof, asphalt shingles	Site-Wide	\$426,800.17
002.003. 0006	Garage doors, commercial	Site-Wide	\$35,763.13
003.002. 0007	"Well Trol" pressurized water tanks	Site-Wide	\$2,263.20
003.002. 0008	Circulating pumps	Site-Wide	\$16,404.39
<b>Total Expenditures for Year 2050</b>			<b>\$492,562.63</b>



## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2051

Line #	Component	Location	Replacement Cost *
004.001. 0010	Pool Cover	Pool	\$1,363.39
004.002. 0003	Road repair	Main Entrance	\$2,712.93
004.004. 0003	Water line repair allowance	Main Entrance	\$1,629.73
<b>Total Expenditures for Year 2051</b>			<b>\$5,706.05</b>

Chateau Mont Condominiums UOA

Capital Expenditures for Year 2052

Line #	Component	Location	Replacement Cost *
001.004. 0004	Prune large trees	Site-Wide	\$21,725.05
002.005. 0001	Furniture, mirrors, artwork	All floors	\$24,380.45
Total Expenditures for Year 2052			\$46,105.50

## Chateau Mont Condominiums UOA

## Capital Expenditures for Year 2053

Line #	Component	Location	Replacement Cost *
001.004. 0001	Re-fresh mulch	Site-Wide	\$3,156.81
002.002. 0005	Fiber cement lap siding, stucco and trim, paint	Site-Wide	\$69,813.93
003.001. 0001	Building repairs/assessments allowance	Site-Wide	\$12,323.11
003.003. 0009	Replace cab ceiling	Elevator	\$27,554.83
003.004. 0004	Intercom access entry system	All floors	\$9,406.28
004.003. 0002	Irrigation controllers	Main Entrance	\$2,720.32
Total Expenditures for Year 2053			\$124,975.28