

The Hamlet Homeowners Association
Reserve Study - Estimates for Repair / Replacement of Major Items
For the Year Beginning January 1, 2024

Assumed Annual Inflation Rate = 4.0%

		Year the Estimate was Prepared	Remaining Life in Years (at the time the estimate was prepared)	Scheduled Year of Replacement	Estimated Replacement Cost (On The Date The Estimate Was Prepared)	Replacement Cost In Year of Replacement (Original Estimate plus Inflation)
A	B	C	D	E = C + D	F	G = F plus Inflation
1	Streets - Replace Asphalt (Entire Neighborhood) 1st	2023	0	2024	375,000	375,000
2	Rebuild Crossing Path Between Gates & Gatehouse \$15,000 is Half. Golf Course Pays the Other Half	2023	2	2025	15,000	16,224
3	Repair/Replace 3 Round Abouts &/or Curb and Gutter - Repairs	2023	3	2026	45,000	50,619
4	Street Light Electrical (Rebuild? or Solar?)	2023	4	2027	40,000	46,794
5	Gatehouse Siding/Trim	2023	4	2027	5,000	5,849
6	Gatehouse Window Replacement	2023	5	2028	20,000	24,333
7	Repair/Replace 3 Round Abouts &/or Curb and Gutter - Repairs	2023	6	2029	50,000	63,266
8	Entrance Gate, Openers, Sensors & Electrics	2023	6	2029	25,000	31,633
9	Streets - Seal Cracks and Resurface at 5 year intervals	2023	7	2030	25,000	32,898
10	Sprinkler System Piping Replacement (1st of 4)	2023	8	2031	10,000	13,686
11	Curb and Gutter - Repair/Replace	2023	9	2032	20,000	28,466
12	Gatehouse Roof Replacement	2023	10	2033	5,000	7,401
13	Streets - Seal Cracks and Resurface at 5 year intervals	2023	12	2035	25,000	40,026
14	Streets - Seal Cracks and Resurface at 5 year intervals	2023	17	2040	25,000	48,698
15	Sprinkler System Piping Replacement (2nd of 4)	2023	18	2041	10,000	20,258
16	Streets - Seal Cracks and Resurface at 5 year intervals	2023	22	2045	25,000	59,248
17	Streets - Seal Cracks and Resurface at 5 year intervals	2023	27	2050	25,000	72,084
18	Sprinkler System Piping Replacement (3rd of 4)	2023	30	2053	10,000	32,434
19	Streets - Grind and Replace Asphalt (Entire Neighborhood)	2023	27	2055	300,000	865,011
20	Sprinkler System Piping Replacement (4th of 4)	2023	36	2059	10,000	41,039
21	Streets - Seal Cracks and Resurface at 5 year intervals	2023	37	2060	25,000	106,702
Totals					1,090,000	1,981,670

Notes: _____

- a. This reserve study is based on a physical and financial analysis of the repair or replacement of common elements within The Hamlet.
- b. Replacement costs are for common elements with a replacement value of \$5,000 or more.
- c. The Hamlet Homeowners Association will review this funding plan and revise it annually if needed.
- d. Bids were received in 2023 for streets, curbs, roundabouts, and sprinkler system piping replacement.