

The Hamlet Homeowners Association Reserve Study						
Estimates for Repair or Replacement of Major Items						
For the January 1, 2025 Through December 31, 2061						
Assumed Annual Inflation Rate =				3.0%		
	Reserve Study Projects	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	Rebuild Crossing Path Between Gates & Gatehouse \$15,000 is Half. Golf Course Pays the Other Half	2024	2	2026	15,000	15,914
2	Repair/Replace 3 Round Abouts &/or Curb and Gutter - Repairs	2024	3	2027	45,000	49,173
3	Street Light Electrical - Refurbish	2024	4	2028	20,000	22,510
4	Gatehouse Siding/Trim/Paint	2024	4	2028	5,000	5,628
5	Gatehouse Window Replacement	2024	5	2029	20,000	23,185
6	Streets - Seal Cracks and Resurface at 5 year intervals	2024	5	2029	25,000	28,982
7	Repair/Replace 3 Round Abouts &/or Curb and Gutter - Repairs	2024	6	2030	50,000	59,703
8	Entrance Gate, Openers, Sensors & Electrics	2024	6	2030	25,000	29,851
9	Sprinkler System Piping - Maintenance & Update	2024	8	2032	10,000	12,668
10	Curb and Gutter - Repair/Replace	2024	9	2033	20,000	26,095
11	Gatehouse Roof Replacement	2024	10	2034	5,000	6,720
12	Streets - Seal Cracks and Resurface at 5 year intervals	2024	10	2034	25,000	33,598
13	Streets - Seal Cracks and Resurface at 5 year intervals	2024	15	2039	25,000	38,949
14	Streets - Seal Cracks and Resurface at 5 year intervals	2024	17	2041	25,000	41,321
15	Sprinkler System Piping - Maintenance & Update	2024	18	2042	10,000	17,024
16	Streets - Seal Cracks and Resurface at 5 year intervals	2024	20	2044	25,000	45,153
17	Sprinkler System Piping - Maintenance & Update	2024	29	2053	10,000	23,566
18	Streets - Grind and Replace Asphalt (Entire Neighborhood)	2024	32	2056	320,000	824,026
19	Sprinkler System Piping - Maintenance & Update	2024	35	2059	10,000	28,139
20	Streets - Seal Cracks and Resurface at 5 year intervals	2024	37	2061	25,000	74,631
	Totals				715,000	1,406,835
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 as needed.					