

Christianna

Estimate of Future Major Betterments and Replacements

Ref	Component	Service Date	Useful Life	Remaining Life	Replacement Cost	Monthly Accrual	Funding Level	
Building								
32	Refinishing	Christianna "B" Exterior	7/15/2000	7	-2	14,000	167	14,000
17	Carpets	Willowwood	8/6/1997	10	-2	5,311	44	5,311
34	Refinishing	Christianna "A" Exterior	9/28/2001	7	0	15,600	186	15,600
36	Refinishing	Glenbrook Interior	11/14/2002	7	1	2,820	34	2,557
33	Refinishing	Glenbrook Exterior	11/14/2002	7	1	11,280	134	10,229
15	Carpets	Christianna "B"	7/15/2000	10	1	2,500	21	2,171
14	Carpets	Christianna "A"	7/15/2000	10	1	5,500	46	4,775
37	Refinishing	Willowwood Interior	8/20/2003	7	1	2,880	34	2,297
35	Refinishing	Willowwood Exterior	8/20/2003	7	1	11,520	137	9,189
28	Mansard Shingles	Christianna "A"	11/24/1976	35	3	27,000	64	24,946
29	Mansard Shingles	Christianna "B"	11/24/1976	35	3	13,000	31	12,011
31	Mansard Shingles	Willowwood	11/24/1976	35	3	20,000	48	18,478
30	Mansard Shingles	Glenbrook	11/24/1976	35	3	20,000	48	18,478
3	Roof (Foam)	Glenbrook	7/15/1983	30	4	42,000	117	35,974
16	Carpets	Glenbrook	7/15/2003	10	4	7,277	61	4,135
42	Boardwalk	A&B GBWW	8/1/2003	15	9	12,212	68	4,588
2	Roof (Foam)	Christianna "B"	7/20/1995	25	11	21,000	70	11,486
4	Roof	Willowwood	8/6/1996	30	17	46,000	128	19,358
1	Roof	Christianna "A"	7/17/1997	30	18	37,460	104	14,584
Summary for 'Category' = Building (19 detail records)								
Sum						317,360	1,540	230,168
Carports								
5	Roof	Christianna South	11/7/1997	30	19	7,000	19	2,653
6	Roof	Christianna Middle	11/7/1997	30	19	4,350	12	1,649
7	Roof	Christianna North	11/7/1997	30	19	4,350	12	1,649
8	Roof	West Lot East	2/15/2005	30	26	8,720	24	1,189
9	Roof	West Lot Middle South	2/15/2005	30	26	7,750	22	1,057
10	Roof	West Lot Middle North	2/15/2005	30	26	4,360	12	594
11	Roof	West Lot West	2/15/2005	30	26	8,720	24	1,189
Summary for 'Category' = Carports (7 detail records)								
Sum						45,250	126	9,979
Grounds								
58	Retaining Wall	East of Glenbrook	11/24/1976	35	3	8,000	19	7,391
55	4" Main Line & Connections	Sprinkler System	5/1/1994	20	5	20,000	83	14,893
54	10 HP Lake Pump Station	Sprinkler System	5/1/1994	20	5	7,000	29	5,213
49	Chain Fence (West Bank)	Christianna "B"	9/12/1984	35	10	4,000	10	2,804
59	Lawn Sprinkler System	Sprinkler System	7/15/2007	30	28	60,000	167	3,359
48	West Bank Retaining Wall	Christianna "B"	7/11/1984	70	45	25,000	30	8,823