

# **CAPITAL RESERVE STUDY**

## **FOR THE**

# **Oronoque Village Condominium Association**

## **Stratford, Connecticut**



Management Company: Oronoque Village  
Contact Name: Mark Rhatigan

Project Number: 23-0407  
Date: November 20, 2023

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## Executive Summary

Oronoque Village located in Stratford, Connecticut is a 55+ community. Residents of this community can enjoy the many amenities the clubhouses have to offer. With two clubhouses, residents can stay active using their fitness room, enjoy a swim in their multiple pools, take place in art classes, participate in ping pong games, and golf memberships. Oronoque Village consists of 929 single family units made of shiplap wood, and roof shingles.

Level of Service	Level 2: Update with Site Visit
Fiscal Year of Study	2023

### Current Status of Reserve Fund (Component Method)

Current Balance	\$1,079,574
Fully Funded Balance	\$4,058,869
Percent Funded	26.60%

### Reserve Budget Recommendations

	Prior Budget Year Contribution	Component Method *	2.5% Threshold *	5% Threshold *
Contribution/Year	\$395,000	\$2,392,373	\$1,197,020	\$1,201,245
Contribution/Unit	\$425	\$2,575	\$1,289	\$1,293
Contribution/Unit/Month	\$35	\$215	\$107	\$108

\* Please note that this is the contribution for the period of November 2023 through October 2024.

## Reserve Study Disclosures

**General** - Becht Engineering BT is not aware of any involvement with this Association, which would lead to an actual or perceived conflict of interest.

**Physical Analysis** - The inspections performed to determine the current physical condition of the common elements were visual in nature; no destructive testing or invasive inspections were performed. Quantities were taken from a combination of field counts/measurements and plan take-offs.

**Personnel Credentials** - Preparation of this Reserve Study was performed by a CAI designated Reserve Specialist and licensed Building Inspector.

**Completeness** - This Reserve Study assumes that proper preventative and corrective maintenance has been and will continue to be performed on the common elements. Failure to properly maintain the common elements may lead to premature failure. It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance and may lead to a future shortfall.

**Reliance on Client Data** - This Reserve Study was prepared based on certain information provided by an official representative of the Association. This information includes the current asset balance of the Reserve Fund and the ages of the common elements and dates of most recent replacements.

**Scope** - This Reserve Study is a reflection of the information provided to us and assembled for the Association's use for budgeting purposes, not for the purpose of performing an audit, quality/forensic analysis or background checks of historical records. Interpretation of contradictions that may exist within the governing document's definition of common elements is not within the scope of this Study.

**Reserve Balance** - The actual and projected Reserve Fund Balance is based upon information provided by the Association and was not audited.

**Component Quantities** - Where this Reserve Study is an update of a previously prepared Study, the Association is considered to have deemed previously developed component listings and quantities as accurate and reliable.

**Estimated Replacement Costs** - Replacement costs are to be considered estimated projections of the cost to replace common elements in kind. These cost estimates are to be considered preliminary until such time as a project specific design or scope of work is developed. These costs can be affected by many variables including inflation, project scope and hidden damage conditions.

**Reserve Projects** - While the information provided in this Study is to be considered reliable, on-site inspections are not to be considered a project audit or quality inspection.



## Introduction

The purpose of a Capital Reserve Study is to estimate the amount of money that must be funded annually to replace those common element components that will require replacement before the end of the effective life of the project.

Mortgage lenders recognize the conditions of inadequate reserves. Reserves are important in preserving the qualities of a particular complex or building and therefore can affect property values. Consequently, capital reserves are directly related to the security and risk of a lender's investment and the marketability of the property.

The Capital Reserve Study develops a recommended basic annual contribution based upon current replacement costs. Inflation may increase future costs unpredictably, and the accumulation of interest on the reserve fund deposits increases available funds. Accurate projection of these factors is not possible. However, the effects of inflation and interest are shown via cash flow projections using assumed inflation and interest rates. Accurate reserve funding requires regular updates. The Community Associations Institute recommends yearly reviews and a formal study every three years.

## Capital Reserve Methodology

In preparing this study, when provided, we reviewed the master deed and offering statement to identify the common element components that the Association owns. Industry guidelines suggest that only components with estimated remaining lives of 30 years or less be included in the capital reserve study. Components with estimated remaining lives that are greater than 30 years, such as building structures, piping and electrical wiring are usually replaced during a major renovation and financed at that time. Including these components in the reserve fund would result in an unrealistically high-recommended annual contribution to the capital reserve. With the Board's approval we may include certain items of longer life expectancy, such as retaining walls or building siding when doing so will reduce the likelihood of future substantial increases in contributions.

Quantities of the components to be included in the reserve fund were then determined by field measurements, as well as a review of building and site plans, if available.

Estimates of the costs to replace each component were derived from published industry standards, such as the R.S. Means Company cost-estimating guides and from our own experience in designing and supervising construction of similar projects. These cost estimates are to be considered preliminary until such time as a project specific design or scope of work is developed.

Finally, estimated remaining lives were determined for each of the included components based on the reported or evident present age, available industry data related to typical useful lives and the condition of the component, as determined by our physical inspection.

The capital reserve fund is not intended to cover annual maintenance. If maintenance items are included in the Capital Reserve Study, the tax status of the reserve fund can be jeopardized. However, expected lives are based on the assumption that proper annual maintenance is being performed. Therefore, this annual maintenance should be included in the Association's budget and maintenance fee. Without proper maintenance, accelerated deterioration can be expected, with shortened lives. Please note, it is only possible to reserve for future expenditures and that a current need must be financed separately by borrowing or assessments.

This Capital Reserve Study is developed as an aid in the proper financial planning of the Association. As such, the common element components included are evaluated for their physical condition and only for the purpose of estimating their remaining lives. Identification of possible deficient conditions is beyond the intent and scope of the Capital Reserve Study.

## Capital Reserve Calculation

We have provided two Capital Reserve calculation methods as described below.

### Component Method

The first method provided in this reserve study is what is known as the Component Method. This is the most conservative approach to calculating the reserve requirement. The Component Method analyzes each component individually and assumes that the money collected for each item will only be used to replace that item. Our program uses assumed rates of interest and inflation in the calculation of the annual contribution and fully funded balance. We compare the actual balance in the Association's Reserve Fund with the calculated fully funded balance and determine if a surplus or deficit condition exists. If a deficit condition exists, an additional contribution is calculated for each component to offset the deficit.

### Threshold Funding Method

The second calculation method is known as the Threshold Funding Method. This method pools all the components and assumes that the money contributed to the fund is available for replacement of any item. Looking out over the next 30 years, the annual contribution is determined by lowering the contribution until the closing balance for any given year reaches a predetermined threshold. We typically provide two Threshold Method scenarios. These thresholds are based on a percentage of the current replacement cost of all the components in the Reserve Study. Basing the threshold on a percentage of the replacement cost of all components keeps the minimum proportional to the needs of a specific community.

This minimizes the annual contribution while maintaining a minimum closing balance. Determining the optimum minimum closing balance is a subjective task. Certainly, the lower the minimum acceptable balance is the greater the risk that the fund will experience a deficit. It should be noted that this method only considers Reserve Account balances over the next 30 years. Large capital expenditures just beyond the 30-year window will not be considered using this method until in the future they fall within the 30-year window.

## Capital Reserve Recommendations

Oronoque Village Condominium Association has a total of 195 components in the reserve analysis with a current Replacement Cost of \$8,680,569. Oronoque Village Condominium Association has a total of \$1,079,574 in the reserve fund. Using the Component Method, we have determined that the Basic Annual Contribution to the reserve fund should be \$1,302,579. The fully funded balance required is \$4,058,869. This leaves deficit of \$2,979,295 in the reserve fund. The deficit will be offset on an annual basis, for each reserve component, based on the remaining lives. The total of the Contribution Adjustment is \$1,089,794. This results in a Total Contribution to the reserve fund for the budget year of \$2,392,373.

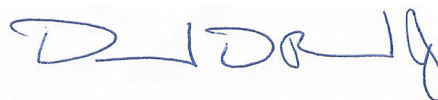
For the Threshold Funding calculations, as directed by the Association, we have used minimum closing balances of 5% and 10% of the Total Replacement Cost of all components. This means that using the given assumptions, the closing balance will never go below those minimum balances. The Threshold Funding results in first year Annual Contributions of \$1,197,020 and \$1,201,245.

We suggest that you plan your annual contributions over the next few years according to either the Component or Threshold Funding options. At no later than three years, we suggest that you contact us for an update based on a proper engineering review of the facility and replacement costs.

It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance. We recommend that the Association review this Capital Reserve Study with their Certified Public Accountant to be utilized in the preparation of their annual budget.



Tyler Allen  
Project Manager



David D. Rand, Jr. RS  
Division Manager  
CAI Reserve Specialist #49



## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Architectural

Description: Ancillary - Maintenance Yard Building, Carpet			
Quantity:	62 SY	Cost Per Unit:	\$53.00
Present Age:	52	Typical Life:	10
		Replacement Cost:	\$3,286
		Est Rem Life:	8

Description: Ancillary - Maintenance Yard Building, Gutters & Leaders			
Quantity:	220 LF	Cost Per Unit:	\$17.40
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$3,828
		Est Rem Life:	20

Description: Ancillary - Maintenance Yard Building, Roof Shingles			
Quantity:	8,200 SF	Cost Per Unit:	\$7.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$57,400
		Est Rem Life:	20

Description: Ancillary - North Swimming Pool, Pool Filter/Storage Shed, Roof Shingles			
Quantity:	1,100 SF	Cost Per Unit:	\$7.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$7,700
		Est Rem Life:	11



Description: Ancillary - Security Kiosk, Entrance Deck & Railing			
Quantity:	1 LS	Cost Per Unit:	\$1,740.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$1,740
		Est Rem Life:	15

## Component Narrative

Project Name:	Oronoque Village Condominium Association		Interest Rate:	1.00%
Project Location:	Stratford, Connecticut		Inflation Rate:	3.00%
Project Number:	23-0407			
Date of Study:	November 2023			
Month Contributions Commence:	November 2023			

### Architectural

Description:	Ancillary - Security Kiosk, Roof Shingles			
Quantity:	200 SF	Cost Per Unit:	\$7.00	Replacement Cost: \$1,400
Present Age:	52	Typical Life:	25	Est Rem Life: 15
Description:	Ancillary - Security Kiosk, Wood Trim			
Quantity:	150 SF	Cost Per Unit:	\$14.00	Replacement Cost: \$2,100
Present Age:	52	Typical Life:	25	Est Rem Life: 15
Description:	Ancillary - South Lap, Pool Shed Roof Shingles			
Quantity:	1 LS	Cost Per Unit:	\$4,755.00	Replacement Cost: \$4,755
Present Age:	52	Typical Life:	25	Est Rem Life: 5
Description:	Ancillary - South Oval, Pool Shed Roof Shingles			
Quantity:	1 LS	Cost Per Unit:	\$2,030.00	Replacement Cost: \$2,030
Present Age:	52	Typical Life:	25	Est Rem Life: 5
Description:	Building - Deck Repairs & Replacement Fund			
Quantity:	1 LS	Cost Per Unit:	\$50,000.00	Replacement Cost: \$50,000
Present Age:	52	Typical Life:	1	Est Rem Life: 1



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Building - Facade, Wood Siding & Trim Replacement Fund

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$134,500.00	<b>Replacement Cost:</b> \$134,500
<b>Present Age:</b> 52	<b>Typical Life:</b> 1	<b>Est Rem Life:</b> 1



**Description:** Building - Roof Shingle Replacement, 10%

<b>Quantity:</b> 165,000 SF	<b>Cost Per Unit:</b> \$10.00	<b>Replacement Cost:</b> \$1,650,000
<b>Present Age:</b> 52	<b>Typical Life:</b> 3	<b>Est Rem Life:</b> 1





## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

<b>Description:</b>	Building - Roof, Gutters & Leaders		
<b>Quantity:</b>	1 LS	<b>Cost Per Unit:</b>	\$33,620.00
<b>Present Age:</b>	52	<b>Typical Life:</b>	5
		<b>Replacement Cost:</b>	\$33,620
		<b>Est Rem Life:</b>	4

<b>Description:</b>	Clubhouse North - Auditorium, Wood Flooring		
<b>Quantity:</b>	2,493 SF	<b>Cost Per Unit:</b>	\$12.00
<b>Present Age:</b>	52	<b>Typical Life:</b>	30
		<b>Replacement Cost:</b>	\$29,916
		<b>Est Rem Life:</b>	26



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse North - Billiard Room, Carpet

**Quantity:** 98 SY                      **Cost Per Unit:** \$70.00  
**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$6,860  
**Est Rem Life:** 6



**Description:** Clubhouse North - Card Room, Carpet

**Quantity:** 59 SY                      **Cost Per Unit:** \$70.00  
**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$4,130  
**Est Rem Life:** 6



## Component Narrative

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**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse North - Conference Room, Carpet

**Quantity:** 62 SY                      **Cost Per Unit:** \$70.00  
**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$4,340  
**Est Rem Life:** 6



**Description:** Clubhouse North - Entrance Door, Double w/ Sidelites

**Quantity:** 3 EA                      **Cost Per Unit:** \$3,250.00  
**Present Age:** 52                      **Typical Life:** 30

**Replacement Cost:** \$9,750  
**Est Rem Life:** 26



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse North - Entrance Door, Double w/o Sidelites

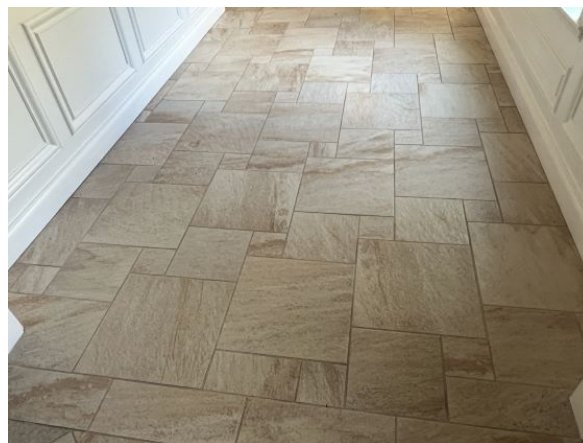
<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$2,430.00	<b>Replacement Cost:</b> \$2,430
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 26

**Description:** Clubhouse North - Exit Door, Single

<b>Quantity:</b> 4 EA	<b>Cost Per Unit:</b> \$1,275.00	<b>Replacement Cost:</b> \$5,100
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 26

**Description:** Clubhouse North - Hallway Flooring, Ceramic Tile

<b>Quantity:</b> 1,464 SF	<b>Cost Per Unit:</b> \$30.00	<b>Replacement Cost:</b> \$43,920
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 26



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse North - Kitchen, Ceramic Tile Floor

<b>Quantity:</b> 260 SF	<b>Cost Per Unit:</b> \$30.00	<b>Replacement Cost:</b> \$7,800
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 26



**Description:** Clubhouse North - Library, Carpet

<b>Quantity:</b> 145 SY	<b>Cost Per Unit:</b> \$70.00	<b>Replacement Cost:</b> \$10,150
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 6

**Description:** Clubhouse North - Manager Office, Carpet

<b>Quantity:</b> 46 SY	<b>Cost Per Unit:</b> \$70.00	<b>Replacement Cost:</b> \$3,220
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 6

**Description:** Clubhouse North - Meeting/Bar Room, Carpet

<b>Quantity:</b> 62 SY	<b>Cost Per Unit:</b> \$70.00	<b>Replacement Cost:</b> \$4,340
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 6



## Component Narrative

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**Project Location:** Stratford, Connecticut  
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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse North - Roof Shingle Replacement

**Quantity:** 13,200 SF      **Cost Per Unit:** \$10.00

**Present Age:** 52      **Typical Life:** 25

**Replacement Cost:** \$132,000

**Est Rem Life:** 23



**Description:** Clubhouse North - Roof, Low Slope Membrane

**Quantity:** 2,000 SF      **Cost Per Unit:** \$18.00

**Present Age:** 52      **Typical Life:** 20

**Replacement Cost:** \$36,000

**Est Rem Life:** 18

## Component Narrative

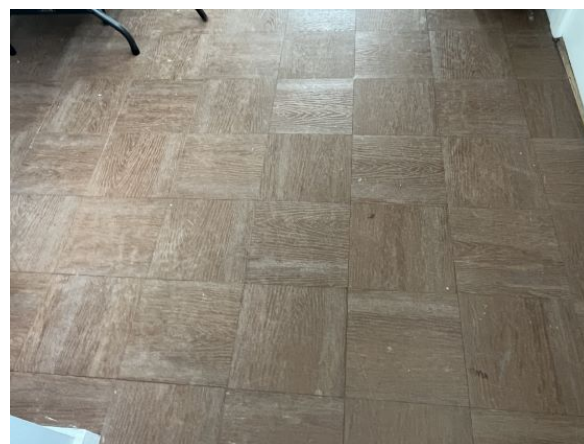
**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse South - Arts & Crafts Room, Vinyl Tile

<b>Quantity:</b> 680 SF	<b>Cost Per Unit:</b> \$9.25	<b>Replacement Cost:</b> \$6,290
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 10



**Description:** Clubhouse South - Auditorium, Stage Velvet Curtain

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$16,300.00	<b>Replacement Cost:</b> \$16,300
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 5

**Description:** Clubhouse South - Auditorium, Vinyl Tile Stage Flooring

<b>Quantity:</b> 865 SF	<b>Cost Per Unit:</b> \$8.00	<b>Replacement Cost:</b> \$6,920
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 5



## Component Narrative

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse South - Auditorium, Wood Flooring

**Quantity:** 1,872 SF      **Cost Per Unit:** \$16.25

**Present Age:** 52      **Typical Life:** 30

**Replacement Cost:** \$30,420

**Est Rem Life:** 27



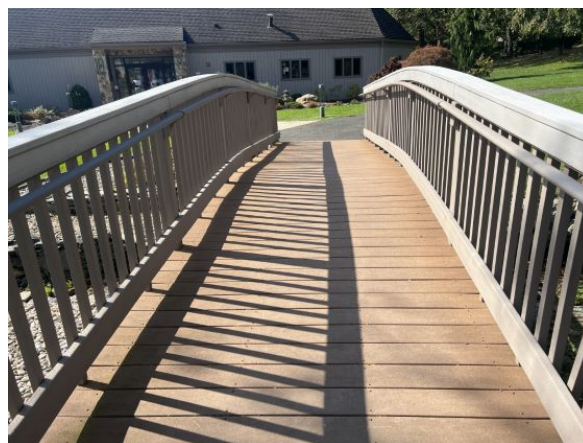
**Description:** Clubhouse South - Bridge, Composite

**Quantity:** 252 SF      **Cost Per Unit:** \$73.00

**Present Age:** 52      **Typical Life:** 30

**Replacement Cost:** \$18,396

**Est Rem Life:** 25



## Component Narrative

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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse South - Card Room, Carpet

**Quantity:** 76 SY                      **Cost Per Unit:** \$81.00  
**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$6,156  
**Est Rem Life:** 7



**Description:** Clubhouse South - Conference Room, Carpet

**Quantity:** 81 SY                      **Cost Per Unit:** \$81.00  
**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$6,561  
**Est Rem Life:** 7



## Component Narrative

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**Interest Rate:** 1.00%  
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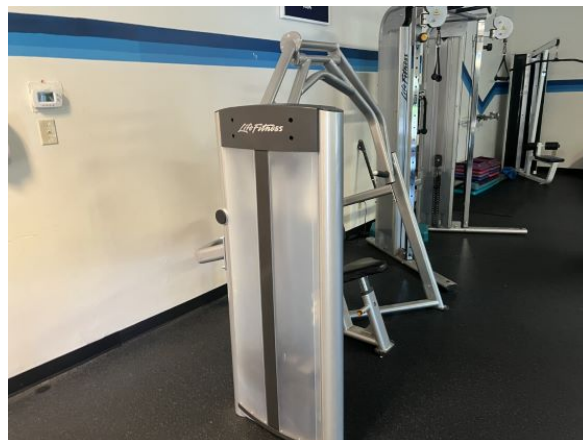
### Architectural

**Description:** Clubhouse South - Door Entrance, Double w/ Sidelites

<b>Quantity:</b> 4 EA	<b>Cost Per Unit:</b> \$3,250.00	<b>Replacement Cost:</b> \$13,000
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 27

**Description:** Clubhouse South - Fitness Room Rubber Floor

<b>Quantity:</b> 1,080 SF	<b>Cost Per Unit:</b> \$8.00	<b>Replacement Cost:</b> \$8,640
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 17



## Component Narrative

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**Date of Study:** November 2023  
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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse South - Grill Area, Concrete Pavers

<b>Quantity:</b> 520 SF	<b>Cost Per Unit:</b> \$18.55
<b>Present Age:</b> 52	<b>Typical Life:</b> 30

**Replacement Cost:** \$9,646  
**Est Rem Life:** 27



**Description:** Clubhouse South - Hallways, Ceramic Tile Floor

<b>Quantity:</b> 2,252 SF	<b>Cost Per Unit:</b> \$30.00
<b>Present Age:</b> 52	<b>Typical Life:</b> 30

**Replacement Cost:** \$67,560  
**Est Rem Life:** 27

## Component Narrative

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**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

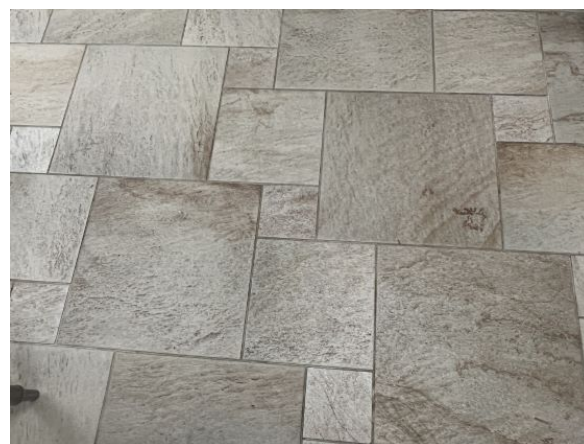
**Description:** Clubhouse South - Kitchen, Ceramic Tile Floor

**Quantity:** 260 SF                      **Cost Per Unit:** \$35.00

**Present Age:** 52                      **Typical Life:** 30

**Replacement Cost:** \$9,100

**Est Rem Life:** 27



**Description:** Clubhouse South - Meeting/Bar Room, Carpet

**Quantity:** 245 SY                      **Cost Per Unit:** \$70.00

**Present Age:** 52                      **Typical Life:** 10

**Replacement Cost:** \$17,150

**Est Rem Life:** 7



## Component Narrative

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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

**Description:** Clubhouse South - Ping Pong Room, Laminate Floor

<b>Quantity:</b> 591 SF	<b>Cost Per Unit:</b> \$18.55	<b>Replacement Cost:</b> \$10,963
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 27



**Description:** Clubhouse South - Roof Shingle Replacement

<b>Quantity:</b> 13,100 SF	<b>Cost Per Unit:</b> \$7.00	<b>Replacement Cost:</b> \$91,700
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 15

**Description:** Clubhouse South - Roof, Low Slope Membrane

<b>Quantity:</b> 2,700 SF	<b>Cost Per Unit:</b> \$21.00	<b>Replacement Cost:</b> \$56,700
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 15

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Architectural

<b>Description:</b>	Clubhouse South - Stairs, Carpet		
<b>Quantity:</b>	32 SY	<b>Cost Per Unit:</b>	\$70.00
<b>Present Age:</b>	52	<b>Typical Life:</b>	10
		<b>Replacement Cost:</b>	\$2,240
		<b>Est Rem Life:</b>	7





## Component Narrative

Project Name:	Oronoque Village Condominium Association	Interest Rate:	1.00%
Project Location:	Stratford, Connecticut	Inflation Rate:	3.00%
Project Number:	23-0407		
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Electrical

Description: Access Control Systems			
Quantity:	1 LS	Cost Per Unit:	\$28,000.00
Present Age:	1	Typical Life:	20
		Replacement Cost:	\$28,000
		Est Rem Life:	19

Description: Ancillary - Maintenance Yard Building, Light Fixture Fund			
Quantity:	1 LS	Cost Per Unit:	\$14,780.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$14,780
		Est Rem Life:	15

Description: Ancillary - Security Kiosk, Camera System			
Quantity:	1 EA	Cost Per Unit:	\$2,435.00
Present Age:	52	Typical Life:	10
		Replacement Cost:	\$2,435
		Est Rem Life:	7

Description: Clubhouse North - Auditorium, Chandelier			
Quantity:	3 EA	Cost Per Unit:	\$755.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$2,265
		Est Rem Life:	26



Description: Clubhouse North - Auditorium, Sconce			
Quantity:	10 EA	Cost Per Unit:	\$170.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$1,700
		Est Rem Life:	26

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Electrical

**Description:** Clubhouse North - Auditorium, Sound System  
**Quantity:** 1 LS                      **Cost Per Unit:** \$34,780.00                      **Replacement Cost:** \$34,780  
**Present Age:** 52                      **Typical Life:** 20                      **Est Rem Life:** 16

**Description:** Clubhouse North - Billiard Room, Hanging Light  
**Quantity:** 2 EA                      **Cost Per Unit:** \$812.00                      **Replacement Cost:** \$1,624  
**Present Age:** 52                      **Typical Life:** 25                      **Est Rem Life:** 21

**Description:** Clubhouse North - Entrance Foyer Chandelier  
**Quantity:** 1 EA                      **Cost Per Unit:** \$1,217.00                      **Replacement Cost:** \$1,217  
**Present Age:** 52                      **Typical Life:** 30                      **Est Rem Life:** 26



**Description:** Clubhouse North - Exterior Lantern, Wall Mount  
**Quantity:** 8 EA                      **Cost Per Unit:** \$475.00                      **Replacement Cost:** \$3,800  
**Present Age:** 52                      **Typical Life:** 25                      **Est Rem Life:** 20

**Description:** Clubhouse North - Fire Alarm Control Panel  
**Quantity:** 1 LS                      **Cost Per Unit:** \$16,230.00                      **Replacement Cost:** \$16,230  
**Present Age:** 52                      **Typical Life:** 20                      **Est Rem Life:** 16

## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Electrical

Description: Clubhouse North - Generac Generator			
Quantity:	1 LS	Cost Per Unit:	\$121,720.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$121,720
		Est Rem Life:	23
Description: Clubhouse North - Illumination 2x2 Ceiling Light			
Quantity:	46 EA	Cost Per Unit:	\$238.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$10,948
		Est Rem Life:	26
Description: Clubhouse North - Meeting/Bar Room, Chandelier			
Quantity:	6 EA	Cost Per Unit:	\$754.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$4,524
		Est Rem Life:	26
Description: Clubhouse North - Meeting/Bar Room, Gas Fireplace			
Quantity:	1 EA	Cost Per Unit:	\$3,780.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$3,780
		Est Rem Life:	21
Description: Clubhouse North - Meeting/Bar Room, Sconce			
Quantity:	6 EA	Cost Per Unit:	\$238.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$1,428
		Est Rem Life:	26
Description: Clubhouse North - Meeting/Bar Room, Television			
Quantity:	1 EA	Cost Per Unit:	\$1,855.00
Present Age:	52	Typical Life:	8
		Replacement Cost:	\$1,855
		Est Rem Life:	4
Description: Clubhouse North - Security, CCTV System			
Quantity:	1 LS	Cost Per Unit:	\$16,230.00
Present Age:	52	Typical Life:	10
		Replacement Cost:	\$16,230
		Est Rem Life:	6
Description: Clubhouse South - Auditorium, Chandelier			
Quantity:	3 EA	Cost Per Unit:	\$754.00
Present Age:	52	Typical Life:	25
		Replacement Cost:	\$2,262
		Est Rem Life:	27

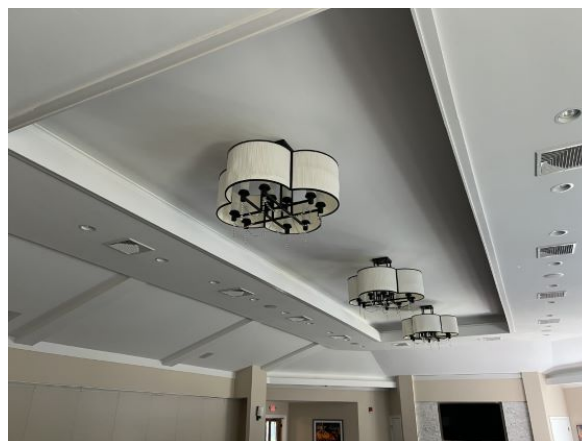
## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Electrical

<b>Description:</b> Clubhouse South - Auditorium, Sconce					
<b>Quantity:</b>	8 EA	<b>Cost Per Unit:</b>	\$237.00	<b>Replacement Cost:</b>	\$1,896
<b>Present Age:</b>	52	<b>Typical Life:</b>	30	<b>Est Rem Life:</b>	27
<b>Description:</b> Clubhouse South - Auditorium, Sound System					
<b>Quantity:</b>	1 LS	<b>Cost Per Unit:</b>	\$26,895.00	<b>Replacement Cost:</b>	\$26,895
<b>Present Age:</b>	52	<b>Typical Life:</b>	20	<b>Est Rem Life:</b>	17
<b>Description:</b> Clubhouse South - Fire Alarm Control Panel					
<b>Quantity:</b>	1 LS	<b>Cost Per Unit:</b>	\$1,623.00	<b>Replacement Cost:</b>	\$1,623
<b>Present Age:</b>	52	<b>Typical Life:</b>	20	<b>Est Rem Life:</b>	17
<b>Description:</b> Clubhouse South - Illumination, Troffer Light 4ft					
<b>Quantity:</b>	20 EA	<b>Cost Per Unit:</b>	\$440.00	<b>Replacement Cost:</b>	\$8,800
<b>Present Age:</b>	52	<b>Typical Life:</b>	30	<b>Est Rem Life:</b>	27
<b>Description:</b> Clubhouse South - Meeting/Bar Room, Chandelier					
<b>Quantity:</b>	3 EA	<b>Cost Per Unit:</b>	\$754.00	<b>Replacement Cost:</b>	\$2,262
<b>Present Age:</b>	52	<b>Typical Life:</b>	30	<b>Est Rem Life:</b>	27



## Component Narrative

Project Name:	Oronoque Village Condominium Association		Interest Rate:	1.00%
Project Location:	Stratford, Connecticut		Inflation Rate:	3.00%
Project Number:	23-0407			
Date of Study:	November 2023			
Month Contributions Commence:	November 2023			

### Electrical

Description: Clubhouse South - Meeting/Bar Room, Gas Fireplace				
Quantity:	1 LS	Cost Per Unit:	\$4,058.00	Replacement Cost: \$4,058
Present Age:	52	Typical Life:	25	Est Rem Life: 22
Description: Clubhouse South - Meeting/Bar Room, Sconce				
Quantity:	7 EA	Cost Per Unit:	\$238.00	Replacement Cost: \$1,666
Present Age:	52	Typical Life:	30	Est Rem Life: 27
Description: Clubhouse South - Meeting/Bar Room, Television				
Quantity:	1 EA	Cost Per Unit:	\$1,855.00	Replacement Cost: \$1,855
Present Age:	52	Typical Life:	8	Est Rem Life: 5
Description: Clubhouse South - Security, CCTV System				
Quantity:	1 LS	Cost Per Unit:	\$13,330.00	Replacement Cost: \$13,330
Present Age:	52	Typical Life:	10	Est Rem Life: 7
Description: Site - Illumination Pole Lights				
Quantity:	1 LS	Cost Per Unit:	\$20,290.00	Replacement Cost: \$20,290
Present Age:	52	Typical Life:	1	Est Rem Life: 1

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Mechanical

**Description:** Ancillary - Maintenance Yard Building, Hot Water Heater, 6 gal.

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$930.00	<b>Replacement Cost:</b> \$930
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 5



**Description:** Ancillary - Maintenance Yard Building, Mechanical/HVAC Fund

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$8,115.00	<b>Replacement Cost:</b> \$8,115
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 10



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Mechanical

**Description:** Ancillary - North Swimming Pool, Hot Water Heater

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$1,625.00	<b>Replacement Cost:</b> \$1,625
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 8



**Description:** Ancillary - North Swimming Pool, Pool Filter System

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$19,130.00	<b>Replacement Cost:</b> \$19,130
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 2





## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Mechanical

**Description:** Ancillary - North Swimming Pool, Pool Pump Motor, 15hp

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$7,535.00	<b>Replacement Cost:</b> \$7,535
<b>Present Age:</b> 52	<b>Typical Life:</b> 5	<b>Est Rem Life:</b> 2



**Description:** Ancillary - South Lap, Pool Filter System

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$15,535.00	<b>Replacement Cost:</b> \$15,535
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 5

**Description:** Ancillary - South Lap, Pool Pump Motor 7.5hp

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$9,659.00	<b>Replacement Cost:</b> \$9,659
<b>Present Age:</b> 1	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 9

**Description:** Ancillary - South Oval, Pool Filter System

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$11,420.00	<b>Replacement Cost:</b> \$11,420
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 5

**Description:** Ancillary - South Oval, Pool Heater

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$10,086.00	<b>Replacement Cost:</b> \$10,086
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 14

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Mechanical

**Description:** Ancillary - South Oval, Pool Pump Motor 5 hp  
**Quantity:** 1 EA                      **Cost Per Unit:** \$4,753.00                      **Replacement Cost:** \$4,753  
**Present Age:** 52                      **Typical Life:** 5                      **Est Rem Life:** 2

**Description:** Clubhouse North - Kitchen Exhaust Fan  
**Quantity:** 2 EA                      **Cost Per Unit:** \$2,435.00                      **Replacement Cost:** \$4,870  
**Present Age:** 52                      **Typical Life:** 25                      **Est Rem Life:** 21



**Description:** Clubhouse North - Mechanical, Hot Water Heater  
**Quantity:** 2 EA                      **Cost Per Unit:** \$1,855.00                      **Replacement Cost:** \$3,710  
**Present Age:** 52                      **Typical Life:** 10                      **Est Rem Life:** 6

**Description:** Clubhouse North - Mechanical, HVAC Mini Split Fujitsu  
**Quantity:** 1 LS                      **Cost Per Unit:** \$5,217.00                      **Replacement Cost:** \$5,217  
**Present Age:** 52                      **Typical Life:** 15                      **Est Rem Life:** 3

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Mechanical

<b>Description:</b> Clubhouse North - Mechanical, HVAC Split System, Billiard & Conference Room			
<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$11,361.00	<b>Replacement Cost:</b> \$22,722	
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 10	



<b>Description:</b> Clubhouse North - Mechanical, HVAC Split System, Kitchen, Card Room & Offices			
<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$11,361.00	<b>Replacement Cost:</b> \$22,722	
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 15	



## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Mechanical

Description: Clubhouse North - Mechanical, HVAC Trane, 10 Ton			
Quantity:	1 LS	Cost Per Unit:	\$43,010.00
Present Age:	52	Typical Life:	20
		Replacement Cost:	\$43,010
		Est Rem Life:	14

Description: Clubhouse North - Mechanical, HVAC Trane, 7.5 Ton			
Quantity:	1 LS	Cost Per Unit:	\$35,010.00
Present Age:	52	Typical Life:	30
		Replacement Cost:	\$35,010
		Est Rem Life:	13

Description: Clubhouse South - Kitchen Exhaust Fan			
Quantity:	1 EA	Cost Per Unit:	\$2,320.00
Present Age:	1	Typical Life:	25
		Replacement Cost:	\$2,320
		Est Rem Life:	24

Description: Clubhouse South - Mechanical, American Standard 8ton			
Quantity:	1 EA	Cost Per Unit:	\$37,682.00
Present Age:	52	Typical Life:	20
		Replacement Cost:	\$37,682
		Est Rem Life:	14

Description: Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.			
Quantity:	1 EA	Cost Per Unit:	\$1,623.00
Present Age:	52	Typical Life:	10
		Replacement Cost:	\$1,623
		Est Rem Life:	7

Description: Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.			
Quantity:	1 EA	Cost Per Unit:	\$1,855.00
Present Age:	52	Typical Life:	10
		Replacement Cost:	\$1,855
		Est Rem Life:	6

Description: Clubhouse South - Mechanical, HVAC AHU 2012			
Quantity:	4 EA	Cost Per Unit:	\$7,883.00
Present Age:	52	Typical Life:	20
		Replacement Cost:	\$31,532
		Est Rem Life:	14

Description: Clubhouse South - Mechanical, HVAC Condenser 2011			
Quantity:	4 EA	Cost Per Unit:	\$5,780.00
Present Age:	52	Typical Life:	20
		Replacement Cost:	\$23,120
		Est Rem Life:	13

## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Mechanical

Description: Clubhouse South - Mechanical, HVAC Split System Rheem					
Quantity:	2 EA	Cost Per Unit:	\$12,404.00	Replacement Cost:	\$24,808
Present Age:	52	Typical Life:	20	Est Rem Life:	16
Description: Clubhouse South - Mechanical, HVAC, AHU 2011					
Quantity:	2 EA	Cost Per Unit:	\$7,884.00	Replacement Cost:	\$15,768
Present Age:	52	Typical Life:	20	Est Rem Life:	13
Description: Clubhouse South - Mechanical, Tankless Hot Water Heater					
Quantity:	1 LS	Cost Per Unit:	\$3,480.00	Replacement Cost:	\$3,480
Present Age:	52	Typical Life:	20	Est Rem Life:	17

## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Site

Description: Ancillary - Bocce Refurbishment					
Quantity:	1 LS	Cost Per Unit:	\$2,030.00	Replacement Cost:	\$2,030
Present Age:	52	Typical Life:	12	Est Rem Life:	7
Description: Ancillary - Maintenance Yard Building, 6 'Chain Link Fence w/ Privacy Slats					
Quantity:	345 LF	Cost Per Unit:	\$52.00	Replacement Cost:	\$17,940
Present Age:	52	Typical Life:	30	Est Rem Life:	15
Description: Ancillary - Maintenance Yard Building, Concrete Fuel Tank 2,000 gal.					
Quantity:	1 EA	Cost Per Unit:	\$29,562.00	Replacement Cost:	\$29,562
Present Age:	52	Typical Life:	35	Est Rem Life:	25
Description: Ancillary - North Swimming Pool, Concrete Deck					
Quantity:	6,538 SF	Cost Per Unit:	\$19.00	Replacement Cost:	\$124,222
Present Age:	52	Typical Life:	30	Est Rem Life:	10





## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Site

**Description:** Ancillary - North Swimming Pool, Fence, 6ft Board on Board

<b>Quantity:</b> 389 LF	<b>Cost Per Unit:</b> \$46.00	<b>Replacement Cost:</b> \$17,894
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 20



**Description:** Ancillary - North Swimming Pool, Pool Resurface

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$47,067.00	<b>Replacement Cost:</b> \$47,067
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 10



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Site

**Description:** Ancillary - North Swimming Pool, Vinyl Pool Liner

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$65,000.00	<b>Replacement Cost:</b> \$65,000
<b>Present Age:</b> 3	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 17

**Description:** Ancillary - North Swimming Pool, Wood Pergola

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$5,450.00	<b>Replacement Cost:</b> \$5,450
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 15



**Description:** Ancillary - Pickle Ball Court, Recolor

<b>Quantity:</b> 6,100 SF	<b>Cost Per Unit:</b> \$2.10	<b>Replacement Cost:</b> \$12,810
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 8

**Description:** Ancillary - Pickle Ball Court, Resurface

<b>Quantity:</b> 6,100 SF	<b>Cost Per Unit:</b> \$15.00	<b>Replacement Cost:</b> \$91,500
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 18

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Site

**Description:** Ancillary - South Swimming Pools, Concrete Deck

<b>Quantity:</b> 1 SF	<b>Cost Per Unit:</b> \$14,143.00	<b>Replacement Cost:</b> \$14,143
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 20



**Description:** Ancillary - South Swimming Pools, Fence 6ft Board on Board

<b>Quantity:</b> 410 LF	<b>Cost Per Unit:</b> \$47.00	<b>Replacement Cost:</b> \$19,270
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 20

**Description:** Ancillary - South Swimming Pools, Pergola

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$10,085.00	<b>Replacement Cost:</b> \$10,085
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 20

**Description:** Ancillary - South Swimming Pools, Resurface

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$67,240.00	<b>Replacement Cost:</b> \$67,240
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 10

**Description:** Ancillary - South Swimming Pools, Vinyl Pool Liner

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$65,000.00	<b>Replacement Cost:</b> \$65,000
<b>Present Age:</b> 3	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 17

## Component Narrative

Project Name:	Oronoque Village Condominium Association		Interest Rate:	1.00%
Project Location:	Stratford, Connecticut		Inflation Rate:	3.00%
Project Number:	23-0407			
Date of Study:	November 2023			
Month Contributions Commence:	November 2023			

### Site

Description: Ancillary - Tennis Court, Awning Viewing Stand				
Quantity:	1 EA	Cost Per Unit:	\$4,753.00	Replacement Cost: \$4,753
Present Age:	52	Typical Life:	10	Est Rem Life: 6
Description: Ancillary - Tennis Court, Viewing Stand				
Quantity:	1 EA	Cost Per Unit:	\$2,670.00	Replacement Cost: \$2,670
Present Age:	52	Typical Life:	25	Est Rem Life: 20
Description: Ancillary - Tennis Court/Pickle Ball Court, Artificial Turf				
Quantity:	3 LS	Cost Per Unit:	\$41,250.00	Replacement Cost: \$123,750
Present Age:	52	Typical Life:	15	Est Rem Life: 6
Description: Ancillary - Tennis/Pickle Ball Court, 9' Chain Link Fence				
Quantity:	2 LS	Cost Per Unit:	\$40,000.00	Replacement Cost: \$80,000
Present Age:	1	Typical Life:	15	Est Rem Life: 14
Description: Ancillary - Tennis/Pickle Ball Court, Asphalt Walkway				
Quantity:	83 SY	Cost Per Unit:	\$35.00	Replacement Cost: \$2,905
Present Age:	52	Typical Life:	20	Est Rem Life: 12
Description: Ancillary - Tennis/Pickle Court - Wind Screen				
Quantity:	842 LF	Cost Per Unit:	\$6.00	Replacement Cost: \$5,052
Present Age:	52	Typical Life:	8	Est Rem Life: 6
Description: Clubhouse North - Exterior Fencing, Utilities/Dumpster				
Quantity:	200 LF	Cost Per Unit:	\$47.00	Replacement Cost: \$9,400
Present Age:	52	Typical Life:	25	Est Rem Life: 10
Description: Clubhouse North - Exterior, Concrete Pavers				
Quantity:	621 SF	Cost Per Unit:	\$19.00	Replacement Cost: \$11,799
Present Age:	52	Typical Life:	30	Est Rem Life: 25

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Site

<b>Description:</b> Clubhouse North - Golf Area, Artificial Turf					
<b>Quantity:</b>	264 SF	<b>Cost Per Unit:</b>	\$7.00	<b>Replacement Cost:</b>	\$1,848
<b>Present Age:</b>	52	<b>Typical Life:</b>	20	<b>Est Rem Life:</b>	16

<b>Description:</b> Clubhouse North - Golf Area, Hitting Net					
<b>Quantity:</b>	1 LS	<b>Cost Per Unit:</b>	\$2,030.00	<b>Replacement Cost:</b>	\$2,030
<b>Present Age:</b>	52	<b>Typical Life:</b>	20	<b>Est Rem Life:</b>	16

<b>Description:</b> Clubhouse North - Grill Area, Concrete					
<b>Quantity:</b>	211 SF	<b>Cost Per Unit:</b>	\$16.00	<b>Replacement Cost:</b>	\$3,376
<b>Present Age:</b>	52	<b>Typical Life:</b>	30	<b>Est Rem Life:</b>	26





## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Site

**Description:** Clubhouse North - Grill Area, Grills

<b>Quantity:</b> 4 EA	<b>Cost Per Unit:</b> \$1,100.00	<b>Replacement Cost:</b> \$4,400
<b>Present Age:</b> 52	<b>Typical Life:</b> 8	<b>Est Rem Life:</b> 4



**Description:** Clubhouse South - Exterior Fencing, Utilities/Dumpster

<b>Quantity:</b> 88 LF	<b>Cost Per Unit:</b> \$47.00	<b>Replacement Cost:</b> \$4,136
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 10

**Description:** Clubhouse South - Grill Area, Grills

<b>Quantity:</b> 3 EA	<b>Cost Per Unit:</b> \$1,150.00	<b>Replacement Cost:</b> \$3,450
<b>Present Age:</b> 52	<b>Typical Life:</b> 8	<b>Est Rem Life:</b> 5

**Description:** Clubhouse South - Grill Area, Picnic Tables

<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$1,014.00	<b>Replacement Cost:</b> \$2,028
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 17

**Description:** Site - Fence, Wood Split Rail 10%

<b>Quantity:</b> 216 LF	<b>Cost Per Unit:</b> \$30.00	<b>Replacement Cost:</b> \$6,480
<b>Present Age:</b> 52	<b>Typical Life:</b> 3	<b>Est Rem Life:</b> 2



## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Site

Description: Site - Pavement-Stair, Precast Concrete & Railing Annualized est.					
Quantity:	464 EA	Cost Per Unit:	\$4,640.00	Replacement Cost:	\$2,152,960
Present Age:	52	Typical Life:	40	Est Rem Life:	20
Description: Site - Pavement-Stair, Segemental Block & Railing Annualized est.					
Quantity:	3 EA	Cost Per Unit:	\$4,755.00	Replacement Cost:	\$14,265
Present Age:	52	Typical Life:	1	Est Rem Life:	1
Description: Site - Roads & Parking, Asphalt Replacement 10%					
Quantity:	18,000 SY	Cost Per Unit:	\$41.00	Replacement Cost:	\$738,000
Present Age:	52	Typical Life:	5	Est Rem Life:	3

## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Miscellaneous

Description: #7 Plow Sander			
Quantity:	1 EA	Cost Per Unit:	\$17,265.00
		Replacement Cost:	\$17,265
Present Age:	5	Typical Life:	20
		Est Rem Life:	15

Description: Ancillary - Bocce Benches			
Quantity:	7 EA	Cost Per Unit:	\$1,010.00
		Replacement Cost:	\$7,070
Present Age:	52	Typical Life:	20
		Est Rem Life:	15

Description: Ancillary - Maintenance Yard Building, Lounge Refurbishment Fund			
Quantity:	1 LS	Cost Per Unit:	\$4,060.00
		Replacement Cost:	\$4,060
Present Age:	52	Typical Life:	30
		Est Rem Life:	15

Description: Ancillary - Maintenance Yard Building, Office Furniture Fund			
Quantity:	1 LS	Cost Per Unit:	\$12,200.00
		Replacement Cost:	\$12,200
Present Age:	52	Typical Life:	20
		Est Rem Life:	10

Description: Ancillary - Maintenance Yard Building, Restroom Refurbishment Fund			
Quantity:	3 EA	Cost Per Unit:	\$4,750.00
		Replacement Cost:	\$14,250
Present Age:	52	Typical Life:	30
		Est Rem Life:	10

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Ancillary - North Swimming Pool, Pool Furniture

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$20,170.00	<b>Replacement Cost:</b> \$20,170
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 10



**Description:** Ancillary - South Swimming Pools, Bathrooms

<b>Quantity:</b> 5 EA	<b>Cost Per Unit:</b> \$10,780.00	<b>Replacement Cost:</b> \$53,900
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 5

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Ancillary - South Swimming Pools, Furniture

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$20,170.00	<b>Replacement Cost:</b> \$20,170
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 12



**Description:** Ancillary - South Swimming Pools, Sauna Refurbishment

<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$16,230.00	<b>Replacement Cost:</b> \$32,460
<b>Present Age:</b> 52	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 6



## Component Narrative

Project Name:	Oronoque Village Condominium Association	Interest Rate:	1.00%
Project Location:	Stratford, Connecticut	Inflation Rate:	3.00%
Project Number:	23-0407		
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Miscellaneous

Description: Ancillary - Tennis Court, Water Cooler					
Quantity:	1 EA	Cost Per Unit:	\$1,623.00	Replacement Cost:	\$1,623
Present Age:	52	Typical Life:	15	Est Rem Life:	5
Description: Ancillary - Tennis/Pickle Ball Court, Benches					
Quantity:	11 EA	Cost Per Unit:	\$1,010.00	Replacement Cost:	\$11,110
Present Age:	52	Typical Life:	20	Est Rem Life:	15
Description: Ancillary - Tools, Power Equipment Fund - Annualized est.					
Quantity:	1 LS	Cost Per Unit:	\$4,060.00	Replacement Cost:	\$4,060
Present Age:	52	Typical Life:	5	Est Rem Life:	2
Description: Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.					
Quantity:	1 LS	Cost Per Unit:	\$12,172.00	Replacement Cost:	\$12,172
Present Age:	52	Typical Life:	1	Est Rem Life:	5
Description: Ancillary - Tools, Shop Equipment Fund - Annualized est.					
Quantity:	1 LS	Cost Per Unit:	\$2,030.00	Replacement Cost:	\$2,030
Present Age:	52	Typical Life:	1	Est Rem Life:	5
Description: Ancillary - Vehicle, Truck #10 - Chevy Express Van					
Quantity:	1 EA	Cost Per Unit:	\$45,800.00	Replacement Cost:	\$45,800
Present Age:	15	Typical Life:	25	Est Rem Life:	15
Description: Ancillary - Vehicle, Truck #11 - Chevy Express Van					
Quantity:	1 EA	Cost Per Unit:	\$38,899.00	Replacement Cost:	\$38,899
Present Age:	15	Typical Life:	25	Est Rem Life:	15

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Ancillary - Vehicle, Truck #13 - GMC Silverado 4x4

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$41,515.00	<b>Replacement Cost:</b> \$41,515
<b>Present Age:</b> 3	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



**Description:** Ancillary - Vehicle, Truck #2 - GMC 3500HD Dump Bed

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$46,349.00	<b>Replacement Cost:</b> \$46,349
<b>Present Age:</b> 7	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 18





## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Ancillary - Vehicle, Truck #3 - GMC Sierra 4x4

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$49,735.00	<b>Replacement Cost:</b> \$49,735
<b>Present Age:</b> 15	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 15



**Description:** Ancillary - Vehicle, Truck #4 - GMC 3500 HD Dump Bed

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$65,900.00	<b>Replacement Cost:</b> \$65,900
<b>Present Age:</b> 15	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 15



## Component Narrative

Project Name:	Oronoque Village Condominium Association		Interest Rate:	1.00%
Project Location:	Stratford, Connecticut		Inflation Rate:	3.00%
Project Number:	23-0407			
Date of Study:	November 2023			
Month Contributions Commence:	November 2023			

### Miscellaneous

Description: Ancillary - Vehicle, Truck #5 - GMC 2500HD Sierra 4x4				
Quantity:	1 EA	Cost Per Unit:	\$49,730.00	Replacement Cost: \$49,730
Present Age:	15	Typical Life:	25	Est Rem Life: 15

Description: Ancillary - Vehicle, Truck #6 - GMC 1500 Sierra				
Quantity:	1 EA	Cost Per Unit:	\$43,780.00	Replacement Cost: \$43,780
Present Age:	17	Typical Life:	25	Est Rem Life: 10

Description: Ancillary - Vehicle, Truck #7 - Ford F750				
Quantity:	1 EA	Cost Per Unit:	\$99,000.00	Replacement Cost: \$99,000
Present Age:	3	Typical Life:	25	Est Rem Life: 22

Description: Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4				
Quantity:	1 EA	Cost Per Unit:	\$44,400.00	Replacement Cost: \$44,400
Present Age:	15	Typical Life:	10	Est Rem Life: 8

Description: Ancillary - Vehicle, Utility Carts				
Quantity:	1 EA	Cost Per Unit:	\$17,505.00	Replacement Cost: \$17,505
Present Age:	15	Typical Life:	10	Est Rem Life: 5

Description: Blower				
Quantity:	3 EA	Cost Per Unit:	\$700.00	Replacement Cost: \$2,100
Present Age:	1	Typical Life:	20	Est Rem Life: 19

Description: Brown Blower				
Quantity:	1 EA	Cost Per Unit:	\$8,200.00	Replacement Cost: \$8,200
Present Age:	5	Typical Life:	20	Est Rem Life: 15

Description: Cam Superline				
Quantity:	1 LS	Cost Per Unit:	\$24,000.00	Replacement Cost: \$24,000
Present Age:	3	Typical Life:	20	Est Rem Life: 17

## Component Narrative

Project Name:	Oronoque Village Condominium Association		
Project Location:	Stratford, Connecticut	Interest Rate:	1.00%
Project Number:	23-0407	Inflation Rate:	3.00%
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Miscellaneous

Description: Case Backhoe Loader			
Quantity:	1 EA	Cost Per Unit:	\$96,038.00
Present Age:	4	Replacement Cost:	\$96,038
		Typical Life:	20
		Est Rem Life:	16

Description: Chipper			
Quantity:	1 EA	Cost Per Unit:	\$29,984.00
Present Age:	11	Replacement Cost:	\$29,984
		Typical Life:	25
		Est Rem Life:	14

Description: Clubhouse North - Auditorium, Accordion Room Divider			
Quantity:	1 LS	Cost Per Unit:	\$11,480.00
Present Age:	52	Replacement Cost:	\$11,480
		Typical Life:	25
		Est Rem Life:	21

Description: Clubhouse North - Auditorium, Assembly Furniture			
Quantity:	1 LS	Cost Per Unit:	\$11,600.00
Present Age:	52	Replacement Cost:	\$11,600
		Typical Life:	25
		Est Rem Life:	21

Description: Clubhouse North - Billiard Room, Pool Table Refelt			
Quantity:	2 EA	Cost Per Unit:	\$525.00
Present Age:	52	Replacement Cost:	\$1,050
		Typical Life:	10
		Est Rem Life:	5

Description: Clubhouse North - Furniture Replacement Fund			
Quantity:	1 LS	Cost Per Unit:	\$58,000.00
Present Age:	52	Replacement Cost:	\$58,000
		Typical Life:	25
		Est Rem Life:	21

Description: Clubhouse North - Kitchen Appliance Fund			
Quantity:	1 LS	Cost Per Unit:	\$23,200.00
Present Age:	52	Replacement Cost:	\$23,200
		Typical Life:	10
		Est Rem Life:	6

Description: Clubhouse North - Kitchen Refurbishment Fund			
Quantity:	1 LS	Cost Per Unit:	\$23,200.00
Present Age:	52	Replacement Cost:	\$23,200
		Typical Life:	25
		Est Rem Life:	21

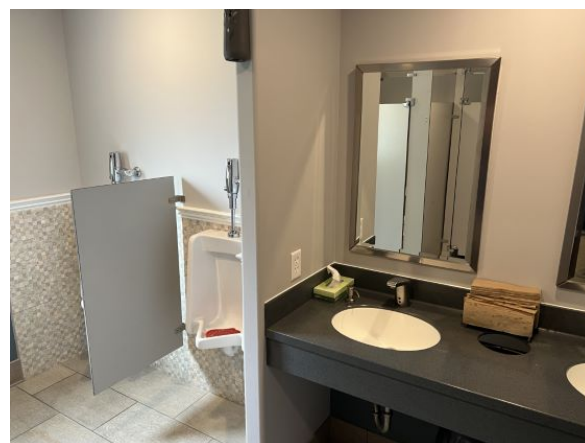
## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

<b>Description:</b> Clubhouse North - Kitchen, Fire Hood				
<b>Quantity:</b>	1 LS	<b>Cost Per Unit:</b>	\$5,200.00	<b>Replacement Cost:</b> \$5,200
<b>Present Age:</b>	52	<b>Typical Life:</b>	30	<b>Est Rem Life:</b> 26
<b>Description:</b> Clubhouse North - Locker Room Refurbishment				
<b>Quantity:</b>	2 EA	<b>Cost Per Unit:</b>	\$20,900.00	<b>Replacement Cost:</b> \$41,800
<b>Present Age:</b>	52	<b>Typical Life:</b>	25	<b>Est Rem Life:</b> 21
<b>Description:</b> Clubhouse North - Restroom Refurbishment				
<b>Quantity:</b>	2 EA	<b>Cost Per Unit:</b>	\$13,450.00	<b>Replacement Cost:</b> \$26,900
<b>Present Age:</b>	52	<b>Typical Life:</b>	25	<b>Est Rem Life:</b> 21



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Arts & Crafts Room Refurbishment

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$20,170.00	<b>Replacement Cost:</b> \$20,170
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



**Description:** Clubhouse South - Auditorium, Accordion Room Divider

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$11,480.00	<b>Replacement Cost:</b> \$11,480
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Auditorium, Assembly Furniture

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$13,450.00	<b>Replacement Cost:</b> \$13,450
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



**Description:** Clubhouse South - Auditorium, Bingo Board

<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$2,030.00	<b>Replacement Cost:</b> \$4,060
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Fitness Room Equipment Fund

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$20,170.00	<b>Replacement Cost:</b> \$20,170
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 7



**Description:** Clubhouse South - Furniture Replacement Fund

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$67,240.00	<b>Replacement Cost:</b> \$67,240
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Kitchen Appliance Fund

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$26,895.00	<b>Replacement Cost:</b> \$26,895
<b>Present Age:</b> 52	<b>Typical Life:</b> 10	<b>Est Rem Life:</b> 7



**Description:** Clubhouse South - Kitchen Fire Hood

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$6,030.00	<b>Replacement Cost:</b> \$6,030
<b>Present Age:</b> 52	<b>Typical Life:</b> 30	<b>Est Rem Life:</b> 27

## Component Narrative

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Kitchen Refurbishment

<b>Quantity:</b> 1 LS	<b>Cost Per Unit:</b> \$26,895.00	<b>Replacement Cost:</b> \$26,895
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



**Description:** Clubhouse South - Ping Pong Room, Ping Pong Tables

<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$811.00	<b>Replacement Cost:</b> \$1,622
<b>Present Age:</b> 52	<b>Typical Life:</b> 15	<b>Est Rem Life:</b> 12



## Component Narrative

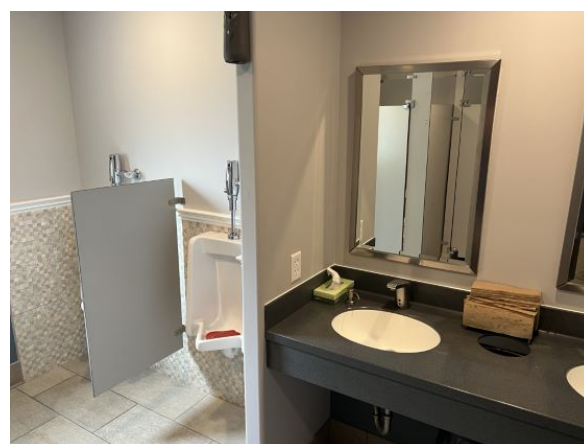
**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

### Miscellaneous

**Description:** Clubhouse South - Restroom Refurbishment

<b>Quantity:</b> 4 EA	<b>Cost Per Unit:</b> \$26,895.00	<b>Replacement Cost:</b> \$107,580
<b>Present Age:</b> 52	<b>Typical Life:</b> 25	<b>Est Rem Life:</b> 22



**Description:** Cushman 800x

<b>Quantity:</b> 2 EA	<b>Cost Per Unit:</b> \$7,064.00	<b>Replacement Cost:</b> \$14,128
<b>Present Age:</b> 5	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 15

**Description:** Jet Drill Press

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$1,500.00	<b>Replacement Cost:</b> \$1,500
<b>Present Age:</b> 9	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 11

**Comment:**

This cost is an estimate, no price was provided for this item.

**Description:** Power Blower

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$2,520.00	<b>Replacement Cost:</b> \$2,520
<b>Present Age:</b> 3	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 17

**Description:** Power Rake

<b>Quantity:</b> 1 EA	<b>Cost Per Unit:</b> \$5,434.00	<b>Replacement Cost:</b> \$5,434
<b>Present Age:</b> 5	<b>Typical Life:</b> 20	<b>Est Rem Life:</b> 15

## Component Narrative

Project Name:	Oronoque Village Condominium Association	Interest Rate:	1.00%
Project Location:	Stratford, Connecticut	Inflation Rate:	3.00%
Project Number:	23-0407		
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

### Miscellaneous

Description: Sander, 2.5 yd					
Quantity:	1 EA	Cost Per Unit:	\$5,665.00	Replacement Cost:	\$5,665
Present Age:	5	Typical Life:	20	Est Rem Life:	15

Comment:  
This cost is an estimate, no price was provided for this item.

Description: Sander, 4.5 yd					
Quantity:	1 EA	Cost Per Unit:	\$5,665.00	Replacement Cost:	\$5,665
Present Age:	5	Typical Life:	20	Est Rem Life:	15

Comment:  
This cost is an estimate, no price was provided for this item.

Description: Scag Leaf Vacuum					
Quantity:	1 EA	Cost Per Unit:	\$10,145.00	Replacement Cost:	\$10,145
Present Age:	6	Typical Life:	20	Est Rem Life:	14

Description: Side Discharge Mower					
Quantity:	2 EA	Cost Per Unit:	\$500.00	Replacement Cost:	\$1,000
Present Age:	5	Typical Life:	20	Est Rem Life:	15

Comment:  
This cost is an estimate, no price was provided for this item.

Description: Snow Blower					
Quantity:	1 EA	Cost Per Unit:	\$5,100.00	Replacement Cost:	\$5,100
Present Age:	4	Typical Life:	20	Est Rem Life:	16

Description: Turbine Blower					
Quantity:	1 EA	Cost Per Unit:	\$5,434.00	Replacement Cost:	\$5,434
Present Age:	5	Typical Life:	20	Est Rem Life:	15

## Component Narrative

Project Name:	Oronoque Village Condominium Association		Interest Rate:	1.00%
Project Location:	Stratford, Connecticut		Inflation Rate:	3.00%
Project Number:	23-0407			
Date of Study:	November 2023			
Month Contributions Commence:	November 2023			

### Miscellaneous

Description: Ventrac Tractor				
Quantity:	2 EA	Cost Per Unit:	\$34,000.00	Replacement Cost: \$68,000
Present Age:	5	Typical Life:	20	Est Rem Life: 15
Description: Weather Cab				
Quantity:	2 EA	Cost Per Unit:	\$6,950.00	Replacement Cost: \$13,900
Present Age:	5	Typical Life:	20	Est Rem Life: 15
Description: Zero Turn Mower				
Quantity:	1 EA	Cost Per Unit:	\$5,519.00	Replacement Cost: \$5,519
Present Age:	5	Typical Life:	20	Est Rem Life: 15



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# Capital Reserve Calculations

## Reserve Summary

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

	Replacement Cost	RESERVES			CONTRIBUTION		
		Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Architectural	\$2,630,057	\$353,603	\$1,329,441	(\$975,838)	\$819,149	\$855,289	\$1,674,438
Electrical	\$352,253	\$22,701	\$85,347	(\$62,647)	\$40,346	\$5,224	\$45,570
Mechanical	\$368,237	\$45,828	\$172,300	(\$126,471)	\$25,638	\$22,808	\$48,446
Site	\$3,762,515	\$534,767	\$2,010,560	(\$1,475,793)	\$307,845	\$174,724	\$482,569
Miscellaneous	\$1,567,507	\$122,675	\$461,221	(\$338,546)	\$109,601	\$31,748	\$141,349
<b>TOTALS</b>	<b>\$8,680,569</b>	<b>\$1,079,574</b>	<b>\$4,058,869</b>	<b>(\$2,979,295)</b>	<b>\$1,302,579</b>	<b>\$1,089,794</b>	<b>\$2,392,373</b>



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
<b>Architectural</b>										
Ancillary - Maintenance Yard Building, Carpet	\$3,286	52	8	10	\$382	0.02%	\$198	\$745	(\$547)	\$78
Ancillary - Maintenance Yard Building, Gutters & Leaders	\$3,828	52	20	25	\$199	0.02%	\$258	\$969	(\$711)	\$45
Ancillary - Maintenance Yard Building, Roof Shingles	\$57,400	52	20	25	\$2,990	0.36%	\$3,865	\$14,532	(\$10,667)	\$675
Ancillary - North Swimming Pool, Pool Filter/Storage Shed, Roof Shingles	\$7,700	52	11	25	\$401	0.12%	\$1,346	\$5,062	(\$3,716)	\$397
Ancillary - Security Kiosk, Entrance Deck & Railing	\$1,740	52	15	25	\$91	0.02%	\$226	\$849	(\$623)	\$51
Ancillary - Security Kiosk, Roof Shingles	\$1,400	52	15	25	\$73	0.02%	\$182	\$683	(\$501)	\$41
Ancillary - Security Kiosk, Wood Trim	\$2,100	52	15	25	\$109	0.03%	\$272	\$1,024	(\$752)	\$61
Ancillary - South Lap, Pool Shed Roof Shingles	\$4,755	52	5	25	\$248	0.10%	\$1,102	\$4,142	(\$3,040)	\$662
Ancillary - South Oval, Pool Shed Roof Shingles	\$2,030	52	5	25	\$106	0.04%	\$470	\$1,768	(\$1,298)	\$283
Building - Deck Repairs & Replacement Fund	\$50,000	52	1	1	\$50,961	0.00%	\$0	\$0	\$0	\$0
Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	52	1	1	\$137,086	0.00%	\$0	\$0	\$0	\$0
Building - Roof Shingle Replacement, 10%	\$1,650,000	52	1	3	\$580,497	27.62%	\$298,202	\$1,121,148	(\$822,946)	\$838,767
Building - Roof, Gutters & Leaders	\$33,620	52	4	5	\$7,321	0.18%	\$1,918	\$7,211	(\$5,293)	\$1,419
Clubhouse North - Auditorium, Wood Flooring	\$29,916	52	26	30	\$1,326	0.13%	\$1,388	\$5,219	(\$3,831)	\$193
Clubhouse North - Billiard Room, Carpet	\$6,860	52	6	10	\$797	0.07%	\$806	\$3,031	(\$2,225)	\$410
Clubhouse North - Card Room, Carpet	\$4,130	52	6	10	\$480	0.04%	\$485	\$1,825	(\$1,339)	\$247



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse North - Conference Room, Carpet	\$4,340	52	6	10	\$504	0.05%	\$510	\$1,918	(\$1,407)	\$259
Clubhouse North - Entrance Door, Double w/ Sidelites	\$9,750	52	26	30	\$432	0.04%	\$452	\$1,701	(\$1,248)	\$63
Clubhouse North - Entrance Door, Double w/o Sidelites	\$2,430	52	26	30	\$108	0.01%	\$113	\$424	(\$311)	\$16
Clubhouse North - Exit Door, Single	\$5,100	52	26	30	\$226	0.02%	\$237	\$890	(\$653)	\$33
Clubhouse North - Hallway Flooring, Ceramic Tile	\$43,920	52	26	30	\$1,947	0.19%	\$2,038	\$7,662	(\$5,624)	\$283
Clubhouse North - Kitchen, Ceramic Tile Floor	\$7,800	52	26	30	\$346	0.03%	\$362	\$1,361	(\$999)	\$50
Clubhouse North - Library, Carpet	\$10,150	52	6	10	\$1,179	0.11%	\$1,193	\$4,485	(\$3,292)	\$606
Clubhouse North - Manager Office, Carpet	\$3,220	52	6	10	\$374	0.04%	\$378	\$1,423	(\$1,044)	\$192
Clubhouse North - Meeting/Bar Room, Carpet	\$4,340	52	6	10	\$504	0.05%	\$510	\$1,918	(\$1,407)	\$259
Clubhouse North - Roof Shingle Replacement	\$132,000	52	23	25	\$6,875	0.34%	\$3,620	\$13,609	(\$9,989)	\$560
Clubhouse North - Roof, Low Slope Membrane	\$36,000	52	18	20	\$2,279	0.11%	\$1,196	\$4,495	(\$3,299)	\$229
Clubhouse South - Arts & Crafts Room, Vinyl Tile	\$6,290	52	10	30	\$279	0.12%	\$1,295	\$4,869	(\$3,574)	\$415
Clubhouse South - Auditorium, Stage Velvet Curtain	\$16,300	52	5	20	\$1,032	0.33%	\$3,541	\$13,311	(\$9,771)	\$2,128
Clubhouse South - Auditorium, Vinyl Tile Stage Flooring	\$6,920	52	5	30	\$307	0.15%	\$1,670	\$6,279	(\$4,609)	\$1,004
Clubhouse South - Auditorium, Wood Flooring	\$30,420	52	27	30	\$1,349	0.10%	\$1,063	\$3,998	(\$2,934)	\$143
Clubhouse South - Bridge, Composite	\$18,396	52	25	30	\$816	0.10%	\$1,062	\$3,992	(\$2,931)	\$153



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse South - Card Room, Carpet	\$6,156	52	7	10	\$715	0.05%	\$550	\$2,068	(\$1,518)	\$243
Clubhouse South - Conference Room, Carpet	\$6,561	52	7	10	\$762	0.05%	\$586	\$2,204	(\$1,618)	\$259
Clubhouse South - Door Entrance, Double w/ Sidelites	\$13,000	52	27	30	\$576	0.04%	\$454	\$1,708	(\$1,254)	\$61
Clubhouse South - Fitness Room Rubber Floor	\$8,640	52	17	20	\$547	0.04%	\$427	\$1,606	(\$1,179)	\$86
Clubhouse South - Grill Area, Concrete Pavers	\$9,646	52	27	30	\$428	0.03%	\$337	\$1,268	(\$931)	\$45
Clubhouse South - Hallways, Ceramic Tile Floor	\$67,560	52	27	30	\$2,995	0.22%	\$2,362	\$8,879	(\$6,517)	\$317
Clubhouse South - Kitchen, Ceramic Tile Floor	\$9,100	52	27	30	\$403	0.03%	\$318	\$1,196	(\$878)	\$43
Clubhouse South - Meeting/Bar Room, Carpet	\$17,150	52	7	10	\$1,991	0.14%	\$1,532	\$5,760	(\$4,228)	\$676
Clubhouse South - Ping Pong Room, Laminate Floor	\$10,963	52	27	30	\$486	0.04%	\$383	\$1,441	(\$1,058)	\$51
Clubhouse South - Roof Shingle Replacement	\$91,700	52	15	25	\$4,776	1.10%	\$11,897	\$44,731	(\$32,833)	\$2,669
Clubhouse South - Roof, Low Slope Membrane	\$56,700	52	15	20	\$3,589	0.43%	\$4,598	\$17,286	(\$12,688)	\$1,032
Clubhouse South - Stairs, Carpet	\$2,240	52	7	10	\$260	0.02%	\$200	\$752	(\$552)	\$88
<b>Electrical</b>										
Access Control Systems	\$28,000	1	19	20	\$1,772	0.04%	\$468	\$1,760	(\$1,292)	\$86
Ancillary - Maintenance Yard Building, Light Fixture Fund	\$14,780	52	15	25	\$770	0.18%	\$1,918	\$7,210	(\$5,292)	\$430
Ancillary - Security Kiosk, Camera System	\$2,435	52	7	10	\$283	0.02%	\$218	\$818	(\$600)	\$96
Clubhouse North - Auditorium, Chandelier	\$2,265	52	26	25	\$118	-0.00%	(\$32)	(\$119)	\$87	(\$4)



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse North - Auditorium, Sconce	\$1,700	52	26	30	\$75	0.01%	\$79	\$297	(\$218)	\$11
Clubhouse North - Auditorium, Sound System	\$34,780	52	16	20	\$2,201	0.21%	\$2,275	\$8,553	(\$6,278)	\$483
Clubhouse North - Billiard Room, Hanging Light	\$1,624	52	21	25	\$85	0.01%	\$88	\$331	(\$243)	\$15
Clubhouse North - Entrance Foyer Chandelier	\$1,217	52	26	30	\$54	0.01%	\$56	\$212	(\$156)	\$8
Clubhouse North - Exterior Lantern, Wall Mount	\$3,800	52	20	25	\$198	0.02%	\$256	\$962	(\$706)	\$45
Clubhouse North - Fire Alarm Control Panel	\$16,230	52	16	20	\$1,027	0.10%	\$1,062	\$3,991	(\$2,930)	\$225
Clubhouse North - Generac Generator	\$121,720	52	23	30	\$5,396	0.90%	\$9,735	\$36,602	(\$26,867)	\$1,505
Clubhouse North - Illumination 2x2 Ceiling Light	\$10,948	52	26	30	\$485	0.05%	\$508	\$1,910	(\$1,402)	\$71
Clubhouse North - Meeting/Bar Room, Chandelier	\$4,524	52	26	30	\$201	0.02%	\$210	\$789	(\$579)	\$29
Clubhouse North - Meeting/Bar Room, Gas Fireplace	\$3,780	52	21	25	\$197	0.02%	\$205	\$770	(\$566)	\$34
Clubhouse North - Meeting/Bar Room, Sconce	\$1,428	52	26	30	\$63	0.01%	\$66	\$249	(\$183)	\$9
Clubhouse North - Meeting/Bar Room, Television	\$1,855	52	4	8	\$263	0.02%	\$265	\$995	(\$730)	\$196
Clubhouse North - Security, CCTV System	\$16,230	52	6	10	\$1,885	0.18%	\$1,907	\$7,171	(\$5,264)	\$969
Clubhouse South - Auditorium, Chandelier	\$2,262	52	27	25	\$118	-0.01%	(\$63)	(\$238)	\$175	(\$8)
Clubhouse South - Auditorium, Sconce	\$1,896	52	27	30	\$84	0.01%	\$66	\$249	(\$183)	\$9
Clubhouse South - Auditorium, Sound System	\$26,895	52	17	20	\$1,702	0.12%	\$1,330	\$5,000	(\$3,670)	\$268
Clubhouse South - Fire Alarm Control Panel	\$1,623	52	17	20	\$103	0.01%	\$80	\$302	(\$221)	\$16





## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse South - Illumination, Troffer Light 4ft	\$8,800	52	27	30	\$390	0.03%	\$308	\$1,157	(\$849)	\$41
Clubhouse South - Meeting/Bar Room, Chandelier	\$2,262	52	27	30	\$100	0.01%	\$79	\$297	(\$218)	\$11
Clubhouse South - Meeting/Bar Room, Gas Fireplace	\$4,058	52	22	25	\$211	0.02%	\$166	\$624	(\$458)	\$27
Clubhouse South - Meeting/Bar Room, Sconce	\$1,666	52	27	30	\$74	0.01%	\$58	\$219	(\$161)	\$8
Clubhouse South - Meeting/Bar Room, Television	\$1,855	52	5	8	\$263	0.02%	\$201	\$757	(\$556)	\$121
Clubhouse South - Security, CCTV System	\$13,330	52	7	10	\$1,548	0.11%	\$1,191	\$4,477	(\$3,286)	\$526
Site - Illumination Pole Lights	\$20,290	52	1	1	\$20,680	0.00%	\$0	\$0	\$0	\$0
<b>Mechanical</b>										
Ancillary - Maintenance Yard Building, Hot Water Heater, 6 gal.	\$930	52	5	15	\$76	0.02%	\$180	\$675	(\$496)	\$108
Ancillary - Maintenance Yard Building, Mechanical/HVAC Fund	\$8,115	52	10	25	\$423	0.14%	\$1,504	\$5,654	(\$4,150)	\$482
Ancillary - North Swimming Pool, Hot Water Heater	\$1,625	52	8	10	\$189	0.01%	\$98	\$369	(\$271)	\$38
Ancillary - North Swimming Pool, Pool Filter System	\$19,130	52	2	20	\$1,211	0.44%	\$4,752	\$17,866	(\$13,114)	\$6,804
Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	52	2	5	\$1,641	0.12%	\$1,248	\$4,691	(\$3,444)	\$1,787
Ancillary - South Lap, Pool Filter System	\$15,535	52	5	20	\$983	0.31%	\$3,374	\$12,687	(\$9,312)	\$2,028
Ancillary - South Lap, Pool Pump Motor 7.5hp	\$9,659	1	9	10	\$1,122	0.03%	\$295	\$1,109	(\$814)	\$104
Ancillary - South Oval, Pool Filter System	\$11,420	52	5	20	\$723	0.23%	\$2,481	\$9,326	(\$6,846)	\$1,491
Ancillary - South Oval, Pool Heater	\$10,086	52	14	15	\$820	0.02%	\$216	\$813	(\$597)	\$52



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	52	2	5	\$1,035	0.07%	\$787	\$2,959	(\$2,172)	\$1,127
Clubhouse North - Kitchen Exhaust Fan	\$4,870	52	21	25	\$254	0.02%	\$264	\$993	(\$729)	\$44
Clubhouse North - Mechanical, Hot Water Heater	\$3,710	52	6	10	\$431	0.04%	\$436	\$1,639	(\$1,203)	\$221
Clubhouse North - Mechanical, HVAC Mini Split Fujitsu	\$5,217	52	3	15	\$424	0.11%	\$1,172	\$4,405	(\$3,233)	\$1,138
Clubhouse North - Mechanical, HVAC Split System, Billiard & Conference Room	\$22,722	52	10	20	\$1,438	0.33%	\$3,509	\$13,192	(\$9,683)	\$1,124
Clubhouse North - Mechanical, HVAC Split System, Kitchen, Card Room & Offices	\$22,722	52	15	20	\$1,438	0.17%	\$1,843	\$6,927	(\$5,085)	\$413
Clubhouse North - Mechanical, HVAC Trane, 10 Ton	\$43,010	52	14	20	\$2,722	0.38%	\$4,149	\$15,598	(\$11,449)	\$989
Clubhouse North - Mechanical, HVAC Trane, 7.5 Ton	\$35,010	52	13	30	\$1,552	0.59%	\$6,320	\$23,761	(\$17,441)	\$1,607
Clubhouse South - Kitchen Exhaust Fan	\$2,320	1	24	25	\$121	0.00%	\$32	\$120	(\$88)	\$5
Clubhouse South - Mechanical, American Standard 8ton	\$37,682	52	14	20	\$2,385	0.34%	\$3,635	\$13,666	(\$10,031)	\$866
Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.	\$1,623	52	7	10	\$188	0.01%	\$145	\$545	(\$400)	\$64
Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.	\$1,855	52	6	10	\$215	0.02%	\$218	\$820	(\$602)	\$111
Clubhouse South - Mechanical, HVAC AHU 2012	\$31,532	52	14	20	\$1,996	0.28%	\$3,042	\$11,435	(\$8,394)	\$725
Clubhouse South - Mechanical, HVAC Condenser 2011	\$23,120	52	13	20	\$1,463	0.24%	\$2,578	\$9,692	(\$7,114)	\$655
Clubhouse South - Mechanical, HVAC Split System Rheem	\$24,808	52	16	20	\$1,570	0.15%	\$1,623	\$6,101	(\$4,478)	\$344



## Component Schedule

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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse South - Mechanical, HVAC, AHU 2011	\$15,768	52	13	20	\$998	0.16%	\$1,758	\$6,610	(\$4,852)	\$447
Clubhouse South - Mechanical, Tankless Hot Water Heater	\$3,480	52	17	20	\$220	0.02%	\$172	\$647	(\$475)	\$35
<b>Site</b>										
Ancillary - Bocce Refurbishment	\$2,030	52	7	12	\$201	0.02%	\$252	\$947	(\$695)	\$111
Ancillary - Maintenance Yard Building, 6 'Chain Link Fence w/ Privacy Slats	\$17,940	52	15	30	\$795	0.27%	\$2,909	\$10,939	(\$8,029)	\$653
Ancillary - Maintenance Yard Building, Concrete Fuel Tank 2,000 gal.	\$29,562	52	25	35	\$1,141	0.27%	\$2,925	\$10,998	(\$8,073)	\$420
Ancillary - North Swimming Pool, Concrete Deck	\$124,222	52	10	30	\$5,507	2.37%	\$25,578	\$96,164	(\$70,586)	\$8,196
Ancillary - North Swimming Pool, Fence, 6ft Board on Board	\$17,894	52	20	25	\$932	0.11%	\$1,205	\$4,530	(\$3,325)	\$210
Ancillary - North Swimming Pool, Pool Resurface	\$47,067	52	10	15	\$3,827	0.45%	\$4,846	\$18,218	(\$13,372)	\$1,553
Ancillary - North Swimming Pool, Vinyl Pool Liner	\$65,000	3	17	20	\$4,114	0.30%	\$3,214	\$12,084	(\$8,870)	\$647
Ancillary - North Swimming Pool, Wood Pergola	\$5,450	52	15	25	\$284	0.07%	\$707	\$2,658	(\$1,951)	\$159
Ancillary - Pickle Ball Court, Recolor	\$12,810	52	8	10	\$1,487	0.07%	\$773	\$2,905	(\$2,133)	\$302
Ancillary - Pickle Ball Court, Resurface	\$91,500	52	18	20	\$5,791	0.28%	\$3,039	\$11,425	(\$8,386)	\$582
Ancillary - South Swimming Pools, Concrete Deck	\$14,143	52	20	30	\$627	0.15%	\$1,587	\$5,968	(\$4,380)	\$277
Ancillary - South Swimming Pools, Fence 6ft Board on Board	\$19,270	52	20	25	\$1,004	0.12%	\$1,298	\$4,879	(\$3,581)	\$227
Ancillary - South Swimming Pools, Pergola	\$10,085	52	20	25	\$525	0.06%	\$679	\$2,553	(\$1,874)	\$119



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
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**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Ancillary - South Swimming Pools, Resurface	\$67,240	52	10	15	\$5,467	0.64%	\$6,922	\$26,026	(\$19,104)	\$2,218
Ancillary - South Swimming Pools, Vinyl Pool Liner	\$65,000	3	17	20	\$4,114	0.30%	\$3,214	\$12,084	(\$8,870)	\$647
Ancillary - Tennis Court, Awning Viewing Stand	\$4,753	52	6	10	\$552	0.05%	\$559	\$2,100	(\$1,541)	\$284
Ancillary - Tennis Court, Viewing Stand	\$2,670	52	20	25	\$139	0.02%	\$180	\$676	(\$496)	\$31
Ancillary - Tennis Court/Pickle Ball Court, Artificial Turf	\$123,750	52	6	15	\$10,061	2.02%	\$21,814	\$82,014	(\$60,200)	\$11,082
Ancillary - Tennis/Pickle Ball Court, 9' Chain Link Fence	\$80,000	1	14	15	\$6,504	0.16%	\$1,715	\$6,447	(\$4,732)	\$409
Ancillary - Tennis/Pickle Ball Court, Asphalt Walkway	\$2,905	52	12	20	\$184	0.03%	\$367	\$1,378	(\$1,012)	\$100
Ancillary - Tennis/Pickle Court - Wind Screen	\$5,052	52	6	8	\$716	0.03%	\$371	\$1,395	(\$1,024)	\$189
Clubhouse North - Exterior Fencing, Utilities/Dumpster	\$9,400	52	10	25	\$490	0.16%	\$1,742	\$6,549	(\$4,807)	\$558
Clubhouse North - Exterior, Concrete Pavers	\$11,799	52	25	30	\$523	0.06%	\$681	\$2,561	(\$1,880)	\$98
Clubhouse North - Golf Area, Artificial Turf	\$1,848	52	16	20	\$117	0.01%	\$121	\$454	(\$334)	\$26
Clubhouse North - Golf Area, Hitting Net	\$2,030	52	16	20	\$128	0.01%	\$133	\$499	(\$366)	\$28
Clubhouse North - Grill Area, Concrete	\$3,376	52	26	30	\$150	0.01%	\$157	\$589	(\$432)	\$22
Clubhouse North - Grill Area, Grills	\$4,400	52	4	8	\$624	0.06%	\$628	\$2,359	(\$1,732)	\$464
Clubhouse South - Exterior Fencing, Utilities/Dumpster	\$4,136	52	10	25	\$215	0.07%	\$766	\$2,882	(\$2,115)	\$246
Clubhouse South - Grill Area, Grills	\$3,450	52	5	8	\$489	0.03%	\$375	\$1,409	(\$1,034)	\$225
Clubhouse South - Grill Area, Picnic Tables	\$2,028	52	17	20	\$128	0.01%	\$100	\$377	(\$277)	\$20
Site - Fence, Wood Split Rail 10%	\$6,480	52	2	3	\$2,280	0.06%	\$596	\$2,241	(\$1,645)	\$854



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
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**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Site - Pavement-Stair, Precast Concrete & Railing Annualized est.	\$2,152,960	52	20	40	\$73,475	33.57%	\$362,445	\$1,362,682	(\$1,000,237)	\$63,308
Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	52	1	1	\$14,539	0.00%	\$0	\$0	\$0	\$0
Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	52	3	5	\$160,715	7.68%	\$82,871	\$311,568	(\$228,698)	\$80,460
<b>Miscellaneous</b>										
#7 Plow Sander	\$17,265	5	15	20	\$1,093	0.13%	\$1,400	\$5,264	(\$3,864)	\$314
Ancillary - Bocce Benches	\$7,070	52	15	20	\$447	0.05%	\$573	\$2,155	(\$1,582)	\$129
Ancillary - Maintenance Yard Building, Lounge Refurbishment Fund	\$4,060	52	15	30	\$180	0.06%	\$658	\$2,476	(\$1,817)	\$148
Ancillary - Maintenance Yard Building, Office Furniture Fund	\$12,200	52	10	20	\$772	0.17%	\$1,884	\$7,083	(\$5,199)	\$604
Ancillary - Maintenance Yard Building, Restroom Refurbishment Fund	\$14,250	52	10	30	\$632	0.27%	\$2,934	\$11,031	(\$8,097)	\$940
Ancillary - North Swimming Pool, Pool Furniture	\$20,170	52	10	15	\$1,640	0.19%	\$2,077	\$7,807	(\$5,731)	\$665
Ancillary - South Swimming Pools, Bathrooms	\$53,900	52	5	25	\$2,807	1.16%	\$12,488	\$46,952	(\$34,463)	\$7,505
Ancillary - South Swimming Pools, Furniture	\$20,170	52	12	15	\$1,640	0.12%	\$1,273	\$4,785	(\$3,512)	\$347
Ancillary - South Swimming Pools, Sauna Refurbishment	\$32,460	52	6	20	\$2,055	0.62%	\$6,675	\$25,098	(\$18,422)	\$3,391
Ancillary - Tennis Court, Water Cooler	\$1,623	52	5	15	\$132	0.03%	\$313	\$1,178	(\$865)	\$188
Ancillary - Tennis/Pickle Ball Court, Benches	\$11,110	52	15	20	\$703	0.08%	\$901	\$3,387	(\$2,486)	\$202
Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	52	2	5	\$884	0.06%	\$672	\$2,528	(\$1,855)	\$963

## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	52	5	1	\$12,406	-1.31%	(\$14,101)	(\$53,014)	\$38,914	(\$8,474)
Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	52	5	1	\$2,069	-0.22%	(\$2,352)	(\$8,842)	\$6,490	(\$1,413)
Ancillary - Vehicle, Truck #10 - Chevy Express Van	\$45,800	15	15	25	\$2,386	0.55%	\$5,942	\$22,341	(\$16,399)	\$1,333
Ancillary - Vehicle, Truck #11 - Chevy Express Van	\$38,899	15	15	25	\$2,026	0.47%	\$5,047	\$18,975	(\$13,928)	\$1,132
Ancillary - Vehicle, Truck #13 - GMC Silverado 4x4	\$41,515	3	22	25	\$2,162	0.16%	\$1,698	\$6,384	(\$4,686)	\$273
Ancillary - Vehicle, Truck #2 - GMC 3500HD Dump Bed	\$46,349	7	18	25	\$2,414	0.40%	\$4,310	\$16,204	(\$11,894)	\$825
Ancillary - Vehicle, Truck #3 - GMC Sierra 4x4	\$49,735	15	15	25	\$2,591	0.60%	\$6,453	\$24,260	(\$17,808)	\$1,448
Ancillary - Vehicle, Truck #4 - GMC 3500 HD Dump Bed	\$65,900	15	15	25	\$3,433	0.79%	\$8,550	\$32,146	(\$23,596)	\$1,918
Ancillary - Vehicle, Truck #5 - GMC 2500HD Sierra 4x4	\$49,730	15	15	25	\$2,590	0.60%	\$6,452	\$24,258	(\$17,806)	\$1,448
Ancillary - Vehicle, Truck #6 - GMC 1500 Sierra	\$43,780	17	10	25	\$2,280	0.75%	\$8,113	\$30,502	(\$22,389)	\$2,600
Ancillary - Vehicle, Truck #7 - Ford F750	\$99,000	3	22	25	\$5,157	0.38%	\$4,049	\$15,224	(\$11,175)	\$651
Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4	\$44,400	15	8	10	\$5,156	0.25%	\$2,679	\$10,071	(\$7,392)	\$1,048
Ancillary - Vehicle, Utility Carts	\$17,505	15	5	10	\$2,033	0.23%	\$2,535	\$9,530	(\$6,995)	\$1,523
Blower	\$2,100	1	19	20	\$133	0.00%	\$35	\$132	(\$97)	\$6
Brown Blower	\$8,200	5	15	20	\$519	0.06%	\$665	\$2,500	(\$1,835)	\$149
Cam Superline	\$24,000	3	17	20	\$1,519	0.11%	\$1,187	\$4,462	(\$3,275)	\$239
Case Backhoe Loader	\$96,038	4	16	20	\$6,079	0.58%	\$6,282	\$23,619	(\$17,337)	\$1,332
Chipper	\$29,984	11	14	25	\$1,562	0.39%	\$4,242	\$15,948	(\$11,706)	\$1,011



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse North - Auditorium, Accordion Room Divider	\$11,480	52	21	25	\$598	0.06%	\$622	\$2,340	(\$1,718)	\$104
Clubhouse North - Auditorium, Assembly Furniture	\$11,600	52	21	25	\$604	0.06%	\$629	\$2,364	(\$1,735)	\$105
Clubhouse North - Billiard Room, Pool Table Refelt	\$1,050	52	5	10	\$122	0.01%	\$152	\$572	(\$420)	\$91
Clubhouse North - Furniture Replacement Fund	\$58,000	52	21	25	\$3,021	0.29%	\$3,144	\$11,822	(\$8,677)	\$526
Clubhouse North - Kitchen Appliance Fund	\$23,200	52	6	10	\$2,694	0.25%	\$2,726	\$10,250	(\$7,524)	\$1,385
Clubhouse North - Kitchen Refurbishment Fund	\$23,200	52	21	25	\$1,208	0.12%	\$1,258	\$4,729	(\$3,471)	\$211
Clubhouse North - Kitchen, Fire Hood	\$5,200	52	26	30	\$231	0.02%	\$241	\$907	(\$666)	\$34
Clubhouse North - Locker Room Refurbishment	\$41,800	52	21	25	\$2,177	0.21%	\$2,266	\$8,520	(\$6,254)	\$379
Clubhouse North - Restroom Refurbishment	\$26,900	52	21	25	\$1,401	0.14%	\$1,458	\$5,483	(\$4,024)	\$244
Clubhouse South - Arts & Crafts Room Refurbishment	\$20,170	52	22	25	\$1,051	0.08%	\$825	\$3,102	(\$2,277)	\$133
Clubhouse South - Auditorium, Accordion Room Divider	\$11,480	52	22	25	\$598	0.04%	\$470	\$1,765	(\$1,296)	\$75
Clubhouse South - Auditorium, Assembly Furniture	\$13,450	52	22	25	\$701	0.05%	\$550	\$2,068	(\$1,518)	\$88
Clubhouse South - Auditorium, Bingo Board	\$4,060	52	22	25	\$211	0.02%	\$166	\$624	(\$458)	\$27
Clubhouse South - Fitness Room Equipment Fund	\$20,170	52	7	10	\$2,342	0.17%	\$1,802	\$6,775	(\$4,973)	\$795
Clubhouse South - Furniture Replacement Fund	\$67,240	52	22	25	\$3,502	0.25%	\$2,750	\$10,340	(\$7,590)	\$442
Clubhouse South - Kitchen Appliance Fund	\$26,895	52	7	10	\$3,123	0.22%	\$2,403	\$9,034	(\$6,631)	\$1,061



## Component Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Description	Replacement Cost	Present Age	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Clubhouse South - Kitchen Fire Hood	\$6,030	52	27	30	\$267	0.02%	\$211	\$792	(\$582)	\$28
Clubhouse South - Kitchen Refurbishment	\$26,895	52	22	25	\$1,401	0.10%	\$1,100	\$4,136	(\$3,036)	\$177
Clubhouse South - Ping Pong Room, Ping Pong Tables	\$1,622	52	12	15	\$132	0.01%	\$102	\$385	(\$282)	\$28
Clubhouse South - Restroom Refurbishment	\$107,580	52	22	25	\$5,603	0.41%	\$4,400	\$16,544	(\$12,143)	\$707
Cushman 800x	\$14,128	5	15	20	\$894	0.11%	\$1,146	\$4,307	(\$3,162)	\$257
Jet Drill Press	\$1,500	9	11	20	\$95	0.02%	\$211	\$792	(\$582)	\$62
Power Blower	\$2,520	3	17	20	\$159	0.01%	\$125	\$468	(\$344)	\$25
Power Rake	\$5,434	5	15	20	\$344	0.04%	\$441	\$1,657	(\$1,216)	\$99
Sander, 2.5 yd	\$5,665	5	15	20	\$359	0.04%	\$459	\$1,727	(\$1,268)	\$103
Sander, 4.5 yd	\$5,665	5	15	20	\$359	0.04%	\$459	\$1,727	(\$1,268)	\$103
Scag Leaf Vacuum	\$10,145	6	14	20	\$642	0.09%	\$979	\$3,679	(\$2,701)	\$233
Side Discharge Mower	\$1,000	5	15	20	\$63	0.01%	\$81	\$305	(\$224)	\$18
Snow Blower	\$5,100	4	16	20	\$323	0.03%	\$334	\$1,254	(\$921)	\$71
Turbine Blower	\$5,434	5	15	20	\$344	0.04%	\$441	\$1,657	(\$1,216)	\$99
Ventrac Tractor	\$68,000	5	15	20	\$4,304	0.51%	\$5,514	\$20,731	(\$15,217)	\$1,237
Weather Cab	\$13,900	5	15	20	\$880	0.10%	\$1,127	\$4,238	(\$3,111)	\$253
Zero Turn Mower	\$5,519	5	15	20	\$349	0.04%	\$448	\$1,683	(\$1,235)	\$100
<b>Totals</b>	<b>\$8,680,569</b>				<b>\$1,302,579</b>	<b>100.00%</b>	<b>\$1,079,574</b>	<b>\$4,058,869</b>	<b>(\$2,979,295)</b>	<b>\$1,089,794</b>



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Architectural	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Ancillary - Maintenance Yard Building, Carpet	62 SY	\$3,286	\$198	\$745	(\$547)	\$382	\$78	\$459
Ancillary - Maintenance Yard Building, Gutters & Leaders	220 LF	\$3,828	\$258	\$969	(\$711)	\$199	\$45	\$244
Ancillary - Maintenance Yard Building, Roof Shingles	8,200 SF	\$57,400	\$3,865	\$14,532	(\$10,667)	\$2,990	\$675	\$3,665
Ancillary - North Swimming Pool, Pool Filter/Storage Shed, Roof Shingles	1,100 SF	\$7,700	\$1,346	\$5,062	(\$3,716)	\$401	\$397	\$798
Ancillary - Security Kiosk, Entrance Deck & Railing	1 LS	\$1,740	\$226	\$849	(\$623)	\$91	\$51	\$141
Ancillary - Security Kiosk, Roof Shingles	200 SF	\$1,400	\$182	\$683	(\$501)	\$73	\$41	\$114
Ancillary - Security Kiosk, Wood Trim	150 SF	\$2,100	\$272	\$1,024	(\$752)	\$109	\$61	\$171
Ancillary - South Lap, Pool Shed Roof Shingles	1 LS	\$4,755	\$1,102	\$4,142	(\$3,040)	\$248	\$662	\$910
Ancillary - South Oval, Pool Shed Roof Shingles	1 LS	\$2,030	\$470	\$1,768	(\$1,298)	\$106	\$283	\$388
Building - Deck Repairs & Replacement Fund	1 LS	\$50,000	\$0	\$0	\$0	\$50,961	\$0	\$50,961
Building - Facade, Wood Siding & Trim Replacement Fund	1 LS	\$134,500	\$0	\$0	\$0	\$137,086	\$0	\$137,086
Building - Roof Shingle Replacement, 10%	165,000 SF	\$1,650,000	\$298,202	\$1,121,148	(\$822,946)	\$580,497	\$838,767	\$1,419,264
Building - Roof, Gutters & Leaders	1 LS	\$33,620	\$1,918	\$7,211	(\$5,293)	\$7,321	\$1,419	\$8,741



## Component Detail

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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Architectural	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse North - Auditorium, Wood Flooring	2,493 SF	\$29,916	\$1,388	\$5,219	(\$3,831)	\$1,326	\$193	\$1,519
Clubhouse North - Billiard Room, Carpet	98 SY	\$6,860	\$806	\$3,031	(\$2,225)	\$797	\$410	\$1,206
Clubhouse North - Card Room, Carpet	59 SY	\$4,130	\$485	\$1,825	(\$1,339)	\$480	\$247	\$726
Clubhouse North - Conference Room, Carpet	62 SY	\$4,340	\$510	\$1,918	(\$1,407)	\$504	\$259	\$763
Clubhouse North - Entrance Door, Double w/ Sidelites	3 EA	\$9,750	\$452	\$1,701	(\$1,248)	\$432	\$63	\$495
Clubhouse North - Entrance Door, Double w/o Sidelites	1 EA	\$2,430	\$113	\$424	(\$311)	\$108	\$16	\$123
Clubhouse North - Exit Door, Single	4 EA	\$5,100	\$237	\$890	(\$653)	\$226	\$33	\$259
Clubhouse North - Hallway Flooring, Ceramic Tile	1,464 SF	\$43,920	\$2,038	\$7,662	(\$5,624)	\$1,947	\$283	\$2,230
Clubhouse North - Kitchen, Ceramic Tile Floor	260 SF	\$7,800	\$362	\$1,361	(\$999)	\$346	\$50	\$396
Clubhouse North - Library, Carpet	145 SY	\$10,150	\$1,193	\$4,485	(\$3,292)	\$1,179	\$606	\$1,785
Clubhouse North - Manager Office, Carpet	46 SY	\$3,220	\$378	\$1,423	(\$1,044)	\$374	\$192	\$566
Clubhouse North - Meeting/Bar Room, Carpet	62 SY	\$4,340	\$510	\$1,918	(\$1,407)	\$504	\$259	\$763
Clubhouse North - Roof Shingle Replacement	13,200 SF	\$132,000	\$3,620	\$13,609	(\$9,989)	\$6,875	\$560	\$7,435
Clubhouse North - Roof, Low Slope Membrane	2,000 SF	\$36,000	\$1,196	\$4,495	(\$3,299)	\$2,279	\$229	\$2,507



## Component Detail

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
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**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Architectural	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse South - Arts & Crafts Room, Vinyl Tile	680 SF	\$6,290	\$1,295	\$4,869	(\$3,574)	\$279	\$415	\$694
Clubhouse South - Auditorium, Stage Velvet Curtain	1 LS	\$16,300	\$3,541	\$13,311	(\$9,771)	\$1,032	\$2,128	\$3,159
Clubhouse South - Auditorium, Vinyl Tile Stage Flooring	865 SF	\$6,920	\$1,670	\$6,279	(\$4,609)	\$307	\$1,004	\$1,310
Clubhouse South - Auditorium, Wood Flooring	1,872 SF	\$30,420	\$1,063	\$3,998	(\$2,934)	\$1,349	\$143	\$1,491
Clubhouse South - Bridge, Composite	252 SF	\$18,396	\$1,062	\$3,992	(\$2,931)	\$816	\$153	\$968
Clubhouse South - Card Room, Carpet	76 SY	\$6,156	\$550	\$2,068	(\$1,518)	\$715	\$243	\$958
Clubhouse South - Conference Room, Carpet	81 SY	\$6,561	\$586	\$2,204	(\$1,618)	\$762	\$259	\$1,021
Clubhouse South - Door Entrance, Double w/ Sidelites	4 EA	\$13,000	\$454	\$1,708	(\$1,254)	\$576	\$61	\$637
Clubhouse South - Fitness Room Rubber Floor	1,080 SF	\$8,640	\$427	\$1,606	(\$1,179)	\$547	\$86	\$633
Clubhouse South - Grill Area, Concrete Pavers	520 SF	\$9,646	\$337	\$1,268	(\$931)	\$428	\$45	\$473
Clubhouse South - Hallways, Ceramic Tile Floor	2,252 SF	\$67,560	\$2,362	\$8,879	(\$6,517)	\$2,995	\$317	\$3,312
Clubhouse South - Kitchen, Ceramic Tile Floor	260 SF	\$9,100	\$318	\$1,196	(\$878)	\$403	\$43	\$446
Clubhouse South - Meeting/Bar Room, Carpet	245 SY	\$17,150	\$1,532	\$5,760	(\$4,228)	\$1,991	\$676	\$2,668
Clubhouse South - Ping Pong Room, Laminate Floor	591 SF	\$10,963	\$383	\$1,441	(\$1,058)	\$486	\$51	\$537



## Component Detail

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Architectural	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse South - Roof Shingle Replacement	13,100 SF	\$91,700	\$11,897	\$44,731	(\$32,833)	\$4,776	\$2,669	\$7,446
Clubhouse South - Roof, Low Slope Membrane	2,700 SF	\$56,700	\$4,598	\$17,286	(\$12,688)	\$3,589	\$1,032	\$4,620
Clubhouse South - Stairs, Carpet	32 SY	\$2,240	\$200	\$752	(\$552)	\$260	\$88	\$348
<b>TOTALS</b>		\$2,630,057	\$353,603	\$1,329,441	(\$975,838)	\$819,149	\$855,289	\$1,674,438





## Component Detail

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**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Electrical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Access Control Systems	1 LS	\$28,000	\$468	\$1,760	(\$1,292)	\$1,772	\$86	\$1,858
Ancillary - Maintenance Yard Building, Light Fixture Fund	1 LS	\$14,780	\$1,918	\$7,210	(\$5,292)	\$770	\$430	\$1,200
Ancillary - Security Kiosk, Camera System	1 EA	\$2,435	\$218	\$818	(\$600)	\$283	\$96	\$379
Clubhouse North - Auditorium, Chandlier	3 EA	\$2,265	-\$32	(\$119)	\$87	\$118	(\$4)	\$114
Clubhouse North - Auditorium, Sconce	10 EA	\$1,700	\$79	\$297	(\$218)	\$75	\$11	\$86
Clubhouse North - Auditorium, Sound System	1 LS	\$34,780	\$2,275	\$8,553	(\$6,278)	\$2,201	\$483	\$2,684
Clubhouse North - Billiard Room, Hanging Light	2 EA	\$1,624	\$88	\$331	(\$243)	\$85	\$15	\$99
Clubhouse North - Entrance Foyer Chandelier	1 EA	\$1,217	\$56	\$212	(\$156)	\$54	\$8	\$62
Clubhouse North - Exterior Lantern, Wall Mount	8 EA	\$3,800	\$256	\$962	(\$706)	\$198	\$45	\$243
Clubhouse North - Fire Alarm Control Panel	1 LS	\$16,230	\$1,062	\$3,991	(\$2,930)	\$1,027	\$225	\$1,252
Clubhouse North - Generac Generator	1 LS	\$121,720	\$9,735	\$36,602	(\$26,867)	\$5,396	\$1,505	\$6,901
Clubhouse North - Illumination 2x2 Ceiling Light	46 EA	\$10,948	\$508	\$1,910	(\$1,402)	\$485	\$71	\$556
Clubhouse North - Meeting/Bar Room, Chandelier	6 EA	\$4,524	\$210	\$789	(\$579)	\$201	\$29	\$230
Clubhouse North - Meeting/Bar Room, Gas Fireplace	1 EA	\$3,780	\$205	\$770	(\$566)	\$197	\$34	\$231



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Electrical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse North - Meeting/Bar Room, Sconce	6 EA	\$1,428	\$66	\$249	(\$183)	\$63	\$9	\$73
Clubhouse North - Meeting/Bar Room, Television	1 EA	\$1,855	\$265	\$995	(\$730)	\$263	\$196	\$459
Clubhouse North - Security, CCTV System	1 LS	\$16,230	\$1,907	\$7,171	(\$5,264)	\$1,885	\$969	\$2,854
Clubhouse South - Auditorium, Chandelier	3 EA	\$2,262	-\$63	(\$238)	\$175	\$118	(\$8)	\$109
Clubhouse South - Auditorium, Sconce	8 EA	\$1,896	\$66	\$249	(\$183)	\$84	\$9	\$93
Clubhouse South - Auditorium, Sound System	1 LS	\$26,895	\$1,330	\$5,000	(\$3,670)	\$1,702	\$268	\$1,970
Clubhouse South - Fire Alarm Control Panel	1 LS	\$1,623	\$80	\$302	(\$221)	\$103	\$16	\$119
Clubhouse South - Illumination, Troffer Light 4ft	20 EA	\$8,800	\$308	\$1,157	(\$849)	\$390	\$41	\$431
Clubhouse South - Meeting/Bar Room, Chandelier	3 EA	\$2,262	\$79	\$297	(\$218)	\$100	\$11	\$111
Clubhouse South - Meeting/Bar Room, Gas Fireplace	1 LS	\$4,058	\$166	\$624	(\$458)	\$211	\$27	\$238
Clubhouse South - Meeting/Bar Room, Sconce	7 EA	\$1,666	\$58	\$219	(\$161)	\$74	\$8	\$82
Clubhouse South - Meeting/Bar Room, Television	1 EA	\$1,855	\$201	\$757	(\$556)	\$263	\$121	\$384
Clubhouse South - Security, CCTV System	1 LS	\$13,330	\$1,191	\$4,477	(\$3,286)	\$1,548	\$526	\$2,074
Site - Illumination Pole Lights	1 LS	\$20,290	\$0	\$0	\$0	\$20,680	\$0	\$20,680



## Component Detail

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Electrical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
TOTALS		\$352,253	\$22,701	\$85,347	(\$62,647)	\$40,346	\$5,224	\$45,570



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Mechanical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Ancillary - Maintenance Yard Building, Hot Water Heater, 6 gal.	1 EA	\$930	\$180	\$675	(\$496)	\$76	\$108	\$184
Ancillary - Maintenance Yard Building, Mechanical/HVAC Fund	1 LS	\$8,115	\$1,504	\$5,654	(\$4,150)	\$423	\$482	\$905
Ancillary - North Swimming Pool, Hot Water Heater	1 EA	\$1,625	\$98	\$369	(\$271)	\$189	\$38	\$227
Ancillary - North Swimming Pool, Pool Filter System	1 EA	\$19,130	\$4,752	\$17,866	(\$13,114)	\$1,211	\$6,804	\$8,015
Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	1 EA	\$7,535	\$1,248	\$4,691	(\$3,444)	\$1,641	\$1,787	\$3,428
Ancillary - South Lap, Pool Filter System	1 EA	\$15,535	\$3,374	\$12,687	(\$9,312)	\$983	\$2,028	\$3,011
Ancillary - South Lap, Pool Pump Motor 7.5hp	1 EA	\$9,659	\$295	\$1,109	(\$814)	\$1,122	\$104	\$1,225
Ancillary - South Oval, Pool Filter System	1 EA	\$11,420	\$2,481	\$9,326	(\$6,846)	\$723	\$1,491	\$2,214
Ancillary - South Oval, Pool Heater	1 EA	\$10,086	\$216	\$813	(\$597)	\$820	\$52	\$872
Ancillary - South Oval, Pool Pump Motor 5 hp	1 EA	\$4,753	\$787	\$2,959	(\$2,172)	\$1,035	\$1,127	\$2,162
Clubhouse North - Kitchen Exhaust Fan	2 EA	\$4,870	\$264	\$993	(\$729)	\$254	\$44	\$298
Clubhouse North - Mechanical, Hot Water Heater	2 EA	\$3,710	\$436	\$1,639	(\$1,203)	\$431	\$221	\$652
Clubhouse North - Mechanical, HVAC Mini Split Fujitsu	1 LS	\$5,217	\$1,172	\$4,405	(\$3,233)	\$424	\$1,138	\$1,562



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Mechanical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse North - Mechanical, HVAC Split System, Billiard & Conference Room	2 EA	\$22,722	\$3,509	\$13,192	(\$9,683)	\$1,438	\$1,124	\$2,563
Clubhouse North - Mechanical, HVAC Split System, Kitchen, Card Room & Offices	2 EA	\$22,722	\$1,843	\$6,927	(\$5,085)	\$1,438	\$413	\$1,852
Clubhouse North - Mechanical, HVAC Trane, 10 Ton	1 LS	\$43,010	\$4,149	\$15,598	(\$11,449)	\$2,722	\$989	\$3,711
Clubhouse North - Mechanical, HVAC Trane, 7.5 Ton	1 LS	\$35,010	\$6,320	\$23,761	(\$17,441)	\$1,552	\$1,607	\$3,159
Clubhouse South - Kitchen Exhaust Fan	1 EA	\$2,320	\$32	\$120	(\$88)	\$121	\$5	\$126
Clubhouse South - Mechanical, American Standard 8ton	1 EA	\$37,682	\$3,635	\$13,666	(\$10,031)	\$2,385	\$866	\$3,251
Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.	1 EA	\$1,623	\$145	\$545	(\$400)	\$188	\$64	\$252
Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.	1 EA	\$1,855	\$218	\$820	(\$602)	\$215	\$111	\$326
Clubhouse South - Mechanical, HVAC AHU 2012	4 EA	\$31,532	\$3,042	\$11,435	(\$8,394)	\$1,996	\$725	\$2,721
Clubhouse South - Mechanical, HVAC Condenser 2011	4 EA	\$23,120	\$2,578	\$9,692	(\$7,114)	\$1,463	\$655	\$2,119
Clubhouse South - Mechanical, HVAC Split System Rheem	2 EA	\$24,808	\$1,623	\$6,101	(\$4,478)	\$1,570	\$344	\$1,914
Clubhouse South - Mechanical, HVAC, AHU 2011	2 EA	\$15,768	\$1,758	\$6,610	(\$4,852)	\$998	\$447	\$1,445



## Component Detail

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Mechanical	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse South - Mechanical, Tankless Hot Water Heater	1 LS	\$3,480	\$172	\$647	(\$475)	\$220	\$35	\$255
<b>TOTALS</b>		\$368,237	\$45,828	\$172,300	(\$126,471)	\$25,638	\$22,808	\$48,446



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Site	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Ancillary - Bocce Refurbishment	1 LS	\$2,030	\$252	\$947	(\$695)	\$201	\$111	\$312
Ancillary - Maintenance Yard Building, 6'Chain Link Fence w/ Privacy Slate	345 LF	\$17,940	\$2,909	\$10,939	(\$8,029)	\$795	\$653	\$1,448
Ancillary - Maintenance Yard Building, Concrete Fuel Tank 2,000 gal.	1 EA	\$29,562	\$2,925	\$10,998	(\$8,073)	\$1,141	\$420	\$1,561
Ancillary - North Swimming Pool, Concrete Deck	6,538 SF	\$124,222	\$25,578	\$96,164	(\$70,586)	\$5,507	\$8,196	\$13,703
Ancillary - North Swimming Pool, Fence, 6ft Board on Board	389 LF	\$17,894	\$1,205	\$4,530	(\$3,325)	\$932	\$210	\$1,143
Ancillary - North Swimming Pool, Pool Resurface	1 LS	\$47,067	\$4,846	\$18,218	(\$13,372)	\$3,827	\$1,553	\$5,379
Ancillary - North Swimming Pool, Vinyl Pool Liner	1 EA	\$65,000	\$3,214	\$12,084	(\$8,870)	\$4,114	\$647	\$4,761
Ancillary - North Swimming Pool, Wood Pergola	1 EA	\$5,450	\$707	\$2,658	(\$1,951)	\$284	\$159	\$443
Ancillary - Pickle Ball Court, Recolor	6,100 SF	\$12,810	\$773	\$2,905	(\$2,133)	\$1,487	\$302	\$1,790
Ancillary - Pickle Ball Court, Resurface	6,100 SF	\$91,500	\$3,039	\$11,425	(\$8,386)	\$5,791	\$582	\$6,373
Ancillary - South Swimming Pools, Concrete Deck	1 SF	\$14,143	\$1,587	\$5,968	(\$4,380)	\$627	\$277	\$904
Ancillary - South Swimming Pools, Fence 6ft Board on Board	410 LF	\$19,270	\$1,298	\$4,879	(\$3,581)	\$1,004	\$227	\$1,230
Ancillary - South Swimming Pools, Pergola	1 EA	\$10,085	\$679	\$2,553	(\$1,874)	\$525	\$119	\$644





## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Site	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Ancillary - South Swimming Pools, Resurface	1 EA	\$67,240	\$6,922	\$26,026	(\$19,104)	\$5,467	\$2,218	\$7,685
Ancillary - South Swimming Pools, Vinyl Pool Liner	1 EA	\$65,000	\$3,214	\$12,084	(\$8,870)	\$4,114	\$647	\$4,761
Ancillary - Tennis Court, Awning Viewing Stand	1 EA	\$4,753	\$559	\$2,100	(\$1,541)	\$552	\$284	\$836
Ancillary - Tennis Court, Viewing Stand	1 EA	\$2,670	\$180	\$676	(\$496)	\$139	\$31	\$170
Ancillary - Tennis Court/Pickle Ball Court, Artificial Turf	3 LS	\$123,750	\$21,814	\$82,014	(\$60,200)	\$10,061	\$11,082	\$21,143
Ancillary - Tennis/Pickle Ball Court, 9' Chain Link Fence	2 LS	\$80,000	\$1,715	\$6,447	(\$4,732)	\$6,504	\$409	\$6,913
Ancillary - Tennis/Pickle Ball Court, Asphalt Walkway	83 SY	\$2,905	\$367	\$1,378	(\$1,012)	\$184	\$100	\$284
Ancillary - Tennis/Pickle Court - Wind Screen	842 LF	\$5,052	\$371	\$1,395	(\$1,024)	\$716	\$189	\$905
Clubhouse North - Exterior Fencing, Utilities/Dumpster	200 LF	\$9,400	\$1,742	\$6,549	(\$4,807)	\$490	\$558	\$1,048
Clubhouse North - Exterior, Concrete Pavers	621 SF	\$11,799	\$681	\$2,561	(\$1,880)	\$523	\$98	\$621
Clubhouse North - Golf Area, Artificial Turf	264 SF	\$1,848	\$121	\$454	(\$334)	\$117	\$26	\$143
Clubhouse North - Golf Area, Hitting Net	1 LS	\$2,030	\$133	\$499	(\$366)	\$128	\$28	\$157
Clubhouse North - Grill Area, Concrete	211 SF	\$3,376	\$157	\$589	(\$432)	\$150	\$22	\$171
Clubhouse North - Grill Area, Grills	4 EA	\$4,400	\$628	\$2,359	(\$1,732)	\$624	\$464	\$1,088



## Component Detail

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**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Site	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse South - Exterior Fencing, Utilities/Dumpster	88 LF	\$4,136	\$766	\$2,882	(\$2,115)	\$215	\$246	\$461
Clubhouse South - Grill Area, Grills	3 EA	\$3,450	\$375	\$1,409	(\$1,034)	\$489	\$225	\$714
Clubhouse South - Grill Area, Picnic Tables	2 EA	\$2,028	\$100	\$377	(\$277)	\$128	\$20	\$149
Site - Fence, Wood Split Rail 10%	216 LF	\$6,480	\$596	\$2,241	(\$1,645)	\$2,280	\$854	\$3,133
Site - Pavement-Stair, Precast Concrete & Railing Annualized est.	464 EA	\$2,152,960	\$362,445	\$1,362,682	(\$1,000,237)	\$73,475	\$63,308	\$136,783
Site - Pavement-Stair, Segemental Block & Railing Annualized est.	3 EA	\$14,265	\$0	\$0	\$0	\$14,539	\$0	\$14,539
Site - Roads & Parking, Asphalt Replacement 10%	18,000 SY	\$738,000	\$82,871	\$311,568	(\$228,698)	\$160,715	\$80,460	\$241,175
<b>TOTALS</b>		\$3,762,515	\$534,767	\$2,010,560	(\$1,475,793)	\$307,845	\$174,724	\$482,569



## Component Detail

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Miscellaneous	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
#7 Plow Sander	1 EA	\$17,265	\$1,400	\$5,264	(\$3,864)	\$1,093	\$314	\$1,407
Ancillary - Bocce Benches	7 EA	\$7,070	\$573	\$2,155	(\$1,582)	\$447	\$129	\$576
Ancillary - Maintenance Yard Building, Lounge Refurbishment Fund	1 LS	\$4,060	\$658	\$2,476	(\$1,817)	\$180	\$148	\$328
Ancillary - Maintenance Yard Building, Office Furniture Fund	1 LS	\$12,200	\$1,884	\$7,083	(\$5,199)	\$772	\$604	\$1,376
Ancillary - Maintenance Yard Building, Restroom Refurbishment Fund	3 EA	\$14,250	\$2,934	\$11,031	(\$8,097)	\$632	\$940	\$1,572
Ancillary - North Swimming Pool, Pool Furniture	1 LS	\$20,170	\$2,077	\$7,807	(\$5,731)	\$1,640	\$665	\$2,305
Ancillary - South Swimming Pools, Bathrooms	5 EA	\$53,900	\$12,488	\$46,952	(\$34,463)	\$2,807	\$7,505	\$10,313
Ancillary - South Swimming Pools, Furniture	1 LS	\$20,170	\$1,273	\$4,785	(\$3,512)	\$1,640	\$347	\$1,987
Ancillary - South Swimming Pools, Sauna Refurbishment	2 EA	\$32,460	\$6,675	\$25,098	(\$18,422)	\$2,055	\$3,391	\$5,446
Ancillary - Tennis Court, Water Cooler	1 EA	\$1,623	\$313	\$1,178	(\$865)	\$132	\$188	\$320
Ancillary - Tennis/Pickle Ball Court, Benches	11 EA	\$11,110	\$901	\$3,387	(\$2,486)	\$703	\$202	\$905
Ancillary - Tools, Power Equipment Fund - Annualized est.	1 LS	\$4,060	\$672	\$2,528	(\$1,855)	\$884	\$963	\$1,847
Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	1 LS	\$12,172	-\$14,101	(\$53,014)	\$38,914	\$12,406	(\$8,474)	\$3,932



## Component Detail

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
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**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Miscellaneous	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Ancillary - Tools, Shop Equipment Fund - Annualized est.	1 LS	\$2,030	-\$2,352	(\$8,842)	\$6,490	\$2,069	(\$1,413)	\$656
Ancillary - Vehicle, Truck #10 - Chevy Express Van	1 EA	\$45,800	\$5,942	\$22,341	(\$16,399)	\$2,386	\$1,333	\$3,719
Ancillary - Vehicle, Truck #11 - Chevy Express Van	1 EA	\$38,899	\$5,047	\$18,975	(\$13,928)	\$2,026	\$1,132	\$3,158
Ancillary - Vehicle, Truck #13 - GMC Silverado 4x4	1 EA	\$41,515	\$1,698	\$6,384	(\$4,686)	\$2,162	\$273	\$2,435
Ancillary - Vehicle, Truck #2 - GMC 3500HD Dump Bed	1 EA	\$46,349	\$4,310	\$16,204	(\$11,894)	\$2,414	\$825	\$3,239
Ancillary - Vehicle, Truck #3 - GMC Sierra 4x4	1 EA	\$49,735	\$6,453	\$24,260	(\$17,808)	\$2,591	\$1,448	\$4,038
Ancillary - Vehicle, Truck #4 - GMC 3500 HD Dump Bed	1 EA	\$65,900	\$8,550	\$32,146	(\$23,596)	\$3,433	\$1,918	\$5,351
Ancillary - Vehicle, Truck #5 - GMC 2500HD Sierra 4x4	1 EA	\$49,730	\$6,452	\$24,258	(\$17,806)	\$2,590	\$1,448	\$4,038
Ancillary - Vehicle, Truck #6 - GMC 1500 Sierra	1 EA	\$43,780	\$8,113	\$30,502	(\$22,389)	\$2,280	\$2,600	\$4,880
Ancillary - Vehicle, Truck #7 - Ford F750	1 EA	\$99,000	\$4,049	\$15,224	(\$11,175)	\$5,157	\$651	\$5,808
Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4	1 EA	\$44,400	\$2,679	\$10,071	(\$7,392)	\$5,156	\$1,048	\$6,204
Ancillary - Vehicle, Utility Carts	1 EA	\$17,505	\$2,535	\$9,530	(\$6,995)	\$2,033	\$1,523	\$3,556
Blower	3 EA	\$2,100	\$35	\$132	(\$97)	\$133	\$6	\$139
Brown Blower	1 EA	\$8,200	\$665	\$2,500	(\$1,835)	\$519	\$149	\$668
Cam Superline	1 LS	\$24,000	\$1,187	\$4,462	(\$3,275)	\$1,519	\$239	\$1,758



## Component Detail

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Miscellaneous	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Case Backhoe Loader	1 EA	\$96,038	\$6,282	\$23,619	(\$17,337)	\$6,079	\$1,332	\$7,411
Chipper	1 EA	\$29,984	\$4,242	\$15,948	(\$11,706)	\$1,562	\$1,011	\$2,573
Clubhouse North - Auditorium, Accordion Room Divider	1 LS	\$11,480	\$622	\$2,340	(\$1,718)	\$598	\$104	\$702
Clubhouse North - Auditorium, Assembly Furniture	1 LS	\$11,600	\$629	\$2,364	(\$1,735)	\$604	\$105	\$709
Clubhouse North - Billiard Room, Pool Table Refelt	2 EA	\$1,050	\$152	\$572	(\$420)	\$122	\$91	\$213
Clubhouse North - Furniture Replacement Fund	1 LS	\$58,000	\$3,144	\$11,822	(\$8,677)	\$3,021	\$526	\$3,547
Clubhouse North - Kitchen Appliance Fund	1 LS	\$23,200	\$2,726	\$10,250	(\$7,524)	\$2,694	\$1,385	\$4,079
Clubhouse North - Kitchen Refurbishment Fund	1 LS	\$23,200	\$1,258	\$4,729	(\$3,471)	\$1,208	\$211	\$1,419
Clubhouse North - Kitchen, Fire Hood	1 LS	\$5,200	\$241	\$907	(\$666)	\$231	\$34	\$264
Clubhouse North - Locker Room Refurbishment	2 EA	\$41,800	\$2,266	\$8,520	(\$6,254)	\$2,177	\$379	\$2,557
Clubhouse North - Restroom Refurbishment	2 EA	\$26,900	\$1,458	\$5,483	(\$4,024)	\$1,401	\$244	\$1,645
Clubhouse South - Arts & Crafts Room Refurbishment	1 LS	\$20,170	\$825	\$3,102	(\$2,277)	\$1,051	\$133	\$1,183
Clubhouse South - Auditorium, Accordion Room Divider	1 LS	\$11,480	\$470	\$1,765	(\$1,296)	\$598	\$75	\$673
Clubhouse South - Auditorium, Assembly Furniture	1 LS	\$13,450	\$550	\$2,068	(\$1,518)	\$701	\$88	\$789



## Component Detail

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**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
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**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Miscellaneous	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse South - Auditorium, Bingo Board	2 EA	\$4,060	\$166	\$624	(\$458)	\$211	\$27	\$238
Clubhouse South - Fitness Room Equipment Fund	1 LS	\$20,170	\$1,802	\$6,775	(\$4,973)	\$2,342	\$795	\$3,138
Clubhouse South - Furniture Replacement Fund	1 LS	\$67,240	\$2,750	\$10,340	(\$7,590)	\$3,502	\$442	\$3,944
Clubhouse South - Kitchen Appliance Fund	1 LS	\$26,895	\$2,403	\$9,034	(\$6,631)	\$3,123	\$1,061	\$4,184
Clubhouse South - Kitchen Fire Hood	1 LS	\$6,030	\$211	\$792	(\$582)	\$267	\$28	\$296
Clubhouse South - Kitchen Refurbishment	1 LS	\$26,895	\$1,100	\$4,136	(\$3,036)	\$1,401	\$177	\$1,578
Clubhouse South - Ping Pong Room, Ping Pong Tables	2 EA	\$1,622	\$102	\$385	(\$282)	\$132	\$28	\$160
Clubhouse South - Restroom Refurbishment	4 EA	\$107,580	\$4,400	\$16,544	(\$12,143)	\$5,603	\$707	\$6,311
Cushman 800x	2 EA	\$14,128	\$1,146	\$4,307	(\$3,162)	\$894	\$257	\$1,151
Jet Drill Press	1 EA	\$1,500	\$211	\$792	(\$582)	\$95	\$62	\$157
Power Blower	1 EA	\$2,520	\$125	\$468	(\$344)	\$159	\$25	\$185
Power Rake	1 EA	\$5,434	\$441	\$1,657	(\$1,216)	\$344	\$99	\$443
Sander, 2.5 yd	1 EA	\$5,665	\$459	\$1,727	(\$1,268)	\$359	\$103	\$462
Sander, 4.5 yd	1 EA	\$5,665	\$459	\$1,727	(\$1,268)	\$359	\$103	\$462
Scag Leaf Vacuum	1 EA	\$10,145	\$979	\$3,679	(\$2,701)	\$642	\$233	\$875
Side Discharge Mower	2 EA	\$1,000	\$81	\$305	(\$224)	\$63	\$18	\$81
Snow Blower	1 EA	\$5,100	\$334	\$1,254	(\$921)	\$323	\$71	\$394
Turbine Blower	1 EA	\$5,434	\$441	\$1,657	(\$1,216)	\$344	\$99	\$443
Ventrac Tractor	2 EA	\$68,000	\$5,514	\$20,731	(\$15,217)	\$4,304	\$1,237	\$5,541
Weather Cab	2 EA	\$13,900	\$1,127	\$4,238	(\$3,111)	\$880	\$253	\$1,133



## Component Detail

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Miscellaneous	Quantity	Replacement Cost	RESERVES			CONTRIBUTION		
			Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Zero Turn Mower	1 EA	\$5,519	\$448	\$1,683	(\$1,235)	\$349	\$100	\$450
<b>TOTALS</b>		\$1,567,507	\$122,675	\$461,221	(\$338,546)	\$109,601	\$31,748	\$141,349



## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
<b>2024</b>			
	Building - Deck Repairs & Replacement Fund	\$50,000	\$51,500
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$138,535
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$1,699,500
	Site - Illumination Pole Lights	\$20,290	\$20,899
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$14,693
		<b>\$1,869,055</b>	<b>\$1,925,127</b>
<b>2025</b>			
	Ancillary - North Swimming Pool, Pool Filter System	\$19,130	\$20,295
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$7,994
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$5,042
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$4,307
	Building - Deck Repairs & Replacement Fund	\$50,000	\$53,045
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$142,691
	Site - Fence, Wood Split Rail 10%	\$6,480	\$6,875
	Site - Illumination Pole Lights	\$20,290	\$21,526
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$15,134
		<b>\$261,013</b>	<b>\$276,909</b>
<b>2026</b>			
	Building - Deck Repairs & Replacement Fund	\$50,000	\$54,636

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$146,972
	Clubhouse North - Mechanical, HVAC Mini Split Fujitsu	\$5,217	\$5,701
	Site - Illumination Pole Lights	\$20,290	\$22,171
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$15,588
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$806,433
		<b>\$962,272</b>	<b>\$1,051,501</b>
<b>2027</b>			
	Building - Deck Repairs & Replacement Fund	\$50,000	\$56,275
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$151,381
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$1,857,090
	Building - Roof, Gutters & Leaders	\$33,620	\$37,840
	Clubhouse North - Grill Area, Grills	\$4,400	\$4,952
	Clubhouse North - Meeting/Bar Room, Television	\$1,855	\$2,088
	Site - Illumination Pole Lights	\$20,290	\$22,837
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$16,055
		<b>\$1,908,930</b>	<b>\$2,148,518</b>
<b>2028</b>			
	Ancillary - Maintenance Yard Building, Hot Water Heater, 6 gal.	\$930	\$1,078
	Ancillary - South Lap, Pool Filter System	\$15,535	\$18,009
	Ancillary - South Lap, Pool Shed Roof Shingles	\$4,755	\$5,512
	Ancillary - South Oval, Pool Filter System	\$11,420	\$13,239

## Disbursement Schedule

Project Name:	Oronoque Village Condominium Association	Interest Rate:	1.00%
Project Location:	Stratford, Connecticut	Inflation Rate:	3.00%
Project Number:	23-0407		
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - South Oval, Pool Shed Roof Shingles	\$2,030	\$2,353
	Ancillary - South Swimming Pools, Bathrooms	\$53,900	\$62,485
	Ancillary - Tennis Court, Water Cooler	\$1,623	\$1,882
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$14,111
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,353
	Ancillary - Vehicle, Utility Carts	\$17,505	\$20,293
	Building - Deck Repairs & Replacement Fund	\$50,000	\$57,964
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$155,922
	Clubhouse North - Billiard Room, Pool Table Refelt	\$1,050	\$1,217
	Clubhouse South - Auditorium, Stage Velvet Curtain	\$16,300	\$18,896
	Clubhouse South - Auditorium, Vinyl Tile Stage Flooring	\$6,920	\$8,022
	Clubhouse South - Grill Area, Grills	\$3,450	\$4,000
	Clubhouse South - Meeting/Bar Room, Television	\$1,855	\$2,150
	Site - Fence, Wood Split Rail 10%	\$6,480	\$7,512
	Site - Illumination Pole Lights	\$20,290	\$23,522
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$16,537
		<b>\$377,010</b>	<b>\$437,058</b>
<u>2029</u>			
	Ancillary - South Swimming Pools, Sauna Refurbishment	\$32,460	\$38,759
	Ancillary - Tennis Court, Awning Viewing Stand	\$4,753	\$5,675

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Tennis Court/Pickle Ball Court, Artificial Turf	\$123,750	\$147,764
	Ancillary - Tennis/Pickle Court - Wind Screen	\$5,052	\$6,032
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$14,534
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,424
	Building - Deck Repairs & Replacement Fund	\$50,000	\$59,703
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$160,600
	Clubhouse North - Billiard Room, Carpet	\$6,860	\$8,191
	Clubhouse North - Card Room, Carpet	\$4,130	\$4,931
	Clubhouse North - Conference Room, Carpet	\$4,340	\$5,182
	Clubhouse North - Kitchen Appliance Fund	\$23,200	\$27,702
	Clubhouse North - Library, Carpet	\$10,150	\$12,120
	Clubhouse North - Manager Office, Carpet	\$3,220	\$3,845
	Clubhouse North - Mechanical, Hot Water Heater	\$3,710	\$4,430
	Clubhouse North - Meeting/Bar Room, Carpet	\$4,340	\$5,182
	Clubhouse North - Security, CCTV System	\$16,230	\$19,379
	Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.	\$1,855	\$2,215
	Site - Illumination Pole Lights	\$20,290	\$24,227
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$17,033
		<b>\$477,307</b>	<b>\$569,930</b>
<b>2030</b>			
	Ancillary - Bocce Refurbishment	\$2,030	\$2,497
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$9,267

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Security Kiosk, Camera System	\$2,435	\$2,995
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$5,846
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$4,993
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$14,970
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,497
	Building - Deck Repairs & Replacement Fund	\$50,000	\$61,494
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$165,418
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$2,029,292
	Clubhouse South - Card Room, Carpet	\$6,156	\$7,571
	Clubhouse South - Conference Room, Carpet	\$6,561	\$8,069
	Clubhouse South - Fitness Room Equipment Fund	\$20,170	\$24,807
	Clubhouse South - Kitchen Appliance Fund	\$26,895	\$33,077
	Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.	\$1,623	\$1,996
	Clubhouse South - Meeting/Bar Room, Carpet	\$17,150	\$21,092
	Clubhouse South - Security, CCTV System	\$13,330	\$16,394
	Clubhouse South - Stairs, Carpet	\$2,240	\$2,755
	Site - Illumination Pole Lights	\$20,290	\$24,954
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$17,544
		<b>\$1,998,195</b>	<b>\$2,457,528</b>
2031	Ancillary - Maintenance Yard Building, Carpet	\$3,286	\$4,163

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - North Swimming Pool, Hot Water Heater	\$1,625	\$2,059
	Ancillary - Pickle Ball Court, Recolor	\$12,810	\$16,227
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$15,419
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,572
	Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4	\$44,400	\$56,245
	Building - Deck Repairs & Replacement Fund	\$50,000	\$63,339
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$170,381
	Site - Fence, Wood Split Rail 10%	\$6,480	\$8,209
	Site - Illumination Pole Lights	\$20,290	\$25,703
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$18,070
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$934,876
		<b>\$1,039,858</b>	<b>\$1,317,261</b>
2032			
	Ancillary - South Lap, Pool Pump Motor 7.5hp	\$9,659	\$12,603
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$15,882
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,649
	Building - Deck Repairs & Replacement Fund	\$50,000	\$65,239
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$175,492
	Building - Roof, Gutters & Leaders	\$33,620	\$43,866
	Site - Illumination Pole Lights	\$20,290	\$26,474

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$18,613
		<b>\$276,536</b>	<b>\$360,817</b>
<u>2033</u>			
	Ancillary - Maintenance Yard Building, Mechanical/HVAC Fund	\$8,115	\$10,906
	Ancillary - Maintenance Yard Building, Office Furniture Fund	\$12,200	\$16,396
	Ancillary - Maintenance Yard Building, Restroom Refurbishment Fund	\$14,250	\$19,151
	Ancillary - North Swimming Pool, Concrete Deck	\$124,222	\$166,944
	Ancillary - North Swimming Pool, Pool Furniture	\$20,170	\$27,107
	Ancillary - North Swimming Pool, Pool Resurface	\$47,067	\$63,254
	Ancillary - South Swimming Pools, Resurface	\$67,240	\$90,365
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$16,358
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,728
	Ancillary - Vehicle, Truck #6 - GMC 1500 Sierra	\$43,780	\$58,837
	Building - Deck Repairs & Replacement Fund	\$50,000	\$67,196
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$180,757
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$2,217,462
	Clubhouse North - Exterior Fencing, Utilities/Dumpster	\$9,400	\$12,633
	Clubhouse North - Mechanical, HVAC Split System, Billiard & Conference Room	\$22,722	\$30,536



## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Arts & Crafts Room, Vinyl Tile	\$6,290	\$8,453
	Clubhouse South - Exterior Fencing, Utilities/Dumpster	\$4,136	\$5,558
	Site - Illumination Pole Lights	\$20,290	\$27,268
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$19,171
		<b>\$2,262,849</b>	<b>\$3,041,080</b>
<b>2034</b>			
	Ancillary - North Swimming Pool, Pool Filter/Storage Shed, Roof Shingles	\$7,700	\$10,659
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$16,849
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,810
	Building - Deck Repairs & Replacement Fund	\$50,000	\$69,212
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$186,179
	Jet Drill Press	\$1,500	\$2,076
	Site - Fence, Wood Split Rail 10%	\$6,480	\$8,970
	Site - Illumination Pole Lights	\$20,290	\$28,086
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$19,746
		<b>\$248,937</b>	<b>\$344,587</b>
<b>2035</b>			
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$10,743
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$6,777
	Ancillary - South Swimming Pools, Furniture	\$20,170	\$28,758

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Tennis/Pickle Ball Court, Asphalt Walkway	\$2,905	\$4,142
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$5,789
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$17,354
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,894
	Building - Deck Repairs & Replacement Fund	\$50,000	\$71,288
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$191,765
	Clubhouse North - Grill Area, Grills	\$4,400	\$6,273
	Clubhouse North - Meeting/Bar Room, Television	\$1,855	\$2,645
	Clubhouse South - Ping Pong Room, Ping Pong Tables	\$1,622	\$2,313
	Site - Illumination Pole Lights	\$20,290	\$28,929
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$20,338
		<b>\$280,557</b>	<b>\$400,007</b>
2036			
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$17,875
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$2,981
	Building - Deck Repairs & Replacement Fund	\$50,000	\$73,427
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$197,518
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$2,423,081
	Clubhouse North - Mechanical, HVAC Trane, 7.5 Ton	\$35,010	\$51,413

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Grill Area, Grills	\$3,450	\$5,066
	Clubhouse South - Mechanical, HVAC Condenser 2011	\$23,120	\$33,953
	Clubhouse South - Mechanical, HVAC, AHU 2011	\$15,768	\$23,156
	Clubhouse South - Meeting/Bar Room, Television	\$1,855	\$2,724
	Site - Illumination Pole Lights	\$20,290	\$29,797
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$20,949
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$1,083,778
		<b>\$2,700,460</b>	<b>\$3,965,717</b>
<b>2037</b>			
	Ancillary - South Oval, Pool Heater	\$10,086	\$15,256
	Ancillary - Tennis/Pickle Ball Court, 9' Chain Link Fence	\$80,000	\$121,007
	Ancillary - Tennis/Pickle Court - Wind Screen	\$5,052	\$7,642
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$18,411
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,071
	Building - Deck Repairs & Replacement Fund	\$50,000	\$75,629
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$203,443
	Building - Roof, Gutters & Leaders	\$33,620	\$50,853
	Chipper	\$29,984	\$45,353
	Clubhouse North - Mechanical, HVAC Trane, 10 Ton	\$43,010	\$65,056
	Clubhouse South - Mechanical, American Standard 8ton	\$37,682	\$56,997

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Mechanical, HVAC AHU 2012	\$31,532	\$47,695
	Scag Leaf Vacuum	\$10,145	\$15,345
	Site - Fence, Wood Split Rail 10%	\$6,480	\$9,802
	Site - Illumination Pole Lights	\$20,290	\$30,690
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$21,577
		<b>\$520,848</b>	<b>\$787,829</b>
2038	#7 Plow Sander	\$17,265	\$26,898
	Ancillary - Bocce Benches	\$7,070	\$11,015
	Ancillary - Maintenance Yard Building, 6 'Chain Link Fence w/ Privacy Slats	\$17,940	\$27,950
	Ancillary - Maintenance Yard Building, Light Fixture Fund	\$14,780	\$23,027
	Ancillary - Maintenance Yard Building, Lounge Refurbishment Fund	\$4,060	\$6,325
	Ancillary - North Swimming Pool, Wood Pergola	\$5,450	\$8,491
	Ancillary - Security Kiosk, Entrance Deck & Railing	\$1,740	\$2,711
	Ancillary - Security Kiosk, Roof Shingles	\$1,400	\$2,181
	Ancillary - Security Kiosk, Wood Trim	\$2,100	\$3,272
	Ancillary - Tennis/Pickle Ball Court, Benches	\$11,110	\$17,309
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$18,964
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,163
	Ancillary - Vehicle, Truck #10 - Chevy Express Van	\$45,800	\$71,355
	Ancillary - Vehicle, Truck #11 - Chevy Express Van	\$38,899	\$60,603

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Vehicle, Truck #3 - GMC Sierra 4x4	\$49,735	\$77,486
	Ancillary - Vehicle, Truck #4 - GMC 3500 HD Dump Bed	\$65,900	\$102,670
	Ancillary - Vehicle, Truck #5 - GMC 2500HD Sierra 4x4	\$49,730	\$77,478
	Ancillary - Vehicle, Utility Carts	\$17,505	\$27,272
	Brown Blower	\$8,200	\$12,775
	Building - Deck Repairs & Replacement Fund	\$50,000	\$77,898
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$209,547
	Clubhouse North - Billiard Room, Pool Table Refelt	\$1,050	\$1,636
	Clubhouse North - Mechanical, HVAC Split System, Kitchen, Card Room & Offices	\$22,722	\$35,400
	Clubhouse South - Roof Shingle Replacement	\$91,700	\$142,866
	Clubhouse South - Roof, Low Slope Membrane	\$56,700	\$88,337
	Cushman 800x	\$14,128	\$22,011
	Power Rake	\$5,434	\$8,466
	Sander, 2.5 yd	\$5,665	\$8,826
	Sander, 4.5 yd	\$5,665	\$8,826
	Side Discharge Mower	\$1,000	\$1,558
	Site - Illumination Pole Lights	\$20,290	\$31,611
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$22,224
	Turbine Blower	\$5,434	\$8,466
	Ventrac Tractor	\$68,000	\$105,942
	Weather Cab	\$13,900	\$21,656
	Zero Turn Mower	\$5,519	\$8,598

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
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 Date of Study: November 2023  
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Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
		<b>\$888,858</b>	<b>\$1,384,812</b>
2039			
	Ancillary - Tennis Court, Awning Viewing Stand	\$4,753	\$7,627
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$19,532
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,258
	Building - Deck Repairs & Replacement Fund	\$50,000	\$80,235
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$215,833
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$2,647,766
	Case Backhoe Loader	\$96,038	\$154,113
	Clubhouse North - Auditorium, Sound System	\$34,780	\$55,812
	Clubhouse North - Billiard Room, Carpet	\$6,860	\$11,008
	Clubhouse North - Card Room, Carpet	\$4,130	\$6,627
	Clubhouse North - Conference Room, Carpet	\$4,340	\$6,964
	Clubhouse North - Fire Alarm Control Panel	\$16,230	\$26,044
	Clubhouse North - Golf Area, Artificial Turf	\$1,848	\$2,966
	Clubhouse North - Golf Area, Hitting Net	\$2,030	\$3,258
	Clubhouse North - Kitchen Appliance Fund	\$23,200	\$37,229
	Clubhouse North - Library, Carpet	\$10,150	\$16,288
	Clubhouse North - Manager Office, Carpet	\$3,220	\$5,167
	Clubhouse North - Mechanical, Hot Water Heater	\$3,710	\$5,953
	Clubhouse North - Meeting/Bar Room, Carpet	\$4,340	\$6,964
	Clubhouse North - Security, CCTV System	\$16,230	\$26,044
	Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.	\$1,855	\$2,977

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
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**Project Number:** 23-0407  
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**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Mechanical, HVAC Split System Rheem	\$24,808	\$39,810
	Site - Illumination Pole Lights	\$20,290	\$32,559
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$22,891
	Snow Blower	\$5,100	\$8,184
		<b>\$2,146,879</b>	<b>\$3,445,111</b>
2040			
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$12,454
	Ancillary - North Swimming Pool, Vinyl Pool Liner	\$65,000	\$107,435
	Ancillary - Security Kiosk, Camera System	\$2,435	\$4,025
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$7,856
	Ancillary - South Swimming Pools, Vinyl Pool Liner	\$65,000	\$107,435
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$6,711
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$20,118
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,355
	Building - Deck Repairs & Replacement Fund	\$50,000	\$82,642
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$222,308
	Cam Superline	\$24,000	\$39,668
	Clubhouse South - Auditorium, Sound System	\$26,895	\$44,453
	Clubhouse South - Card Room, Carpet	\$6,156	\$10,175
	Clubhouse South - Conference Room, Carpet	\$6,561	\$10,844



## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
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 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Fire Alarm Control Panel	\$1,623	\$2,683
	Clubhouse South - Fitness Room Equipment Fund	\$20,170	\$33,338
	Clubhouse South - Fitness Room Rubber Floor	\$8,640	\$14,281
	Clubhouse South - Grill Area, Picnic Tables	\$2,028	\$3,352
	Clubhouse South - Kitchen Appliance Fund	\$26,895	\$44,453
	Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.	\$1,623	\$2,683
	Clubhouse South - Mechanical, Tankless Hot Water Heater	\$3,480	\$5,752
	Clubhouse South - Meeting/Bar Room, Carpet	\$17,150	\$28,346
	Clubhouse South - Security, CCTV System	\$13,330	\$22,032
	Clubhouse South - Stairs, Carpet	\$2,240	\$3,702
	Power Blower	\$2,520	\$4,165
	Site - Fence, Wood Split Rail 10%	\$6,480	\$10,710
	Site - Illumination Pole Lights	\$20,290	\$33,536
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$23,578
		<b>\$551,831</b>	<b>\$912,093</b>
2041	Ancillary - Maintenance Yard Building, Carpet	\$3,286	\$5,594
	Ancillary - North Swimming Pool, Hot Water Heater	\$1,625	\$2,766
	Ancillary - Pickle Ball Court, Recolor	\$12,810	\$21,808
	Ancillary - Pickle Ball Court, Resurface	\$91,500	\$155,773
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$20,722
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,456

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Vehicle, Truck #2 - GMC 3500HD Dump Bed	\$46,349	\$78,906
	Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4	\$44,400	\$75,588
	Building - Deck Repairs & Replacement Fund	\$50,000	\$85,122
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$228,977
	Clubhouse North - Mechanical, HVAC Mini Split Fujitsu	\$5,217	\$8,882
	Clubhouse North - Roof, Low Slope Membrane	\$36,000	\$61,288
	Site - Illumination Pole Lights	\$20,290	\$34,542
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$24,285
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$1,256,396
		<b>\$1,212,444</b>	<b>\$2,064,105</b>
<b>2042</b>			
	Access Control Systems	\$28,000	\$49,098
	Ancillary - Bocce Refurbishment	\$2,030	\$3,560
	Ancillary - South Lap, Pool Pump Motor 7.5hp	\$9,659	\$16,937
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$21,344
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,560
	Blower	\$2,100	\$3,682
	Building - Deck Repairs & Replacement Fund	\$50,000	\$87,675
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$235,847
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$2,893,285

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Building - Roof, Gutters & Leaders	\$33,620	\$58,953
	Site - Illumination Pole Lights	\$20,290	\$35,579
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$25,014
		<b>\$1,958,666</b>	<b>\$3,434,533</b>
<b>2043</b>			
	Ancillary - Maintenance Yard Building, Gutters & Leaders	\$3,828	\$6,914
	Ancillary - Maintenance Yard Building, Hot Water Heater, 6 gal.	\$930	\$1,680
	Ancillary - Maintenance Yard Building, Roof Shingles	\$57,400	\$103,671
	Ancillary - North Swimming Pool, Fence, 6ft Board on Board	\$17,894	\$32,319
	Ancillary - South Swimming Pools, Concrete Deck	\$14,143	\$25,544
	Ancillary - South Swimming Pools, Fence 6ft Board on Board	\$19,270	\$34,804
	Ancillary - South Swimming Pools, Pergola	\$10,085	\$18,215
	Ancillary - Tennis Court, Viewing Stand	\$2,670	\$4,822
	Ancillary - Tennis Court, Water Cooler	\$1,623	\$2,931
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$21,984
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,666
	Building - Deck Repairs & Replacement Fund	\$50,000	\$90,306
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$242,922
	Clubhouse North - Exterior Lantern, Wall Mount	\$3,800	\$6,863
	Clubhouse North - Grill Area, Grills	\$4,400	\$7,947

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse North - Meeting/Bar Room, Television	\$1,855	\$3,350
	Site - Fence, Wood Split Rail 10%	\$6,480	\$11,704
	Site - Illumination Pole Lights	\$20,290	\$36,646
	Site - Pavement-Stair, Precast Concrete & Railing Annualized est.	\$2,152,960	\$3,888,485
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$25,764
		<b>\$2,530,595</b>	<b>\$4,570,536</b>
2044			
	Ancillary - Tennis Court/Pickle Ball Court, Artificial Turf	\$123,750	\$230,211
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$22,644
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,776
	Building - Deck Repairs & Replacement Fund	\$50,000	\$93,015
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$250,210
	Clubhouse North - Auditorium, Accordion Room Divider	\$11,480	\$21,356
	Clubhouse North - Auditorium, Assembly Furniture	\$11,600	\$21,579
	Clubhouse North - Billiard Room, Hanging Light	\$1,624	\$3,021
	Clubhouse North - Furniture Replacement Fund	\$58,000	\$107,897
	Clubhouse North - Kitchen Exhaust Fan	\$4,870	\$9,060
	Clubhouse North - Kitchen Refurbishment Fund	\$23,200	\$43,159
	Clubhouse North - Locker Room Refurbishment	\$41,800	\$77,760

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse North - Meeting/Bar Room, Gas Fireplace	\$3,780	\$7,032
	Clubhouse North - Restroom Refurbishment	\$26,900	\$50,042
	Clubhouse South - Grill Area, Grills	\$3,450	\$6,418
	Clubhouse South - Meeting/Bar Room, Television	\$1,855	\$3,451
	Site - Illumination Pole Lights	\$20,290	\$37,745
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$26,537
		<b>\$545,566</b>	<b>\$1,014,913</b>
2045			
	Ancillary - North Swimming Pool, Pool Filter System	\$19,130	\$36,655
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$14,438
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$9,107
	Ancillary - Tennis/Pickle Court - Wind Screen	\$5,052	\$9,680
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$7,779
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$23,323
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$3,890
	Ancillary - Vehicle, Truck #13 - GMC Silverado 4x4	\$41,515	\$79,547
	Ancillary - Vehicle, Truck #7 - Ford F750	\$99,000	\$189,694
	Building - Deck Repairs & Replacement Fund	\$50,000	\$95,805
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$257,716
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$3,161,571

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Arts & Crafts Room Refurbishment	\$20,170	\$38,648
	Clubhouse South - Auditorium, Accordion Room Divider	\$11,480	\$21,997
	Clubhouse South - Auditorium, Assembly Furniture	\$13,450	\$25,772
	Clubhouse South - Auditorium, Bingo Board	\$4,060	\$7,779
	Clubhouse South - Furniture Replacement Fund	\$67,240	\$128,839
	Clubhouse South - Kitchen Refurbishment	\$26,895	\$51,534
	Clubhouse South - Meeting/Bar Room, Gas Fireplace	\$4,058	\$7,776
	Clubhouse South - Restroom Refurbishment	\$107,580	\$206,134
	Site - Illumination Pole Lights	\$20,290	\$38,878
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$27,333
		<b>\$2,319,235</b>	<b>\$4,443,894</b>
2046	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$24,023
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,006
	Building - Deck Repairs & Replacement Fund	\$50,000	\$98,679
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$265,447
	Clubhouse North - Generac Generator	\$121,720	\$240,225
	Clubhouse North - Roof Shingle Replacement	\$132,000	\$260,513
	Site - Fence, Wood Split Rail 10%	\$6,480	\$12,789
	Site - Illumination Pole Lights	\$20,290	\$40,044
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$28,153

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$1,456,507
		<b>\$1,231,457</b>	<b>\$2,430,387</b>
<hr/>			
2047			
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$24,743
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,127
	Building - Deck Repairs & Replacement Fund	\$50,000	\$101,640
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$273,411
	Building - Roof, Gutters & Leaders	\$33,620	\$68,343
	Clubhouse South - Kitchen Exhaust Fan	\$2,320	\$4,716
	Site - Illumination Pole Lights	\$20,290	\$41,245
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$28,998
		<b>\$269,197</b>	<b>\$547,222</b>
<hr/>			
2048			
	Ancillary - Maintenance Yard Building, Concrete Fuel Tank 2,000 gal.	\$29,562	\$61,896
	Ancillary - North Swimming Pool, Pool Furniture	\$20,170	\$42,232
	Ancillary - North Swimming Pool, Pool Resurface	\$47,067	\$98,548
	Ancillary - South Lap, Pool Filter System	\$15,535	\$32,527
	Ancillary - South Oval, Pool Filter System	\$11,420	\$23,911
	Ancillary - South Swimming Pools, Resurface	\$67,240	\$140,786
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$25,485
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,250



## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Vehicle, Utility Carts	\$17,505	\$36,652
	Building - Deck Repairs & Replacement Fund	\$50,000	\$104,689
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$281,613
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$3,454,734
	Clubhouse North - Billiard Room, Pool Table Refelt	\$1,050	\$2,198
	Clubhouse North - Exterior, Concrete Pavers	\$11,799	\$24,704
	Clubhouse South - Auditorium, Stage Velvet Curtain	\$16,300	\$34,129
	Clubhouse South - Bridge, Composite	\$18,396	\$38,517
	Site - Illumination Pole Lights	\$20,290	\$42,483
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$29,868
		<b>\$2,139,301</b>	<b>\$4,479,221</b>
<b>2049</b>			
	Ancillary - South Swimming Pools, Sauna Refurbishment	\$32,460	\$70,003
	Ancillary - Tennis Court, Awning Viewing Stand	\$4,753	\$10,250
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$26,250
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,378
	Building - Deck Repairs & Replacement Fund	\$50,000	\$107,830
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$290,062
	Clubhouse North - Auditorium, Chandlier	\$2,265	\$4,885
	Clubhouse North - Auditorium, Sconce	\$1,700	\$3,666
	Clubhouse North - Auditorium, Wood Flooring	\$29,916	\$64,517

## Disbursement Schedule

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse North - Billiard Room, Carpet	\$6,860	\$14,794
	Clubhouse North - Card Room, Carpet	\$4,130	\$8,907
	Clubhouse North - Conference Room, Carpet	\$4,340	\$9,360
	Clubhouse North - Entrance Door, Double w/ Sidelites	\$9,750	\$21,027
	Clubhouse North - Entrance Door, Double w/o Sidelites	\$2,430	\$5,241
	Clubhouse North - Entrance Foyer Chandelier	\$1,217	\$2,625
	Clubhouse North - Exit Door, Single	\$5,100	\$10,999
	Clubhouse North - Grill Area, Concrete	\$3,376	\$7,281
	Clubhouse North - Hallway Flooring, Ceramic Tile	\$43,920	\$94,717
	Clubhouse North - Illumination 2x2 Ceiling Light	\$10,948	\$23,610
	Clubhouse North - Kitchen Appliance Fund	\$23,200	\$50,033
	Clubhouse North - Kitchen, Ceramic Tile Floor	\$7,800	\$16,821
	Clubhouse North - Kitchen, Fire Hood	\$5,200	\$11,214
	Clubhouse North - Library, Carpet	\$10,150	\$21,889
	Clubhouse North - Manager Office, Carpet	\$3,220	\$6,944
	Clubhouse North - Mechanical, Hot Water Heater	\$3,710	\$8,001
	Clubhouse North - Meeting/Bar Room, Carpet	\$4,340	\$9,360
	Clubhouse North - Meeting/Bar Room, Chandelier	\$4,524	\$9,756
	Clubhouse North - Meeting/Bar Room, Sconce	\$1,428	\$3,080
	Clubhouse North - Security, CCTV System	\$16,230	\$35,001
	Clubhouse South - Mechanical, Gas Hot Water Heater 75 gal.	\$1,855	\$4,000

## Disbursement Schedule

Project Name:	Oronoque Village Condominium Association	Interest Rate:	1.00%
Project Location:	Stratford, Connecticut	Inflation Rate:	3.00%
Project Number:	23-0407		
Date of Study:	November 2023		
Month Contributions Commence:	November 2023		

Year	Description	Base Cost	Future Replacement Cost
	Site - Fence, Wood Split Rail 10%	\$6,480	\$13,975
	Site - Illumination Pole Lights	\$20,290	\$43,757
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$30,764
		<b>\$484,559</b>	<b>\$1,044,996</b>
<hr/>			
2050			
	Ancillary - North Swimming Pool, Pool Pump Motor, 15hp	\$7,535	\$16,737
	Ancillary - Security Kiosk, Camera System	\$2,435	\$5,409
	Ancillary - South Oval, Pool Pump Motor 5 hp	\$4,753	\$10,558
	Ancillary - South Swimming Pools, Furniture	\$20,170	\$44,803
	Ancillary - Tools, Power Equipment Fund - Annualized est.	\$4,060	\$9,018
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$27,038
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,509
	Building - Deck Repairs & Replacement Fund	\$50,000	\$111,064
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$298,763
	Clubhouse South - Auditorium, Chandelier	\$2,262	\$5,025
	Clubhouse South - Auditorium, Sconce	\$1,896	\$4,212
	Clubhouse South - Auditorium, Wood Flooring	\$30,420	\$67,572
	Clubhouse South - Card Room, Carpet	\$6,156	\$13,674
	Clubhouse South - Conference Room, Carpet	\$6,561	\$14,574
	Clubhouse South - Door Entrance, Double w/ Sidelites	\$13,000	\$28,877
	Clubhouse South - Fitness Room Equipment Fund	\$20,170	\$44,803

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Clubhouse South - Grill Area, Concrete Pavers	\$9,646	\$21,427
	Clubhouse South - Hallways, Ceramic Tile Floor	\$67,560	\$150,070
	Clubhouse South - Illumination, Troffer Light 4ft	\$8,800	\$19,547
	Clubhouse South - Kitchen Appliance Fund	\$26,895	\$59,742
	Clubhouse South - Kitchen Fire Hood	\$6,030	\$13,394
	Clubhouse South - Kitchen, Ceramic Tile Floor	\$9,100	\$20,214
	Clubhouse South - Mechanical, Electric Hot Water Heater 40 gal.	\$1,623	\$3,605
	Clubhouse South - Meeting/Bar Room, Carpet	\$17,150	\$38,095
	Clubhouse South - Meeting/Bar Room, Chandelier	\$2,262	\$5,025
	Clubhouse South - Meeting/Bar Room, Sconce	\$1,666	\$3,701
	Clubhouse South - Ping Pong Room, Laminate Floor	\$10,963	\$24,352
	Clubhouse South - Ping Pong Room, Ping Pong Tables	\$1,622	\$3,603
	Clubhouse South - Security, CCTV System	\$13,330	\$29,610
	Clubhouse South - Stairs, Carpet	\$2,240	\$4,976
	Site - Illumination Pole Lights	\$20,290	\$45,070
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$31,687
		<b>\$531,562</b>	<b>\$1,180,753</b>
2051	Ancillary - Maintenance Yard Building, Carpet	\$3,286	\$7,518
	Ancillary - North Swimming Pool, Hot Water Heater	\$1,625	\$3,718

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Ancillary - Pickle Ball Court, Recolor	\$12,810	\$29,308
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$27,849
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,644
	Ancillary - Vehicle, Truck #8 - Chevrolet Silverado 4x4	\$44,400	\$101,584
	Building - Deck Repairs & Replacement Fund	\$50,000	\$114,396
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$307,726
	Building - Roof Shingle Replacement, 10%	\$1,650,000	\$3,775,081
	Clubhouse North - Grill Area, Grills	\$4,400	\$10,067
	Clubhouse North - Meeting/Bar Room, Television	\$1,855	\$4,244
	Site - Illumination Pole Lights	\$20,290	\$46,422
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$32,637
	Site - Roads & Parking, Asphalt Replacement 10%	\$738,000	\$1,688,491
		<b>\$2,689,633</b>	<b>\$6,153,686</b>
2052			
	Ancillary - South Lap, Pool Pump Motor 7.5hp	\$9,659	\$22,762
	Ancillary - South Oval, Pool Heater	\$10,086	\$23,768
	Ancillary - Tennis/Pickle Ball Court, 9' Chain Link Fence	\$80,000	\$188,525
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$28,684
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,784
	Building - Deck Repairs & Replacement Fund	\$50,000	\$117,828

## Disbursement Schedule

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$316,958
	Building - Roof, Gutters & Leaders	\$33,620	\$79,228
	Clubhouse South - Grill Area, Grills	\$3,450	\$8,130
	Clubhouse South - Meeting/Bar Room, Television	\$1,855	\$4,371
	Site - Fence, Wood Split Rail 10%	\$6,480	\$15,271
	Site - Illumination Pole Lights	\$20,290	\$47,815
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$33,616
		<b>\$378,407</b>	<b>\$891,741</b>
<b>2053</b>			
	Ancillary - Maintenance Yard Building, Office Furniture Fund	\$12,200	\$29,613
	Ancillary - South Lap, Pool Shed Roof Shingles	\$4,755	\$11,542
	Ancillary - South Oval, Pool Shed Roof Shingles	\$2,030	\$4,927
	Ancillary - South Swimming Pools, Bathrooms	\$53,900	\$130,829
	Ancillary - Tennis/Pickle Court - Wind Screen	\$5,052	\$12,263
	Ancillary - Tools, Self Propelled Equipment Fund - Annualized est.	\$12,172	\$29,545
	Ancillary - Tools, Shop Equipment Fund - Annualized est.	\$2,030	\$4,927
	Building - Deck Repairs & Replacement Fund	\$50,000	\$121,363
	Building - Facade, Wood Siding & Trim Replacement Fund	\$134,500	\$326,467
	Clubhouse North - Mechanical, HVAC Split System, Billiard & Conference Room	\$22,722	\$55,152
	Site - Illumination Pole Lights	\$20,290	\$49,249

## *Disbursement Schedule*

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Site - Pavement-Stair, Segemental Block & Railing Annualized est.	\$14,265	\$34,625
		<b>\$333,916</b>	<b>\$810,502</b>



## Reserve Fund Scenario

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Calculation Method: Component

Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2023	\$1,079,574	\$1,302,579	\$1,089,794	\$0	\$23,754	\$3,495,701
2024	\$3,495,701	\$1,341,656	\$258,558	\$1,925,127	\$43,625	\$3,214,414
2025	\$3,214,414	\$1,381,906	\$254,078	\$276,909	\$41,006	\$4,614,494
2026	\$4,614,494	\$1,423,363	\$172,537	\$1,051,501	\$54,789	\$5,213,682
2027	\$5,213,682	\$1,466,064	\$175,372	\$2,148,518	\$61,028	\$4,767,629
2028	\$4,767,629	\$1,510,046	\$171,974	\$437,058	\$56,787	\$6,069,378
2029	\$6,069,378	\$1,555,347	\$153,724	\$569,930	\$69,951	\$7,278,471
2030	\$7,278,471	\$1,602,008	\$153,516	\$2,457,528	\$82,294	\$6,658,760
2031	\$6,658,760	\$1,650,068	\$156,264	\$1,317,261	\$76,372	\$7,224,203
2032	\$7,224,203	\$1,699,570	\$160,816	\$360,817	\$82,319	\$8,806,091
2033	\$8,806,091	\$1,750,557	\$139,297	\$3,041,080	\$98,298	\$7,753,163
2034	\$7,753,163	\$1,803,074	\$142,842	\$344,587	\$88,072	\$9,442,564
2035	\$9,442,564	\$1,857,166	\$146,450	\$400,007	\$105,279	\$11,151,451
2036	\$11,151,451	\$1,912,881	\$146,864	\$3,965,717	\$122,671	\$9,368,151
2037	\$9,368,151	\$1,970,267	\$144,791	\$787,829	\$105,138	\$10,800,517
2038	\$10,800,517	\$2,029,375	\$124,209	\$1,384,812	\$119,670	\$11,688,960
2039	\$11,688,960	\$2,090,257	\$123,909	\$3,445,111	\$128,883	\$10,586,898
2040	\$10,586,898	\$2,152,964	\$124,351	\$912,093	\$118,204	\$12,070,326
2041	\$12,070,326	\$2,217,553	\$125,297	\$2,064,105	\$133,394	\$12,482,465
2042	\$12,482,465	\$2,284,080	\$128,895	\$3,434,533	\$137,895	\$11,598,802
2043	\$11,598,802	\$2,352,602	\$15,477	\$4,570,536	\$128,815	\$9,525,160
2044	\$9,525,160	\$2,423,180	\$12,847	\$1,014,913	\$108,447	\$11,054,721
2045	\$11,054,721	\$2,495,876	\$8,251	\$4,443,894	\$124,111	\$9,239,064
2046	\$9,239,064	\$2,570,752	\$4,422	\$2,430,387	\$106,340	\$9,490,191
2047	\$9,490,191	\$2,647,874	\$4,545	\$547,222	\$109,269	\$11,704,658
2048	\$11,704,658	\$2,727,311	\$3,277	\$4,479,221	\$131,837	\$10,087,862
2049	\$10,087,862	\$2,809,130	\$1,615	\$1,044,996	\$116,103	\$11,969,715
2050	\$11,969,715	\$2,893,404	\$0	\$1,180,753	\$135,370	\$13,817,735
2051	\$13,817,735	\$2,980,206	\$0	\$6,153,686	\$154,320	\$10,798,576
2052	\$10,798,576	\$3,069,612	\$0	\$891,741	\$124,613	\$13,101,060
2053	\$13,101,060	\$3,161,701	\$0	\$810,502	\$148,136	\$15,600,395

## Reserve Fund Scenario

Project Name: Oronoque Village Condominium Association  
 Project Location: Stratford, Connecticut  
 Project Number: 23-0407  
 Date of Study: November 2023  
 Month Contributions Commence: November 2023

Calculation Method: 2.5% of Rep. Cost  
 Minimum Balance: \$217,014  
 Interest Rate: 1.00%  
 Inflation Rate: 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2023	\$1,079,574	\$1,197,020	\$0	\$0	\$17,280	\$2,293,874
2024	\$2,293,874	\$1,232,931	\$0	\$1,925,127	\$29,617	\$1,631,295
2025	\$1,631,295	\$1,269,919	\$0	\$276,909	\$23,192	\$2,647,497
2026	\$2,647,497	\$1,308,017	\$0	\$1,051,501	\$33,560	\$2,937,573
2027	\$2,937,573	\$1,347,258	\$0	\$2,148,518	\$36,673	\$2,172,986
2028	\$2,172,986	\$1,387,676	\$0	\$437,058	\$29,246	\$3,152,850
2029	\$3,152,850	\$1,429,306	\$0	\$569,930	\$39,271	\$4,051,497
2030	\$4,051,497	\$1,472,185	\$0	\$2,457,528	\$48,489	\$3,114,643
2031	\$3,114,643	\$1,516,351	\$0	\$1,317,261	\$39,360	\$3,353,093
2032	\$3,353,093	\$1,561,842	\$0	\$360,817	\$41,991	\$4,596,109
2033	\$4,596,109	\$1,608,697	\$0	\$3,041,080	\$54,675	\$3,218,401
2034	\$3,218,401	\$1,656,958	\$0	\$344,587	\$41,159	\$4,571,931
2035	\$4,571,931	\$1,706,667	\$0	\$400,007	\$54,964	\$5,933,555
2036	\$5,933,555	\$1,757,867	\$0	\$3,965,717	\$68,857	\$3,794,562
2037	\$3,794,562	\$1,810,603	\$0	\$787,829	\$47,753	\$4,865,089
2038	\$4,865,089	\$1,864,921	\$0	\$1,384,812	\$58,753	\$5,403,951
2039	\$5,403,951	\$1,920,869	\$0	\$3,445,111	\$64,444	\$3,944,153
2040	\$3,944,153	\$1,978,495	\$0	\$912,093	\$50,158	\$5,060,713
2041	\$5,060,713	\$2,037,850	\$0	\$2,064,105	\$61,645	\$5,096,103
2042	\$5,096,103	\$2,098,986	\$0	\$3,434,533	\$62,331	\$3,822,887
2043	\$3,822,887	\$2,161,956	\$0	\$4,570,536	\$49,939	\$1,464,246
2044	\$1,464,246	\$2,226,815	\$0	\$1,014,913	\$26,704	\$2,702,852
2045	\$2,702,852	\$2,293,619	\$0	\$4,443,894	\$39,452	\$592,029
2046	\$592,029	\$2,362,428	\$0	\$2,430,387	\$18,717	\$542,787
2047	\$542,787	\$2,433,301	\$0	\$547,222	\$18,608	\$2,447,474
2048	\$2,447,474	\$2,506,300	\$0	\$4,479,221	\$38,051	\$512,604
2049	\$512,604	\$2,581,489	\$0	\$1,044,996	\$19,109	\$2,068,206
2050	\$2,068,206	\$2,658,934	\$0	\$1,180,753	\$35,085	\$3,581,472
2051	\$3,581,472	\$2,738,702	\$0	\$6,153,686	\$50,649	\$217,137
2052	\$217,137	\$2,820,863	\$0	\$891,741	\$17,451	\$2,163,710
2053	\$2,163,710	\$2,905,489	\$0	\$810,502	\$37,375	\$4,296,072



## Reserve Fund Scenario

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023  
**Month Contributions Commence:** November 2023

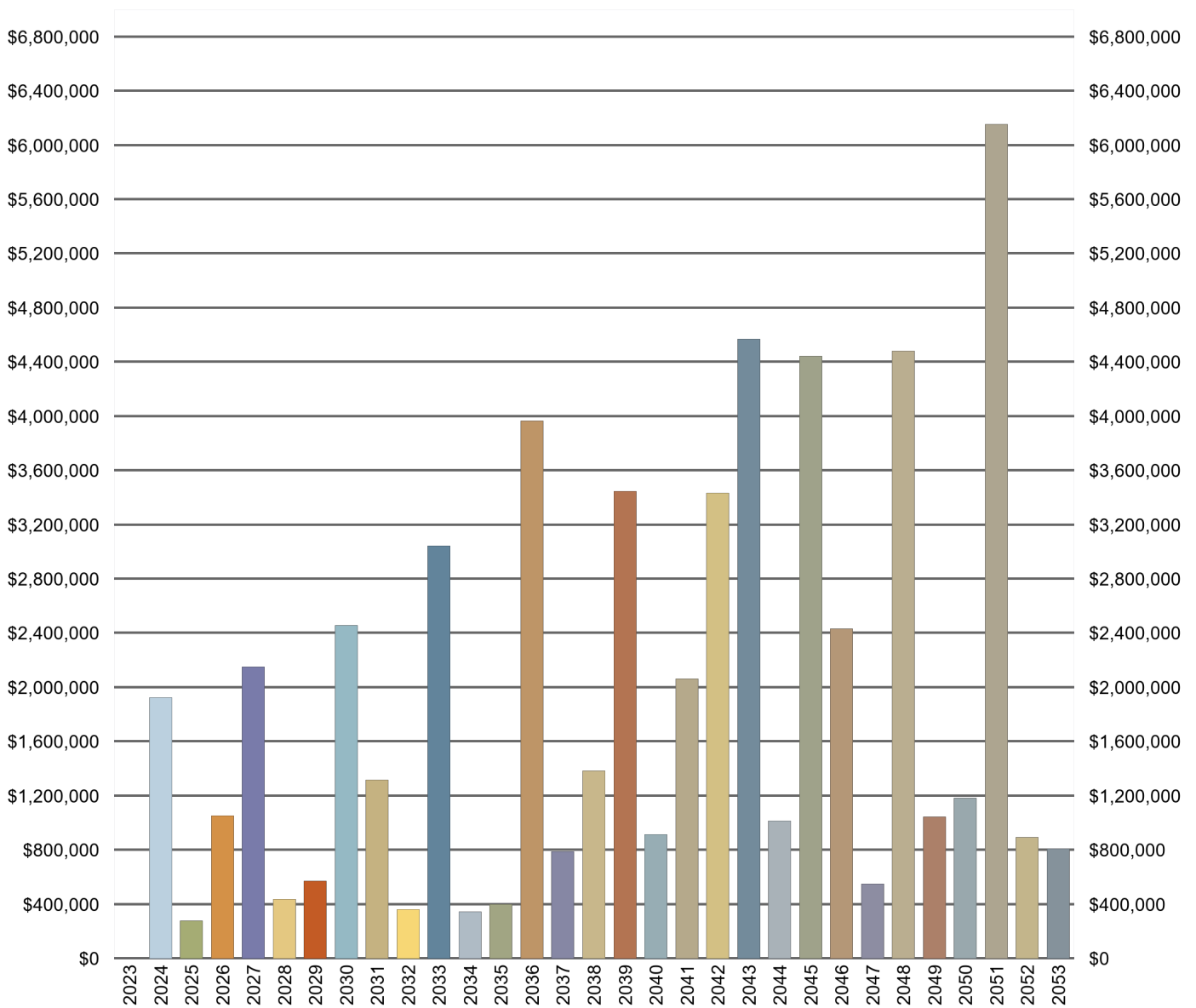
**Calculation Method:** 5% of Rep. Cost  
**Minimum Balance:** \$434,028  
**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2023	\$1,079,574	\$1,201,245	\$0	\$0	\$17,302	\$2,298,121
2024	\$2,298,121	\$1,237,282	\$0	\$1,925,127	\$29,683	\$1,639,959
2025	\$1,639,959	\$1,274,400	\$0	\$276,909	\$23,303	\$2,660,753
2026	\$2,660,753	\$1,312,632	\$0	\$1,051,501	\$33,718	\$2,955,602
2027	\$2,955,602	\$1,352,011	\$0	\$2,148,518	\$36,879	\$2,195,974
2028	\$2,195,974	\$1,392,571	\$0	\$437,058	\$29,503	\$3,180,990
2029	\$3,180,990	\$1,434,348	\$0	\$569,930	\$39,579	\$4,084,987
2030	\$4,084,987	\$1,477,378	\$0	\$2,457,528	\$48,852	\$3,153,689
2031	\$3,153,689	\$1,521,699	\$0	\$1,317,261	\$39,779	\$3,397,906
2032	\$3,397,906	\$1,567,350	\$0	\$360,817	\$42,469	\$4,646,908
2033	\$4,646,908	\$1,614,371	\$0	\$3,041,080	\$55,214	\$3,275,413
2034	\$3,275,413	\$1,662,802	\$0	\$344,587	\$41,761	\$4,635,389
2035	\$4,635,389	\$1,712,686	\$0	\$400,007	\$55,631	\$6,003,699
2036	\$6,003,699	\$1,764,067	\$0	\$3,965,717	\$69,592	\$3,871,641
2037	\$3,871,641	\$1,816,989	\$0	\$787,829	\$48,558	\$4,949,359
2038	\$4,949,359	\$1,871,499	\$0	\$1,384,812	\$59,631	\$5,495,677
2039	\$5,495,677	\$1,927,644	\$0	\$3,445,111	\$65,398	\$4,043,608
2040	\$4,043,608	\$1,985,473	\$0	\$912,093	\$51,191	\$5,168,179
2041	\$5,168,179	\$2,045,037	\$0	\$2,064,105	\$62,759	\$5,211,870
2042	\$5,211,870	\$2,106,388	\$0	\$3,434,533	\$63,528	\$3,947,253
2043	\$3,947,253	\$2,169,580	\$0	\$4,570,536	\$51,224	\$1,597,521
2044	\$1,597,521	\$2,234,667	\$0	\$1,014,913	\$28,080	\$2,845,355
2045	\$2,845,355	\$2,301,707	\$0	\$4,443,894	\$40,921	\$744,089
2046	\$744,089	\$2,370,758	\$0	\$2,430,387	\$20,282	\$704,742
2047	\$704,742	\$2,441,881	\$0	\$547,222	\$20,274	\$2,619,675
2048	\$2,619,675	\$2,515,137	\$0	\$4,479,221	\$39,820	\$695,411
2049	\$695,411	\$2,590,591	\$0	\$1,044,996	\$20,986	\$2,261,992
2050	\$2,261,992	\$2,668,309	\$0	\$1,180,753	\$37,073	\$3,786,621
2051	\$3,786,621	\$2,748,358	\$0	\$6,153,686	\$52,753	\$434,046
2052	\$434,046	\$2,830,809	\$0	\$891,741	\$19,674	\$2,392,788
2053	\$2,392,788	\$2,915,733	\$0	\$810,502	\$39,721	\$4,537,740

## Disbursements by Year

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023

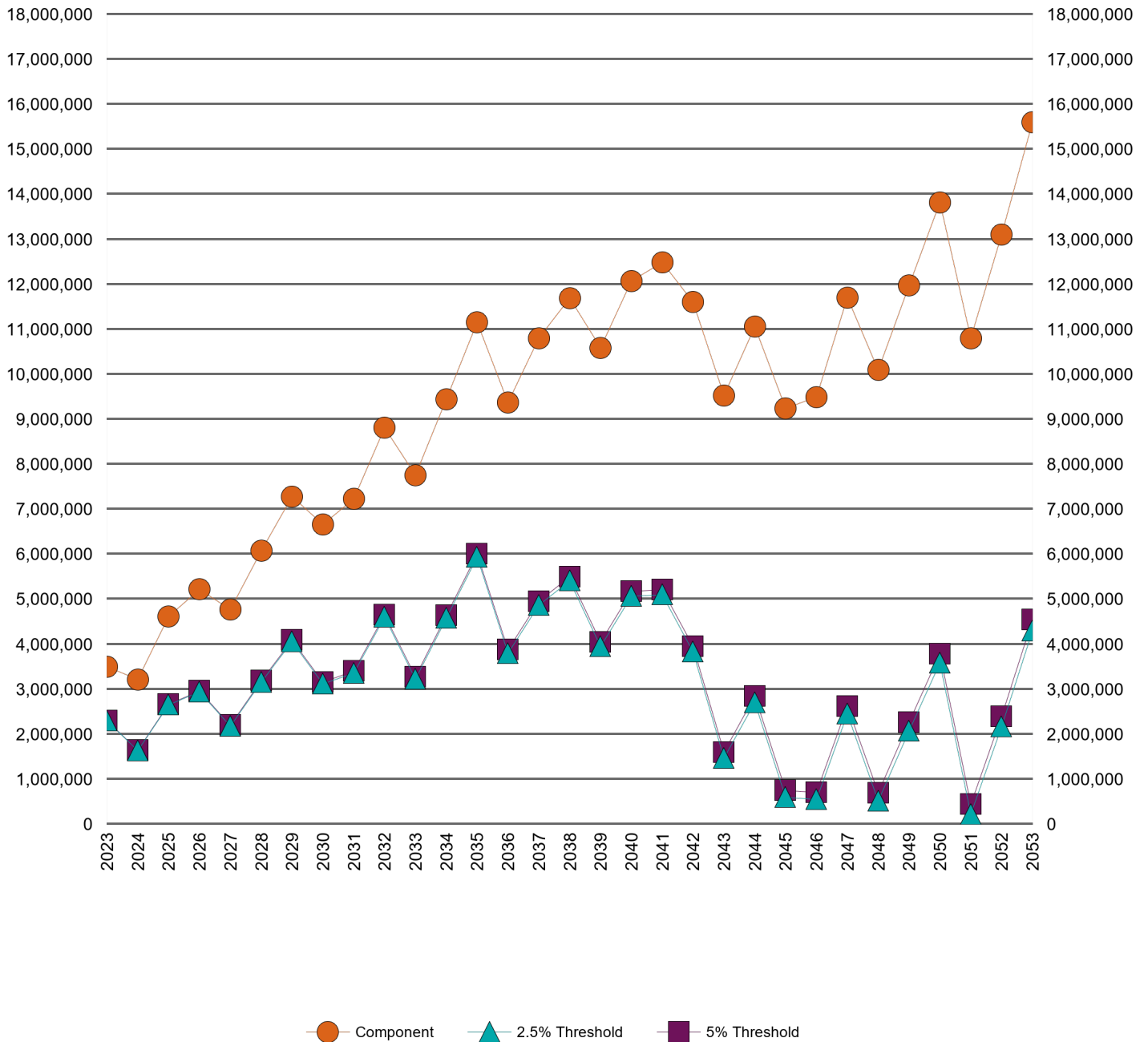
**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%



## Reserve Fund Closing Balance

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023

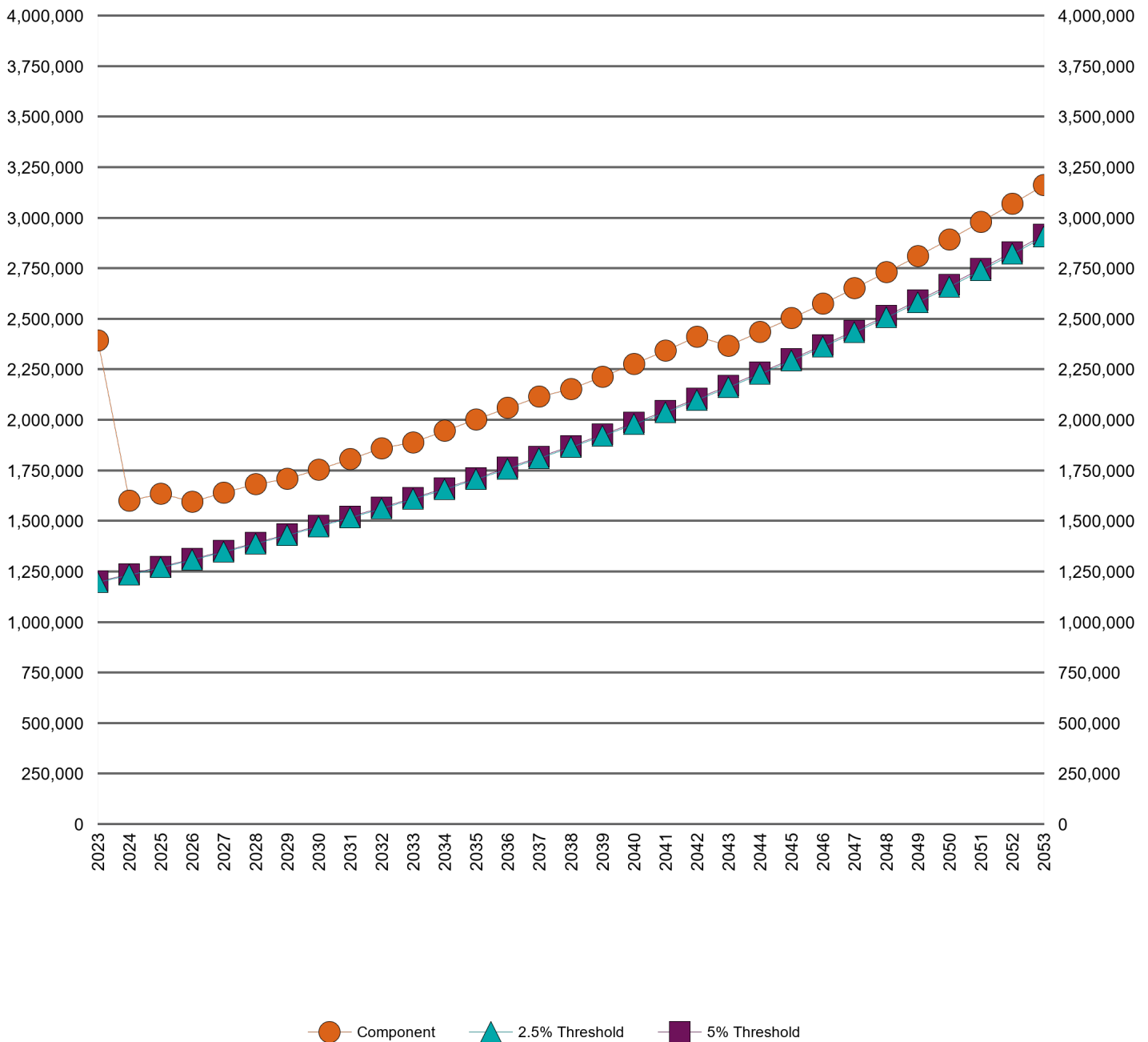
**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%



## Reserve Fund Contributions

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023

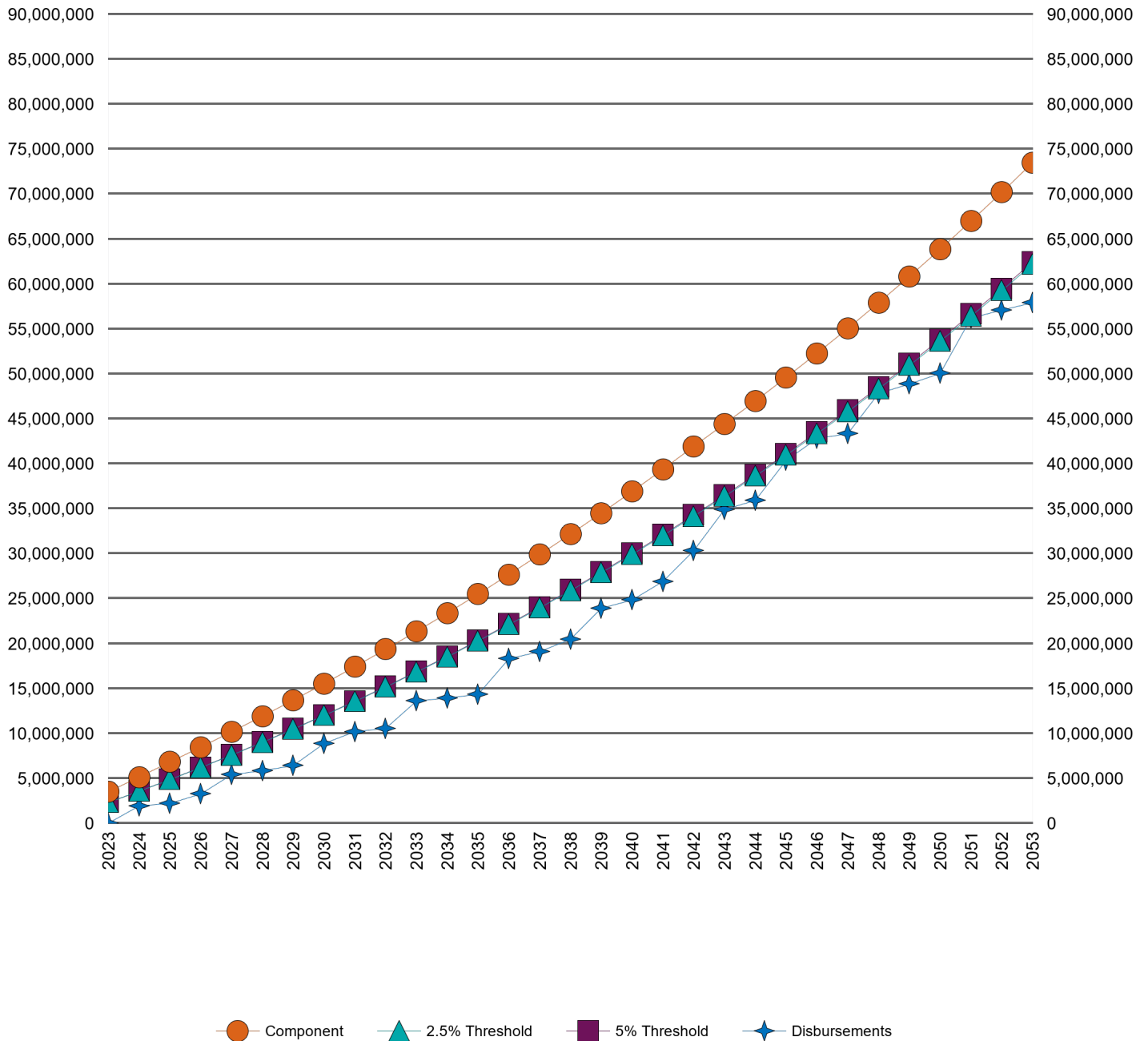
**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%



## Cumulative Contributions and Disbursements

**Project Name:** Oronoque Village Condominium Association  
**Project Location:** Stratford, Connecticut  
**Project Number:** 23-0407  
**Date of Study:** November 2023

**Interest Rate:** 1.00%  
**Inflation Rate:** 3.00%





## Definitions

## Definitions

**Base Cost** - See definition "Current Replacement Cost Allowance." This calculation, based on current costs, is increased according to the assumed rates of inflation in the "Disbursement Schedule."

**Basic Annual Contribution** - This is the amount that should have been contributed each year, while considering assumed rates of interest and inflation, to accumulate a reserve equal to the Current Replacement Cost at the anticipated replacement time (end-of-life). This is roughly calculated.

**Contribution Adjustment** - If the capital reserve fund for a component is not fully funded, this is the increase in annual contributions that would be required to fully fund the reserve before the estimated end-of-life. If the capital reserve fund for a component is over-funded, this is the decrease in annual contributions that would offset the over-funded condition.

**Contribution, Total** - This is the recommended Basic Annual Contribution plus the "Contribution Adjustment" (see definition) required to make up for past underfunding before replacement of the component is estimated to be required. The amount can decrease in future years because the required Contribution Adjustment decreases each year in which a reserve fund for a capital component is fully funded.

**Current Replacement Cost** - The estimated cost to replace a component in kind at the time of the Study.

**Estimated Remaining Life** - The anticipated number of years before replacement of this component can be expected to be necessary. This is based on the normal life, the current age, and an engineering assessment that considers site-specific condition.

**Deficit** - This shows the amount that the Present Fund is undercapitalized. It is the present fund minus the Required Fund, A positive number (surplus) means excess cash reserves have been set aside to date. A negative number indicates a deficit in the Present Fund; this underfunding can be made up in one of two ways: 1) an increase in the annual fees to catch up or, 2) a special assessment between now and when the component requires replacement. This Study assumes the second method is used and recommends annual makeup on that basis.

**Interest** - Interest accumulated on the capital reserve fund deposit based on the assumed interest rate listed at the top of the "Projected Cash Flow" pages.

**Inflation** - The increased cost of future replacement expenditures are based on an assumed rate of inflation.

**Opening Balance** - On the "Projected Cash Flow" pages, this is the reported total reserve fund on deposit

for the condominium Association.

**Percent Funded** - Represents the ratio of the Reserve Fund balance to the Required Fund or Fully Funded Balance. This is a measure of the financial health of the Reserve Fund and an indicator of the risk of the future necessity of special assessments.

**Percentage Of Total** - Percent of total recommended Basic Annual Contribution. This shows the significance of specific components relative to required contributions to the capital reserve fund.

**Present Age** - Age of the component at the time of this Study.

**Present Fund** - Present funds set aside for capital component replacement at this time. If present funds are not reserved for specific components but are an unallocated pool, the total present funds allocated between the components according to the Percentage Of Total column.

**Required Fund** - This amount should have been set aside for each component in the fund to be considered fully funded.

**Surplus** - This shows the amount that the Present Fund is overcapitalized. It is the present fund minus the Required Fund. A positive number (surplus) means excess cash reserves have been set aside to date.

**Typical Life** - The anticipated number of years that a component may be expected to provide adequate service. Please note that this is based on industry standards. A component may outlive, or require replacement prior to, its typical life.

#### **Abbreviations:**

**EA** - Each

**LF** - Linear Foot

**LS** - Lump Sum

**SF** - Square Foot

**SY** - Square Yard