

High Point Homeowners Association
Strongsville, Ohio



Asset Reserve Analysis

January 2, 2018

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace Cost	Target Replace	Reserve or Budget	Year Reviewed		
CLUBHOUSE			1976/2004	50 years						
	Roof	Clubhouse	2009	30 years	\$ 18,000	2039	Reserve	2018		
	Windows/Walls	Clubhouse	2004	40 years	\$ 30,000	2044	Reserve	2018		
	Exterior Siding	Clubhouse	2004	40 years	\$ 18,000	2044	Reserve	2018		
	HVAC Systems (4)	Clubhouse	2004	25 years	\$ 8,000	2029	Reserve	2018		
	Interior Finish	Clubhouse	2004	20 years	\$ 15,000	2024	Reserve	2018		
	Interior Carpet	Clubhouse	2004	15 years	\$ 15,000	2019	Reserve	2018		
	Tables & Chairs	Clubhouse	2010	10 years	\$ 4,000	2020	Reserve	2018		
	Kitchen – Frig	Clubhouse	2006	15 years	\$ 1,300	2021	Reserve	2018		
	Kitchen – Oven	Clubhouse	2006	15 years	\$ 900	2021	Reserve	2018		
	Kitchen – Microwave	Clubhouse	2008	15 years	\$ 300	2021	Reserve	2018		
	Kitchen – Freezer	Clubhouse	2006	15 years	\$ 500	2021	Reserve	2018		
	Kitchen – Countertop	Clubhouse	2006	15 years	\$ 2,000	2021	Reserve	2018		
	Kitchen – Cabinets	Clubhouse	2006	30 years	\$ 6,000	2036	Reserve	2018		
	Lobby – AED Unit	Clubhouse	2009	15 years	\$ 4,000	2024	Reserve	2018		
	Parking Lot	Clubhouse	2004	50 years	\$ 60,000	2054	Reserve	2018		
	Parking Lot Lights	Clubhouse	1976	50 years	\$ 20,000	2026	Reserve	2018		
POOL & DECK			1997	25 years						
	Basin	Pool	1997	30 years	\$200,000	2027	Reserve	2018		
	Deck	Pool	1997	30 years	\$ 28,000	2027	Reserve	2018		
	Interior Surface	Pool	2018	10 years	\$ 30,000	2028	Reserve	2018		
	Slide/Water Features	Pool	2010	20 years	\$ 30,000	2028 *	Reserve	2018		
	Heater	Pool	2014	15 years	\$ 12,000	2028 *	Reserve	2018		
	Sand Filter	Pool	2014	10 years	\$ 6,000	2024	Reserve	2018		
	Pool Vacuum & Robot	Pool	2000	20 years	\$ 3,600	2020	Reserve	2018		
	Pool chairs & lounges	Pool	2010	10 years	\$ 9,600	2020	Reserve	2018		
RECREATION AREA	TENNIS COURTS									
	VersaCourt Surface	Tennis Courts	2009	20 years	\$ 34,000	2029	Reserve	2018		
	VersaCourt Lines	Tennis Courts	2009	10 years	\$ 4,000	2019	Reserve	2018		
	Court Lights	Tennis Courts	1999	20 years	\$ 6,000	2019	Reserve	2018		
	Court Net Posts	Tennis Courts	2009	20 years	\$ 4,000	2029	Reserve	2018		
	Court Rebounders	Tennis Courts	2009	Removed			2017	2018		
	Court Fence & Door	Tennis Courts	2009	30 years	\$ 18,000	2039	Reserve	2018		

ITEM	SUB ITEM	Location	Year New	Est. Life	Replace Cost	Target Replace	Reserve or Budget	Year Reviewed		
	PLAYGROUND									
	Senior Play Unit	Playground	2008	25 years	\$ 50,000	2033	Reserve	2018		
	Junior Play Unit	Playground	2008	25 years	\$ 35,000	2033	Reserve	2018		
	Senior Swing Unit	Playground	1976	50 years	\$ 20,000	2026	Reserve	2018		
	Junior Swing Unit	Playground	1976	50 years	\$ 18,000	2026	Reserve	2018		
	Timber Retainers	Playground	2008	25 years	\$ 3,000	2033	Reserve	2018		
	BASKETBALL COURT									
	Court Surface	Basketball	1999	25 years	\$ 18,000	2024	Reserve	2018		
	Court Paint/Lines	Basketball	2008	12 years	\$ 3,000	2020	Reserve	2018		
	Backboards & poles	Basketball	2017	20 years	\$ 8,000	2037	Reserve	2018		
	OTHER									
	Playground Lights	Rec Area	2018	30 years	\$ 32,000	2048	Reserve	2018		
GENERAL PROPERTY										
	Masonry Sign - Pool	Clubhouse	1996	50 years	\$ 8,000	2046	Reserve	2018		
	Masonry Sign	HP Club West	1996	50 years	\$ 12,000	2046	Reserve	2018		
	Masonry Sign	HP Club East	1996	50 years	\$ 12,000	2046	Reserve	2018		
	Masonry Sign	Saratoga West	1996	50 years	\$ 12,000	2046	Reserve	2018		
	Masonry Sign	Saratoga East	1996	50 years	\$ 12,000	2046	Reserve	2018		
	Sign – Parking Lot	Clubhouse	2009	30 years	\$ 400	2039	Reserve	2018		
	Bridge - Winchester	Winchester Lk	1977	50 years	\$ 8,000	2027	Reserve	2018		
	Bridge - Timberline	Creek	1977	50 years	\$ 8,000	2027	Reserve	2018		
	Bridge - Heritage	Creek	1980	50 years	\$ 8,000	2030	Reserve	2018		
	Sidewalks	Throughout	1976	60 years	\$100,000	2036	Reserve	2018		

Footnote: * Indicates that replacement schedule was adjusted to combine with overall pool replacement project spread over two year construction timeframe

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